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141, 147, 153 PLAINS ROAD WEST

2381798 ONTARIO LIMITED

NEW APARTMENT BUILDING

BUILDING PERMIT APPLICATION SHEET LIST

SHEET #	SHEET NAME	ISSUE DATE	DISCIPLINE
A001	COVER PAGE	09-10-2024	ARCHITECTURAL
A100	SITE PLAN	09-10-2024	ARCHITECTURAL
A100a	SITE PLAN DETAILS	09-10-2024	ARCHITECTURAL
A101	AREA PLANS	09-10-2024	ARCHITECTURAL
A102	LIFE SAFETY PLANS	09-03-2024	ARCHITECTURAL
A103	UG PARKING P2	09-10-2024	ARCHITECTURAL
A104	UG PARKING P1	09-10-2024	ARCHITECTURAL
A105	GROUND FLOOR PLAN	09-03-2024	ARCHITECTURAL
A106	TYP. 2ND - 4TH FLOOR PLAN	09-10-2024	ARCHITECTURAL
A107	TYP. 5TH - 6TH FLOOR PLAN	09-10-2024	ARCHITECTURAL
A108	7TH FLOOR PLAN	09-10-2024	ARCHITECTURAL
A109	TYP. 8TH- 11TH FLOOR PLAN	09-10-2024	ARCHITECTURAL
A110	AMENITY/ MPH ROOF PLAN	09-10-2024	ARCHITECTURAL
A111	ROOF PLAN	09-10-2024	ARCHITECTURAL
A200	EAST ELEVATION	09-10-2024	ARCHITECTURAL
A201	WEST ELEVATION	09-10-2024	ARCHITECTURAL
A202	NORTH ELEVATION	09-10-2024	ARCHITECTURAL
A203	SOUTH ELEVATION	09-10-2024	ARCHITECTURAL
A300	BUILDING SECTIONS	09-10-2024	ARCHITECTURAL
A301	BUILDING SECTIONS	09-10-2024	ARCHITECTURAL
A400	DETAILED FLOOR PLANS	09-10-2024	ARCHITECTURAL
A500	STAIR - A - SECTION AND PLANS	2024-09-10	ARCHITECTURAL
A501	STAIR - B SECTION AND PLANS/GARBAGE CHUTE DETAIL	08-16-2024	ARCHITECTURAL
A502	STAIR - C / VISITOR ELEVATOR SECTION AND PLANS	08-16-2024	ARCHITECTURAL
A503	ELEVATOR PLANS AND SECTION	08-16-2024	ARCHITECTURAL
A900	3D RENDERED IMAGES	09-10-2024	ARCHITECTURAL

ARCHITECTURAL: 26

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Assessment:

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Email: Erik.Martinez@ghd.com

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John G. William Ltd.

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(905) - 809 -7007
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Ltd.

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MEP:

Northstar

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Phone: (705) 719-1003
Contact Person:
David Long (President)
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aaa architects

SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
TEL. # : 647 948 4889

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THE DRAWINGS SHOW GENERAL ARRANGEMENT OF ARCHITECTURAL ELEMENTS AND
SERVICES. THE CONTRACTOR SHALL OBTAIN ALL DETAILED INFORMATION FROM THE APPROPRIATE CONSULTANT FOR RELOCATION OF SERVICES BEFORE COMMENCEMENT OF WORK.

REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE
7899

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

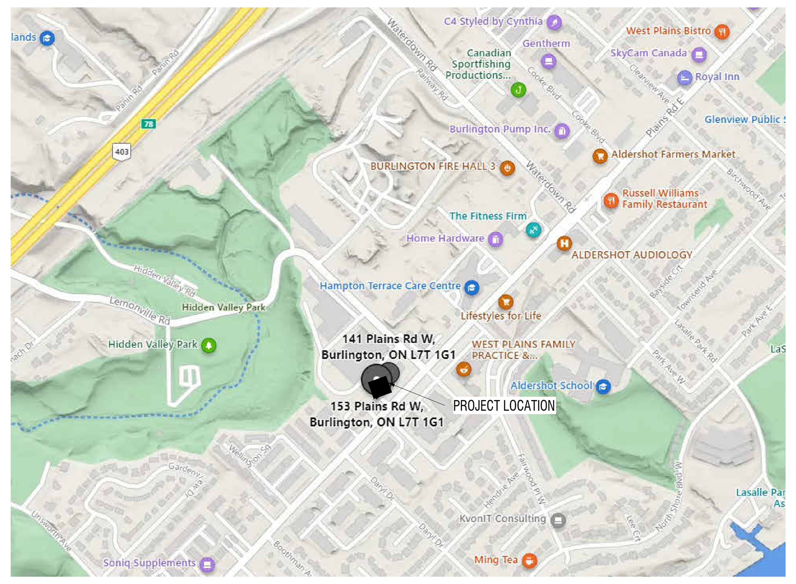
DRAWING:
COVER PAGE

SCALE VERIFICATION: 1 CM / 1 INCH
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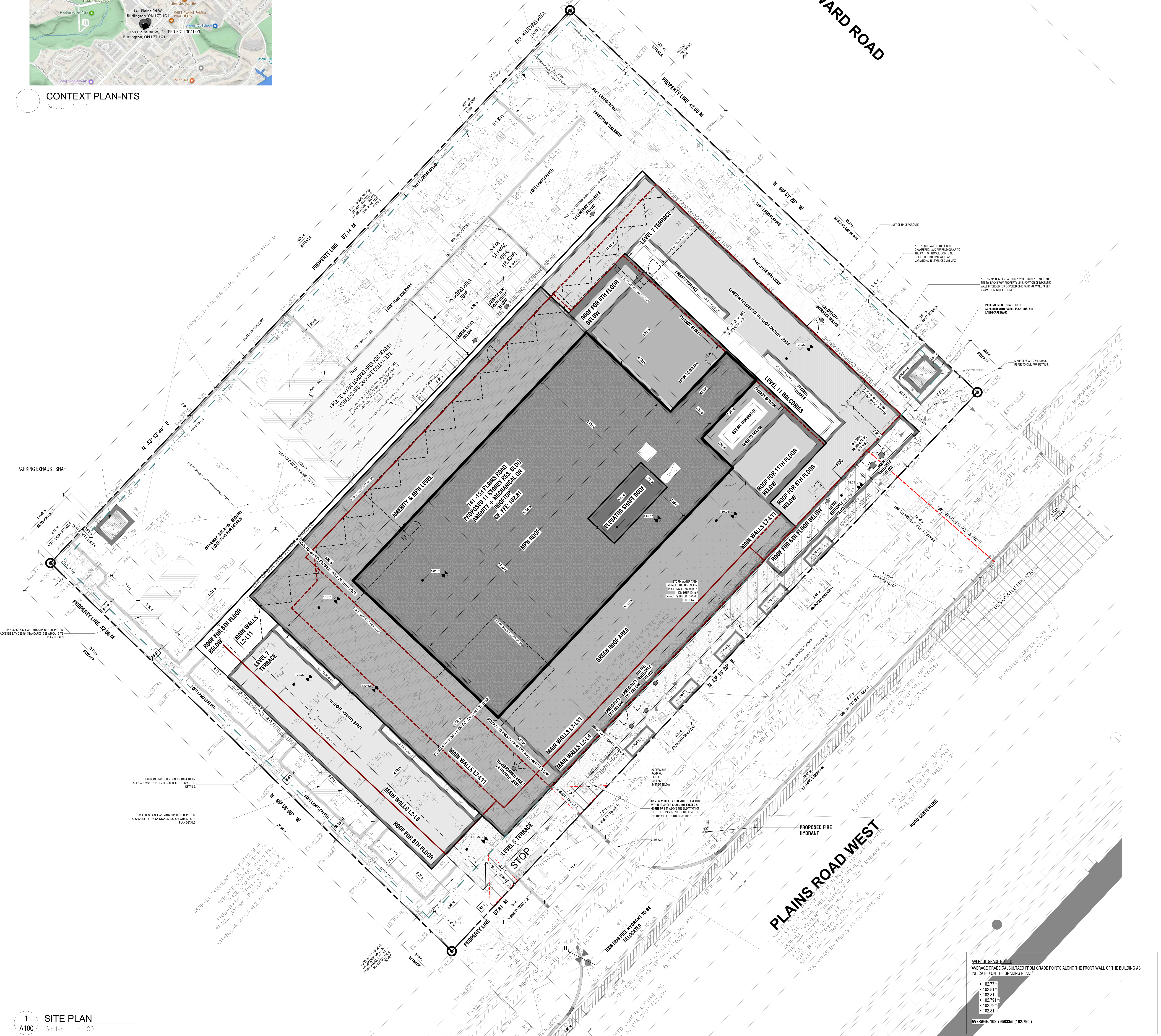
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
APPROVED BY: Approver
SCALE: 1 : 50
PROJECT No: A22003

