

DRAWING LIST	
#	SHEET NAME
A0.1	COVERSHEET & DRAWING LIST
A1.1	SITE PLAN
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	FLOOR PLANS
A3.1	ELEVATIONS
A4.1	SECTIONS

2085 PINE STREET
OPA/ZBA SUBMISSION

2085 PINE STREET, BURLINGTON, ONTARIO

PROJECT NO. 18-1268

ARCHITECTURAL

ATA ARCHITECTS INC.
211 LAKSHORE ROAD EAST
OAKVILLE ONTARIO L6J 1H7
T 905-849-6986
F 905-849-4369

SECTION HEAD

CALLOUT HEAD (1 / AD-000 Ref)

DOOR TAG (11)

ENTRY ARROW

FLOOR TAG (11)

GRID BUBBLE (0)

LEVEL TAG

MATERIAL TAG (2)

ROOF TAG (11)

ROOM NAME TAG (Room name 150 SF)

WALL TAG (11)

WINDOW TAG (W00)

ELEVATION MARKER (1 Ref / Ref 1 / A101 / Ref 1 / 1 Ref)

CJ	CONTROL JOINT
AL	ALUMINUM
HM	HOLLOW METAL
AN	ANODIZED
PT	PAINT
FIN	FINISH
F.R.	FIRE RATING
GWG	GEORGIAN WIRED GLASS
TEMP	TEMPERED
WM	POSSIBLE WATER METER LOCATION
RWL	RAIN WATER LEADER

ANNOTATION LEGEND
1 : 50

GENERAL NOTES
1. ALL CONSTRUCTION TO MEET THE 2006 ONTARIO BUILDING CODE AND ALL APPLICABLE CODES.
2. INSPECT SITE CONDITIONS PRIOR TO QUOTING ON NEW WORK AND REPORT ANY DISCREPANCIES.
3. ENSURE THAT ALL CONSTRUCTION, MATERIALS, METHODS OF INSTALLATION AND TEMPORARY BRACING, COMPLY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
4. SITE VERIFY ALL DIMENSIONS AND MAKE MODIFICATIONS TO SUIT EXISTING SITE CONDITIONS.
5. MAKE GOOD ALL AREAS DISTURBED OR DAMAGED DURING CONSTRUCTION WHETHER SHOWN ON DRAWINGS OR NOT.
6. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ANY AND ALL STRUCTURAL, MECHANICAL, ELECTRICAL, SITE SERVICING AND LANDSCAPE DRAWINGS. REFER TO THESE DRAWINGS FOR EXACT LOCATION OF FINISHED FITTINGS. COORDINATE STRUCTURAL, MECHANICAL, ELECTRICAL & LANDSCAPE WORK TO ENSURE THAT THE PARTS OF THE WORK COME TOGETHER PROPERLY.
7. REPORT ALL CONTEMPLATED DEVIATIONS FROM THE DRAWINGS PRIOR TO MAKING CHANGES.
8. PROVIDE CUTTING, PATCHING AND REMEDIAL WORK IN ORDER TO ENSURE PARTS OF THE WORK COME TOGETHER PROPERLY.
9. ARRANGE FOR INSPECTIONS REQUIRED BY LOCAL BUILDING, PLUMBING, HYDRO, GAS, ETC., AUTHORITIES DURING CONSTRUCTION AND FOR OCCUPANCY.
10. PROVIDE STRAPPING FOR WALLS AND BLOCKING AS REQUIRED & AS DETAILED.
11. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS LABELLED, "FOR CONSTRUCTION."

REVISIONS

NUMBER	DATE	REMARKS
001	2021 10 29	ISSUED FOR OPA/ZBA

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1039 FOURTH LINE, MILTON, ON L9T 6P9
CITY FILE # 505-03/19&520-06/19

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BURLINGTON, ONTARIO

DRAWING TITLE

COVERSHEET & DRAWING LIST

DRAWN BY

JG

SCALE

1 : 50

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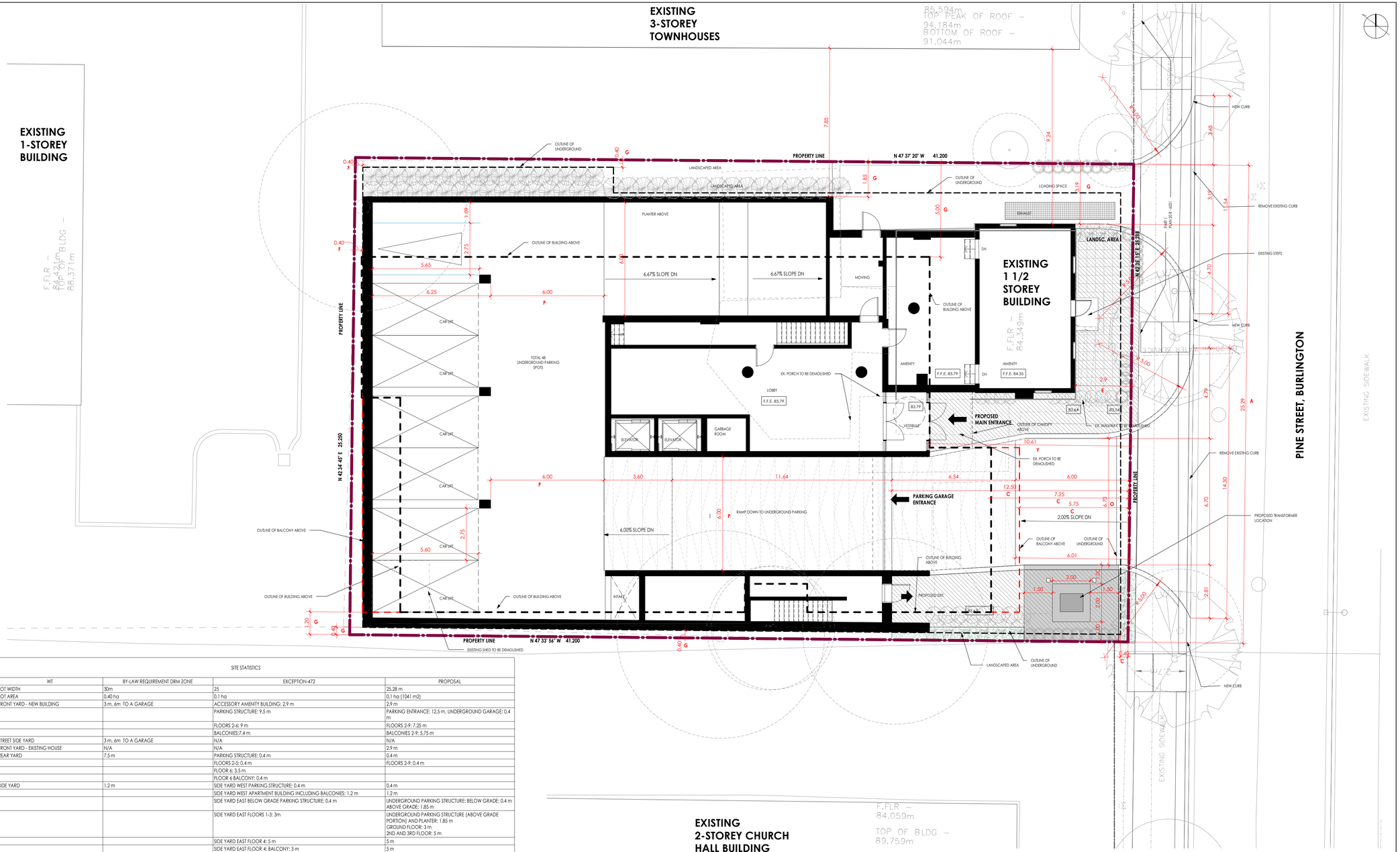
PROJECT NUMBER

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DRAWING NUMBER

A0.1

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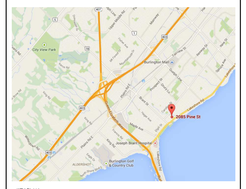