DRAWING NO.:
A001

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CONTEXT PLAN-NTS
Scale: 1 : 1



SITE PLAN
1 / A100
Scale: 1 : 100

AVERAGE GRADE NOTES:
AVERAGE GRADE CALCULTAED FROM GRADE POINTS ALONG THE FRONT WALL OF THE BUILDING AS INDICATED ON THE GRADING PLAN:

- 102.77m
- 102.81m
- 102.81m
- 102.791m
- 102.79m
- 102.81m

AVERAGE: 102.796833m (102.79m)

PLAINS ROAD APARTMENT BLDG.
141-153 PLAINS ROAD WEST, BURLINGTON, ON

LOT & BUILDING STATISTICS				
ZONING:	MXG	GENERAL		
	ac	ha	m²	sf
LOT AREA	-----	0.2418 ha	2,418 m²	26,027 sf
FAR (FLOOR AREA RATIO)	4.82			

SETBACKS	REQUIRED	PROVIDED
FRONT YARD SETBACK (SOUTH)	3.0 m	3.0 m
REAR YARD SETBACK (NORTH)	3.0 m	13.71 m
SIDE YARD SETBACK (EAST)	----	5.09 m
SIDE YARD SETBACK (WEST)	----	4.43 m
AVERAGE GRADE	----	
AVERAGE GRADE (m)	----	102.79 m

BUILDING DATA	m²	PROVIDED
BUILDING HEIGHT (m)	----	36.96 m
NUMBER OF STOREYS (ABOVE GRADE)	----	11
NUMBER OF STOREYS (BELOW GRADE)	----	2
BUILDING COVERAGE	896.813 m² / 2418 m²	(37.09 %)
LOT COVERAGE	1392.185 m² / 2418 m²	(57.58 %)
LANDSCAPE AREA	921 m² / 2418 m²	(38.09 %)
SOFT LANDSCAPE AREA ON GF, 7TH FLOOR AND GREEN ROOF	642 m² / 2418 m²	(26.55 %)
HARD LANDSCAPE AREA	279 m² / 2418 m²	(11.54 %)
DRIVEWAY AND PARKING AREA (GF)	949.5 m² / 2418 m²	(39.27 %)
RETAIL FLOOR AREA (GROUND FLOOR)	----	180.5 m²
UG PARKING AREA (P1)	----	2,164 m²
UG PARKING AREA (P2)	----	2,164 m²

GROSS BUILDING FLOOR AREA	
LEVEL	**GFA (m²)**
PARKING LEVEL P2	135 m²
PARKING LEVEL P1	119 m²
GROUND FLOOR	250.5 m²
GROUND FLOOR COMMERCIAL	180.5 m²
LEVEL 2	1033 m²
LEVEL 3	1033 m²
LEVEL 4	1033 m²
LEVEL 5	976 m²
LEVEL 6	976 m²
LEVEL 7	694 m²
LEVEL 8	712 m²
LEVEL 9	712 m²
LEVEL 10	712 m²
LEVEL 11	712 m²
AMENITY & MPH	268 m²
TOTAL	**9.546 m²**

GROSS FLOOR AREA CALCULATIONS NOTE: A/P CPP BY-LAW - PROPOSED - MAY 2024:

THE TOTAL AREA OF THE FLOOR MEASURED TO THE OUTSIDE FACES OF EXTERIOR WALLS OR THE CENTRE OF COMMON WALLS, EXCLUDING ANY PART OF THE BUILDING DEVOTED TO:

- VEHICLE OR BICYCLE PARKING
- STORAGE
- AIR HANDLING EQUIPMENT
- HALLWAYS, STAIRWAYS
- ELEVATORS AND ASSOCIATED EQUIPMENT
- WASHROOMS
- FOYERS, LOBBIES, BUT NOT WAITING AREAS/ROOMS