SITE STATISTICS				
CODE	WT	BY-LAW REQUIREMENT DRM ZONE	EXCEPTION-472	PROPOSAL
A	LOT WIDTH	30m	25	25.28 m
B	LOT AREA	0.40 ha	0.1 ha	0.1 ha (1041 m2)
C	FRONT YARD - NEW BUILDING	3 m, 6m TO A GARAGE	ACCESSORY AMENITY BUILDING: 2.9 m	2.9 m
			PARKING STRUCTURE: 9.5 m	PARKING ENTRANCE: 12.5 m, UNDERGROUND GARAGE: 0.4 m
			FLOORS 2-6: 9 m	FLOORS 2-9: 7.25 m
			BALCONIES:7.4 m	BALCONIES 2-9: 5.75 m
D	STREET SIDE YARD	3 m, 6m TO A GARAGE	N/A	N/A
E	FRONT YARD - EXISTING HOUSE	N/A	N/A	2.9 m
F	REAR YARD	7.5 m	PARKING STRUCTURE: 0.4 m	0.4 m
			FLOORS 2-5: 0.4 m	FLOORS 2-9: 0.4 m
			FLOOR 6: 3.5 m	
			FLOOR 6 BALCONY: 0.4 m	
G	SIDE YARD	1.2 m	SIDE YARD WEST PARKING STRUCTURE: 0.4 m	0.4 m
			SIDE YARD WEST APARTMENT BUILDING INCLUDING BALCONIES: 1.2 m	1.2 m
			SIDE YARD EAST BELOW GRADE PARKING STRUCTURE: 0.4 m	UNDERGROUND PARKING STRUCTURE: BELOW GRADE: 0.4 m ABOVE GRADE: 1.85 m
			SIDE YARD EAST FLOORS 1-3: 3m	UNDERGROUND PARKING STRUCTURE (ABOVE GRADE PORTION) AND PLANTER: 1.85 m GROUND FLOOR: 3 m 2ND AND 3RD FLOOR: 5 m
			SIDE YARD EAST FLOOR 4: 5 m	5 m
			SIDE YARD EAST FLOOR 4: BALCONY: 3 m	5 m
			SIDE YARD EAST FLOORS 5 & 6: 7 m	SIDE YARD EAST FLOORS 5 -9: 7 m
			SIDE YARD EAST FLOOR 5 & 6 BALCONIES: 4.7 m	SIDE YARD EAST FLOOR 5-9 BALCONIES: 5 m
			SIDE YARD EAST ROOF TOP STRUCTURE FOR MECHANICAL EQUIPMENT REQUIRED FOR THE OPERATION OF THE BUILDING, INCLUDING ELEVATOR AND STAIRWAY RECEIVING AREA: 10.5 m	10.5 m
H	YARD ABUTTING R1, R2, R3, DRL ZONES	12 m	N/A	N/A
I	DENSITY	26 UNITS PER HA MINIMUM/ 50 UNITS PER HA MAXIMUM	150 UNITS PER HECTARE MAXIMUM AND 15 UNITS MAXIMUM	365 UNITS PER 1 ha
J	BUILDING HEIGHT	MAXIMUM HEIGHT: 3 STOREYS UP TO 12m	6 STOREY MAXIMUM TAKEN FROM FIXED GRADE UP TO 23 M FOR APARTMENT BUILDING	9 STOREY 30.7 m
	BUILDING HEIGHT		1 1/2 STOREY MAXIMUM TAKEN FROM FIXED GRADE UP TO 7 M FOR AN ACCESSORY AMENITY BUILDING	
K	AMENITY AREA	15 m2 PER EFFICIENCY UNIT/20 m2 FOR ONE BEDROOM UNIT/ 35 m2 FOR 2 OR MORE BEDROOM UNITS	490 m2 (32.67 m2 / unit)	800 m2 (21.05 m2 PER UNIT)
L	PARKING (RESIDENTS)	1.25 SPACES PER 1 BEDROOM UNIT/ 1.5 FOR 2 BEDROOM UNIT/ 1.75 PER 3 BEDROOM UNIT	20	48 (1.26 SPACES PER UNIT)
M	PARKING (VISITOR)	0.35/UNIT	0	0
N	HANDICAPPED SPACES	1	1	2
O	DRIVEWAY WIDTH	6.7m	N/A	6.7 m FOR UNDERGROUND PARKING; 3.1 m FOR LOADING SPACE ONLY
P	DRIVEWAY WIDTH (UNDERGROUND GARAGE)	6.0m	N/A	6.0 m
Q	NUMBER OF DRIVEWAYS	1	N/A	2 - ONE FOR UNDERGROUND PARKING (6.7 m); ONE FOR LOADING SPACE ONLY (3.1 m)
R	LANDSCAPE BUFFER (ADJACENT TO STREET HAVING WIDTH UP TO 26 M)	3m	N/A	2.9 m PLUS ENCROACHMENTS
S	LANDSCAPE BUFFER ABUTTING DRH, DRM ZONES	2m	N/A	N/A
T	LOADING SPACES	1	1	1
U	BELOW GRADE PARKING STRUCTURE	3 m FROM ALL PROPERTY LINES	0.4 m	SAME AS YARDS
V	GROSS FLOOR AREA	N/A	N/A	4,503 m2
	FSI	N/A	N/A	4.33
W	COVERAGE %	N/A	N/A	75.4%
X	NUMBER OF UNITS	N/A	15	38
Y	FRONT YARD SETBACK PEDESTRIAN ENTRANCE	N/A	N/A	10.6 m
Z	ENTRANCE AND RAMPS TO PARKING GARAGE	7.5 m		RAMP: 6 m

GROSS FLOOR AREA - UPPER LEVEL		
Level	Area	Area sf
01 1ST FLOOR	299 m²	3,220 SF
02 2ND FLOOR	565 m²	6,085 SF
03 3RD FLOOR	565 m²	6,078 SF
04 4TH FLOOR	547 m²	5,884 SF
05 5TH FLOOR	506 m²	5,443 SF
06 6TH FLOOR	506 m²	5,441 SF
07 7TH FLOOR	506 m²	5,441 SF
08 8TH FLOOR	506 m²	5,441 SF
09 9TH FLOOR	506 m²	5,441 SF
TOTAL	4503 m²	48,474 SF

SALEABLE AREA			
LEVEL	AREA	AREA SF	UNITS
02 2ND FLOOR	499 m²	5,373 SF	6
03 3RD FLOOR	507 m²	5,455 SF	6
04 4TH FLOOR	489 m²	5,261 SF	6
05 5TH FLOOR	448 m²	4,820 SF	6
06 6TH FLOOR	448 m²	4,818 SF	4
07 7TH FLOOR	448 m²	4,818 SF	4
08 8TH FLOOR	448 m²	4,818 SF	6
09 9TH FLOOR	471 m²	5,065 SF	0
TOTAL	3756 m²	40,429 SF	38

1 / A1.1 SITE PLAN
1 : 100



KEY PLAN

LEGEND

GREEN LANDSCAPED AREA

PAVED SURFACE

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DRAWN BY

JG

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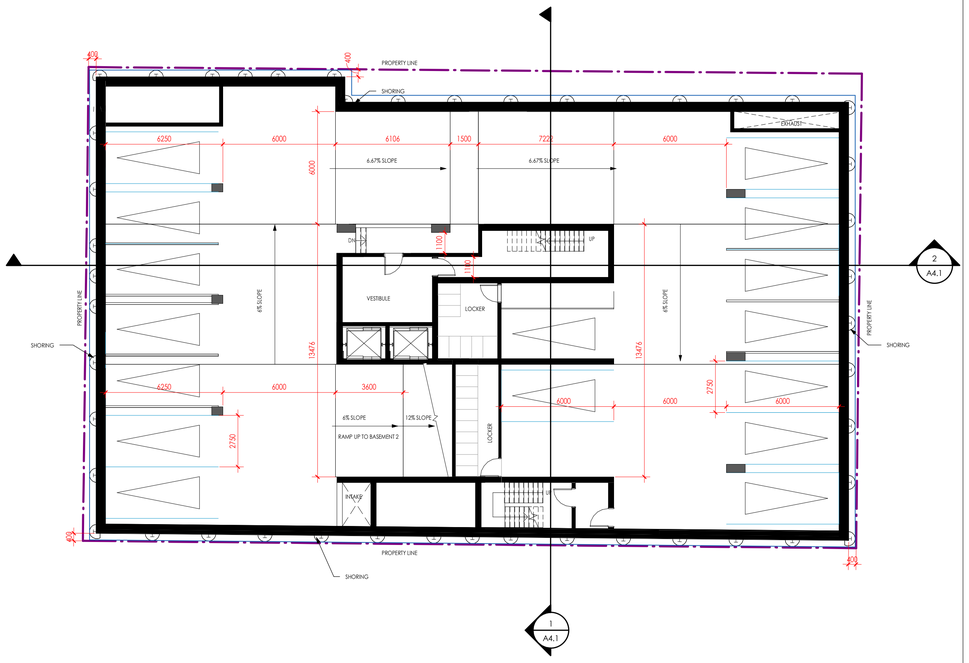