AMENITY	REQUIRED	PROVIDED
PRIVATE RESIDENTIAL AMENITY (BALCONY, TERRACE)	4m² * 150 UNITS = 600m²	**1492 m²**
COMMON RESIDENTIAL AMENITY (INDOOR AND OUTDOOR)	4m² * 150 UNITS = 600m²	**751 m²**
INDOOR AMENITY		216 m²
OUTDOOR AMENITY		535 m²
TOTAL:	**1,120 m²**	**2243 m²**

NUMBER OF RESIDENTIAL UNITS					
SUITE TYPE	BA	1BR	2BR	3BR	**TOTAL**
U/G PARKING P2	0	0	0	0	0
U/G PARKING P1	0	0	0	0	0
GROUND FLOOR	0	0	0	0	0
2ND FLOOR	2	2	11	2	17
3RD FLOOR	2	2	11	2	17
4TH FLOOR	2	2	11	2	17
5TH FLOOR	2	5	8	2	17
6TH FLOOR	2	5	8	2	17
7TH FLOOR	2	4	7	0	13
8TH FLOOR	2	3	8	0	13
9TH FLOOR	2	3	8	0	13
10TH FLOOR	2	3	8	0	13
11TH FLOOR	2	3	8	0	13
AMENITY & MPH	0	0	0	0	0
ROOF	0	0	0	0	0
TOTAL	20	32	88	10	**150 UNITS**

VEHICLE PARKING			
REQUIRED PARKING SPACES	**QTY**	**MAXIMUM REQUIRED**	**PROVIDED**
RESIDENTIAL (**MAX 1.20 SPACES PER DWELLING UNIT)**	150	180	103 (INCL. 20 EV SPACES , 3 ACCESSIBLE)
VISITOR (**MAX 0.15 SPACES PER DWELLING UNIT)**	150	23	5 (INCL. 1EV AND 1 ACCESSIBLE)
RETAIL STORE (NON RESIDENTIAL)	175 m²	MAX 4.4 PARKING SPACES /100 m2 GFA	4 (INCL. 1EV AND 1 ACCESSIBLE)
		TOTAL REQUIRED:	**112 PARKING SPACES***

PROVIDED PARKING PER LEVEL	PROVIDED	PROVIDED TOTAL
U/G PARKING (P2) (RESIDENTIAL ONLY)	41 R. PARKING SPACES 10 EV. PARKING SPACES	51 PARKING SPACES
U/G PARKING (P1) (RESIDENTIAL ONLY)	39 R. PARKING SPACES 10 EV. PARKING SPACES	49 PARKING SPACES
GROUND FLOOR PARKING (LEVEL 1)	2 C. PARKING SPACE 1 EV-C. PARKING SPACES 1 BF-C. ACCESSIBLE P.S. 3 V. PARKING SPACE 1 BF-V. PARKING SPACE 1 EV-V. PARKING SPACES 3 BF-R. ACCESSIBLE P.S.	12 PARKING SPACES
TOTAL ELECTRIC VEHICLE PARKING PROVIDED:		**22 (20%) PARKING SPACES**
TOTAL 'DESIGNED' ELECTRIC VEHICLE PARKING PROVIDED:		**90 (80%) PARKING SPACES**
TOTAL PARKING PROVIDED:		**112 (100%) PARKING SPACES**

NOTE: A/P **COMMUNITY PLANNING PERMIT BY-LAW - PROPOSED – MAY 2024**,
5.23.2. 20% OF THE PROPOSED PARKING SPACES IN ACCORDANCE WITH SECTION 5.21 (PARKING SPACES) OR AS PERMITTED THROUGH VARIATION SHALL BE PROVIDED AS ELECTRIC VEHICLE PARKING SPACES, AND 80% OF THE PROPOSED PARKING SPACES SHALL BE PROVIDED AS DESIGNED ELECTRIC VEHICLE PARKING SPACES.
5.23.3. FOR ANY NON-RESIDENTIAL USE, A MINIMUM OF 10% OF THE PROPOSED PARKING SPACES **SHALL** BE PROVIDED AS **DESIGNED ELECTRIC VEHICLE PARKING SPACES** .