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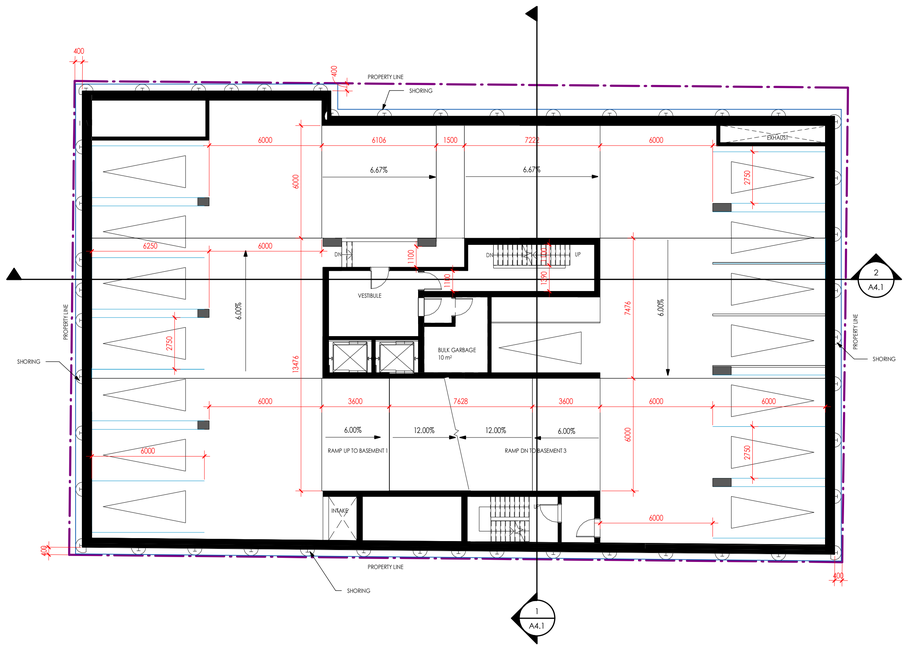
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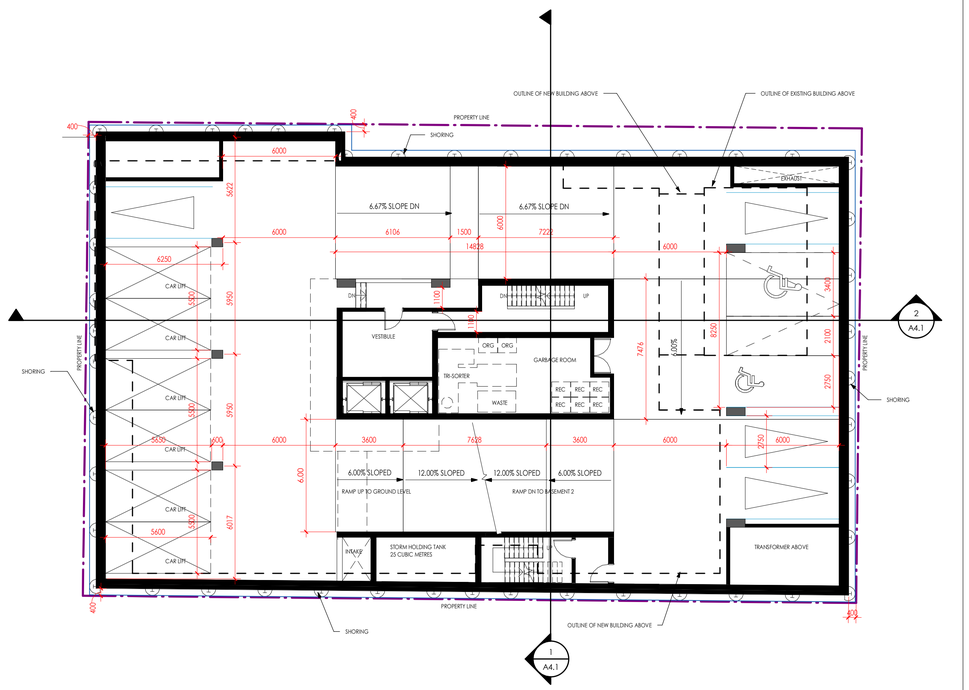
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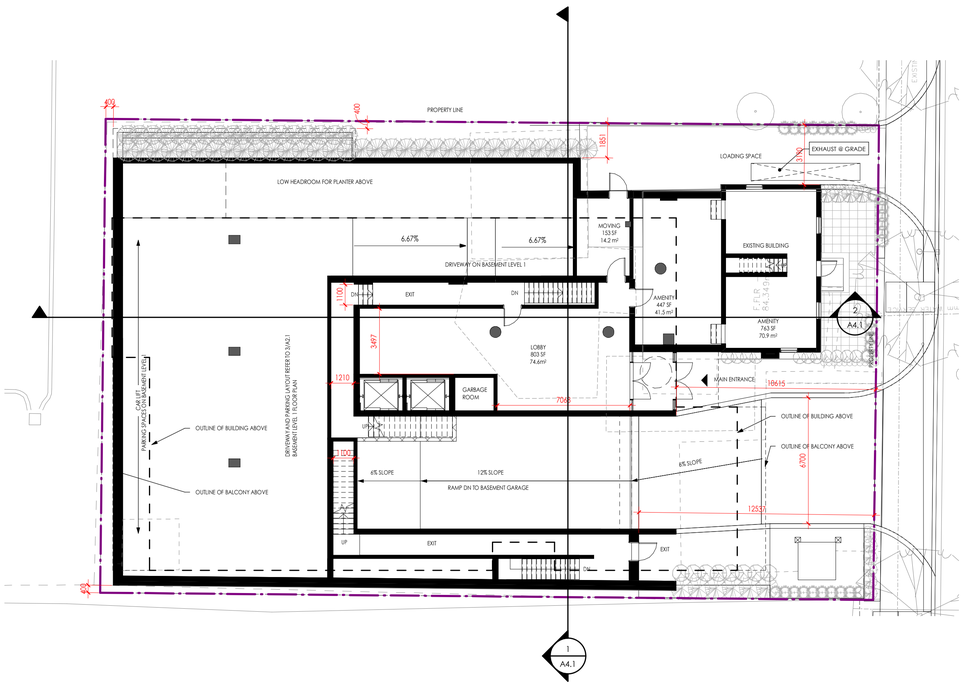
1 A2.1 BASEMENT LEVEL 3
1 : 150



2 A2.1 BASEMENT LEVEL 2
1 : 150



3 A2.1 BASEMENT LEVEL 1
1 : 150



4 A2.1 01 1ST FLOOR
1 : 150

PARKING SCHEDULE

Level	Count
-3 BASEMENT 3	16
-2 BASEMENT 2	15
-1 BASEMENT 1	17
Grand total: 48	48

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FLOOR PLANS

DRAWN BY
JG

SCALE
1 : 150

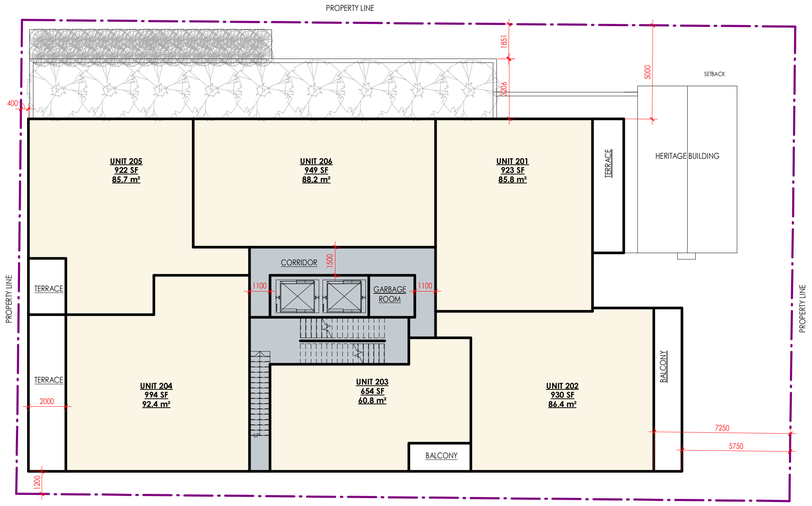
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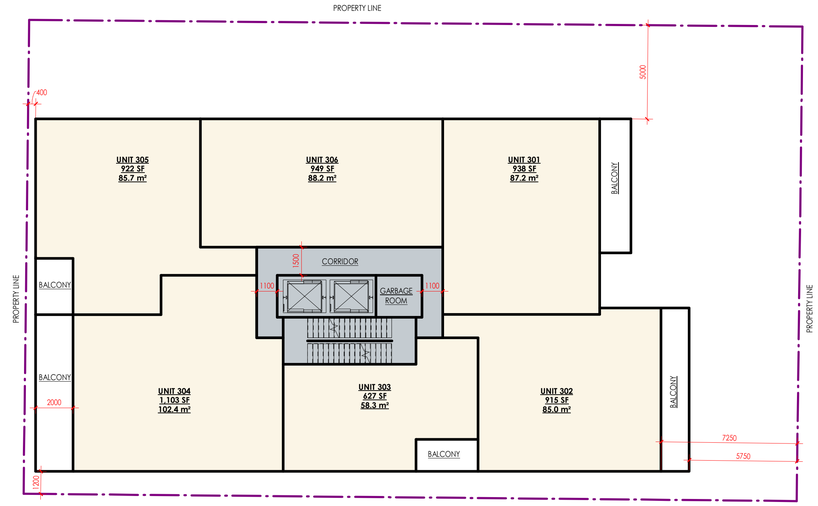
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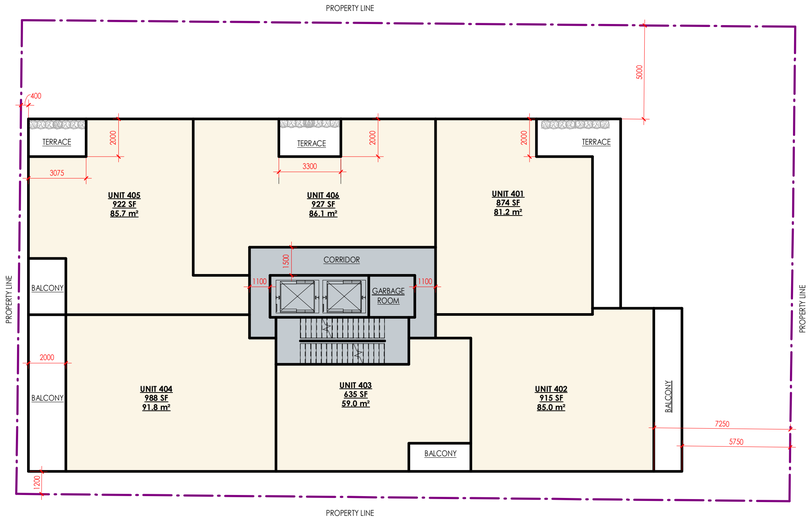
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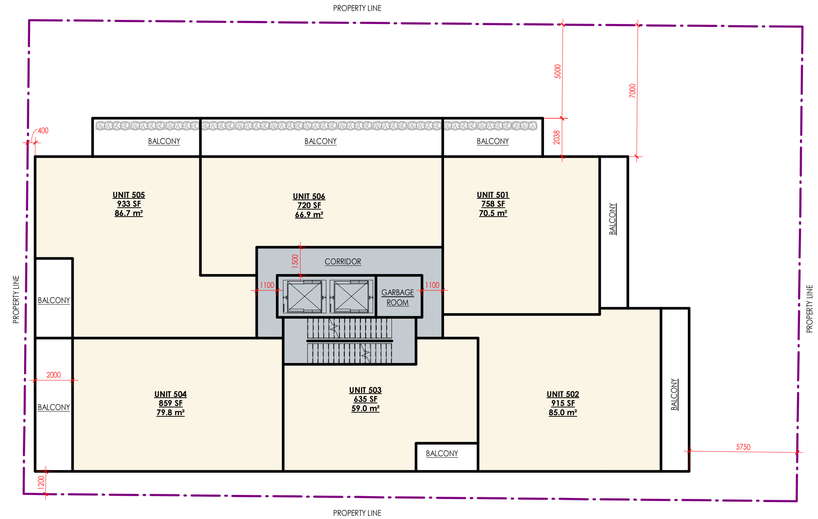
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1 : 150