ACCESSIBLE PARKING		
A/P 2016 CITY OF BURLINGTON ACCESSIBILITY DESIGN STANDARDS	**REQUIRED** 1+3% (IF ODD +1 TYPE B)	**PROVIDED**
ACCESSIBILITY PARKING 1 TYPE 'A'	2 PARKING SPACES	2 PARKING SPACES
ACCESSIBILITY PARKING 1 TYPE 'B'	3 PARKING SPACES	3 PARKING SPACES
ACCESSIBILITY PARKING TOTAL	**5 PARKING SPACES**	**5 PARKING SPACES**

BICYCLE SPACE REQUIREMENTS (A/P CITY OF BURLINGTON MAY 2024 DRAFT CPP BY-LAW)			
REQUIRED RESIDENTIAL & RETAIL BIKE PARKING SPACES			
TYPE OF DEVELOPMENT	**LONG TERM**	**SHORT TERM**	**TOTAL**
	(0.5 PER DWELLING UNIT)	*(0.1 PER DWELLING UNIT)*	
APARTMENT BUILDING (140 DWELLING UNITS)	REQUIRED: 75	REQUIRED: 15	RES. REQUIRED: 90
RETAIL (175 m²)	*(0.1 PER 100 m², 2 MIN)* REQUIRED: 2	*(0.1 PER 100 m², 2 MIN)* REQUIRED: 3	RETAIL REQUIRED: 5
TOTAL	TOTAL REQUIRED: 77	TOTAL REQUIRED: 17	**TOTAL REQUIRED: 94**
PROVIDED (TOTAL)	PROVIDED: **105** GF: 8 LARGE BIKE: 7 P1: 50 P2: 40	PROVIDED: **23** GF: 23 P1: 0 P2: 0	**TOTAL PROVIDED: 128**
LARGE BIKE PARKING	*(5% OF REQUIRED BICYCLE SPACE)* (127 x 5%) REQUIRED: 6.35	PROVIDED: **7**	TOTAL PROVIDED: **7**

SITE PLAN NOTES:
1. THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE SITE SERVICING AND GRADING DRAWINGS AND THE PROVIDED LEGAL SURVEY.
2. THE ARCHITECT AND/OR CIVIL ENGINEER SHOULD BE CONCTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. ALL DIMENSIONS ARE IN MILLIMETERS (mm) OR METERS(m) UNLESS NOTED OTHERWISE.
4. ALL UTILITES ARE NOT NECESSARILY SHOWN ON THIS DRAWING. LOCAL UTILITES SHOULD ALWAYS BE CONSULTED PRIOR TO COMMENCEMENT OF WORK.
5. WHERE UTILITIES ARE SHOWN, LOCATIONS CAN ALSO NOT BE GUARANTEED.
6. ONLY THE OFFICIAL SURVEY PROVIDED SHOULD BE USED AS A REFERENCE FOR LAYING OUT THE FOUNDATION.
7. LOCATION AND SIZE OF ALL UTILITES SHOULD BE VERIFIED IN FIELD.

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TEL. # : 647 948 4889

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REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — MUHAMMAD ATIF AQEEL — LICENCE 7899

SITE PLAN LEGEND
- PROPOSED RESIDENCE
- PROPERTY LINE
- ROOF OUTLINE
- MAIN/SECONDARY ENTRANCE DOORS
- PROPOSED LANDSCAPING(BY OTHERS)
- XXX.XXm — PROPOSED GRADING ELEVATION-SEE GRADING PLAN
- XXX.XXm — EXISTING GRADING ELEVATION-SEE TOPOGRAPHIC SURVEY
- X.X % — PROPOSED SLOPE-SEE GRADING PLAN
- PROPOSED UNIT PAVING(PATTERN 1)
- LIMIT OF UNDERGROUND
- FIRE DEPARTMENT ACCESS

BENCHMARK NOTE:
ELEVATIONS SHOWN ARE GEODETIC AND REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM CGVD28 BY DIRECT MEASUREMENT TO A REAL TIME NETWORK

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE METRIC AND CAN BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

TRAFFIC LEGEND
- **Ra-1** STOP SIGN
- **RB-93** BARRIER-FREE PARKING SIGNAGE. REFER TO A100a FOR DETAILS
- CONVEX MIRRORLOCATIONS A/P TRAFFIC DIAGRAMS
- FIRE DEPARTMENT ACCESS