2 A2.2 03 3RD FLOOR
1 : 150



3 A2.2 04 4TH FLOOR
1 : 150



4 A2.2 05 5TH FLOOR
1 : 150

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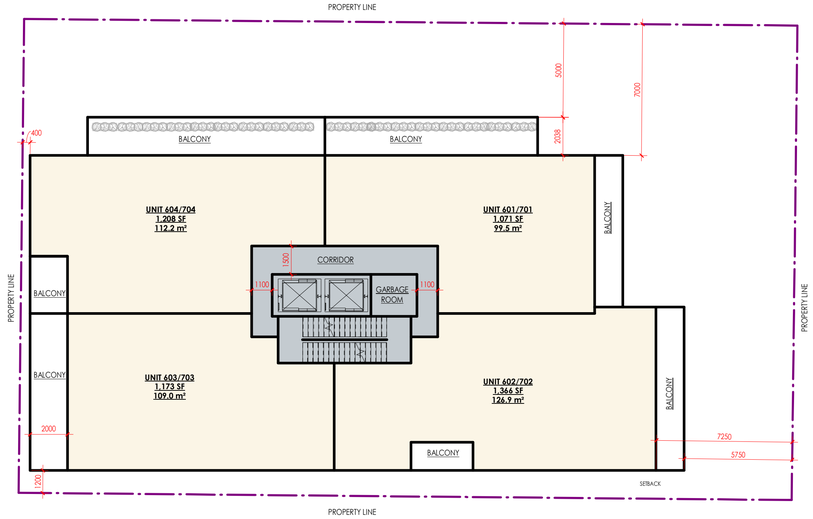
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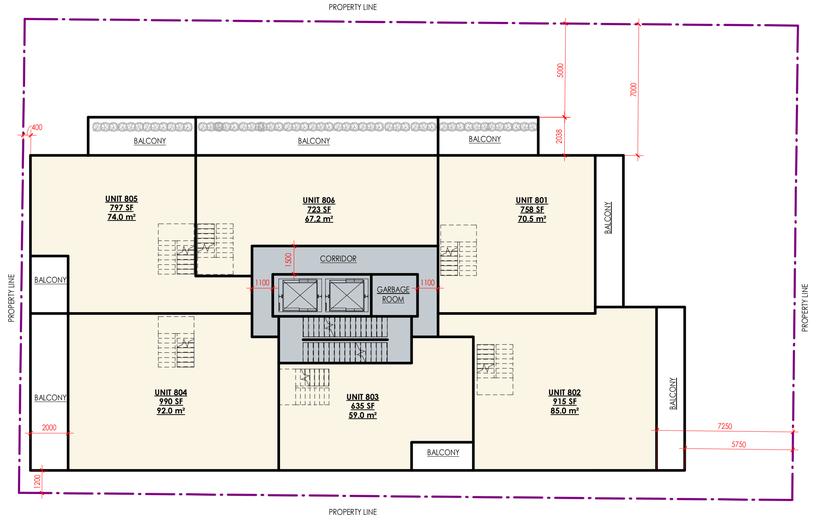
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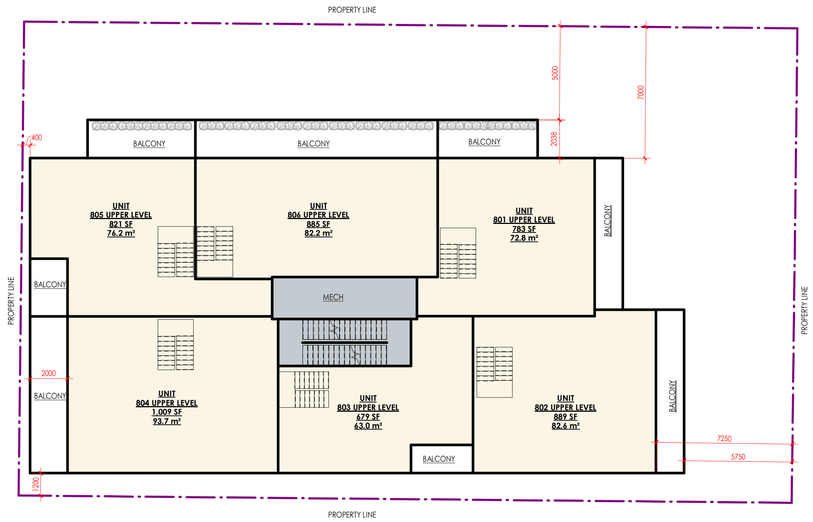
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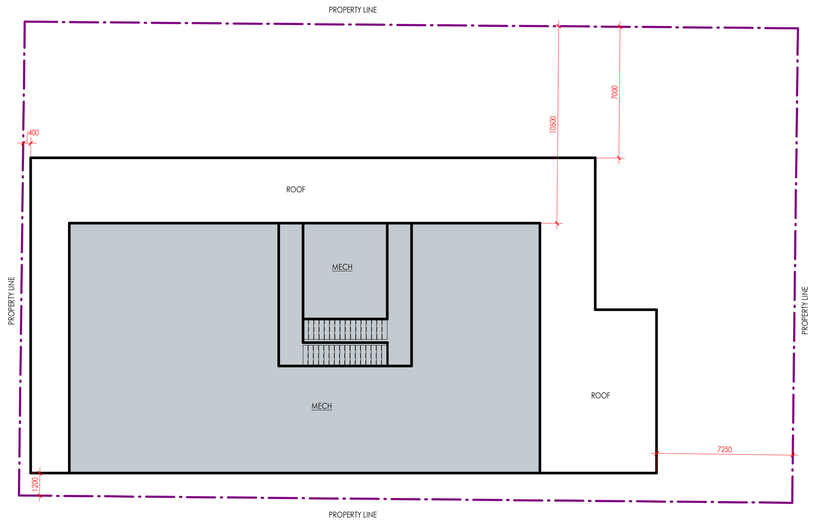
1 / A2.3 — 6TH - 7 TH FLOOR
1 : 150



2 / A2.3 — 08 8TH FLOOR
1 : 150



3 / A2.3 — 09 9TH FLOOR
1 : 150



4 / A2.3 — ROOFTOP
1 : 150

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DRAWING NUMBER

A2.3



1 SOUTH ELEVATION
A3.1 1 : 200



2 NORTH ELEVATION
A3.1 1 : 200



3 EAST ELEVATION
A3.1 1 : 200



4 WEST ELEVATION
A3.1 1 : 200

MATERIAL SUMMARY	
CODE	DESCRIPTION
M101	EXISTING BRICK
M102	EXISTING GLAZING
M103	EXISTING ASPHALT SHINGLES
M301	PRECAST CONCRETE PANEL
M302	METAL LOUVERS
M303	CANOPY
M304	PRECAST CONCRETE PANEL
M503	METAL GARAGE DOOR
M601	METAL FLASHING
M701	GLAZING
M702	MULLION
M703	SPANDREL PANEL
M706	METAL LOUVERS

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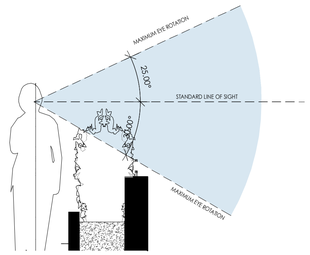
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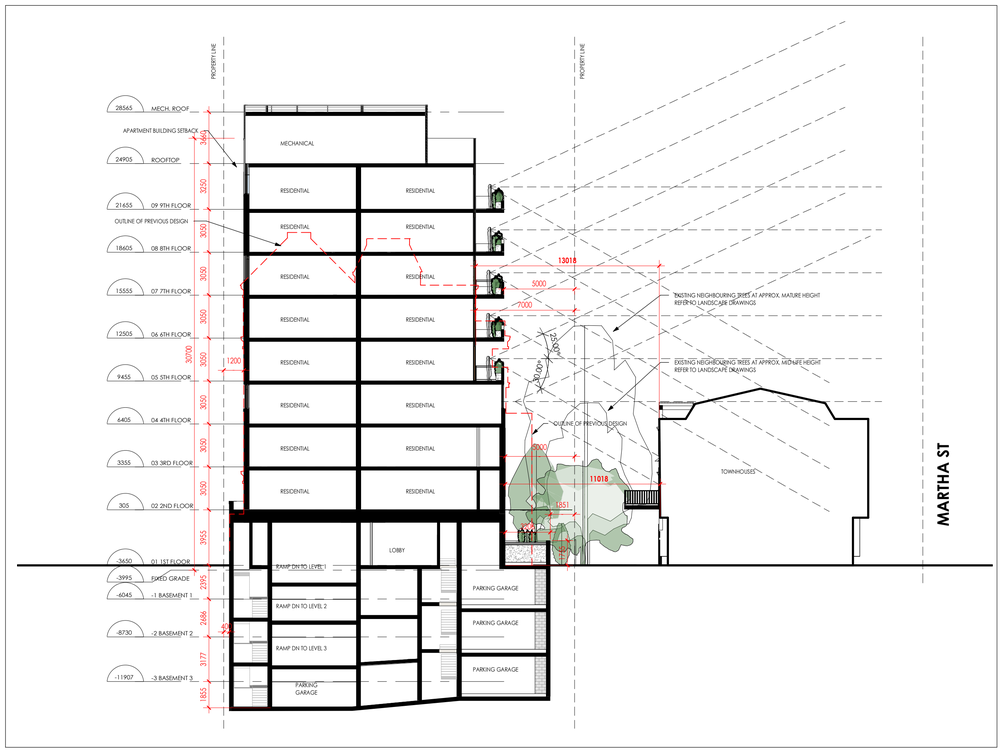
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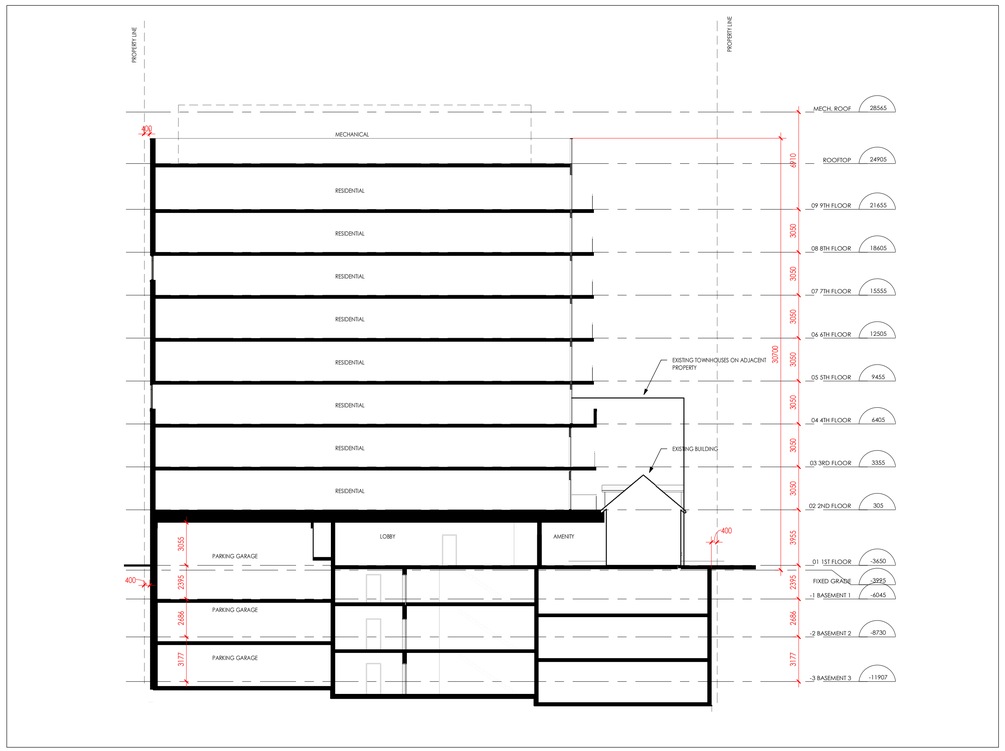
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3 A4.1 VISUAL FIELD
1 : 25



1 A4.1 SECTION A
1 : 200



2 A4.1 SECTION B
1 : 200

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REVISIONS

NUMBER	DATE	REMARKS
001	2021 10 29	ISSUED FOR OPA/ZBA

CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

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SEALS

PROJECT TITLE

2085 PINE STREET

OWNER: PINE STREET BURLINGTON CORP.
1039 FOURTH LINE, MILTON, ON L9T 6P9
CITY FILE # 505-03/19&520-06/19

2085 PINE STREET,
BURLINGTON, ONTARIO

DRAWING TITLE

SECTIONS

DRAWN BY

JG

SCALE

As indicated

DATE

2021 10 29

CHECKED BY

MD

PROJECT NUMBER

18-1268

DRAWING NUMBER

A4.1