True North / Project North — 132.00°

Scale 1 : 200
0 2 4 10 20 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

DRAWING:
SITE PLAN

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

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DESIGNED BY: AA/OS	APPROVED BY: AA/MM
SCALE: As indicated	PROJECT No: A22003

DRAWING NO.:
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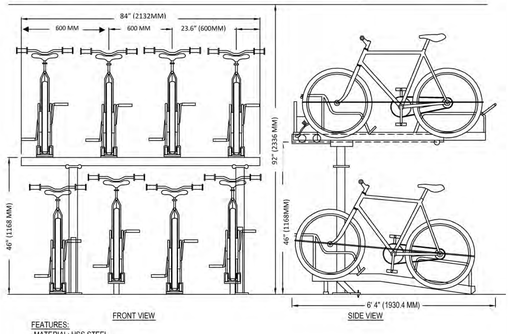
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park your bike

BIKE RACK MFG. & DIST. CO.
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VAUGHAN, ON L4K 5W9
PHONE: (416) 927-7499
FAX: (416) 927-7499
www.bikerack.ca

☑ SELECT DESIRED SIZE:
- ☐ 8 BIKES, 84" (2132 MM) SECTIONS
- ☐ 8 BIKES, 6' (1829 MM) SECTIONS
- ☐ 2 BIKES, SINGLE SECTIONS

☑ SELECT DESIRED SPACE USE/SETBACKS:
- ☐ 23.6" (600MM) CENTER TO CENTER
- ☐ 18" (457 MM) CENTER TO CENTER

NEW CUSTOM SIZE



FEATURES:
-MATERIAL: HSS STEEL
-FINISH: HOT DIPPED GALVANIZED

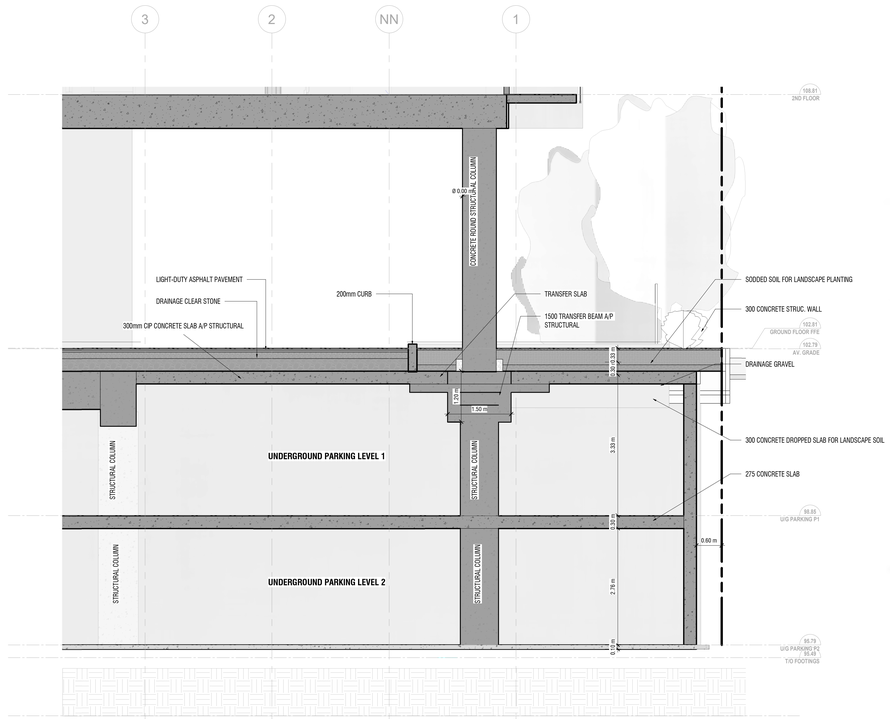
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2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 4238-010.

STACKABLE BIKE RACKS
STACKABLE BIKE RACK, 24" CENTER TO CENTER - DRAWING **4**

4238-010 REVISION DATE 03/06/2015

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CADdetails.com

1 A100a STACKABLE BIKE RACK DETAIL
Scale: 1 : 50



2 A100a DROP SLAB @ PARKING
Scale: 1 : 50

4.3 Other Amenities

4.3.12 Parking

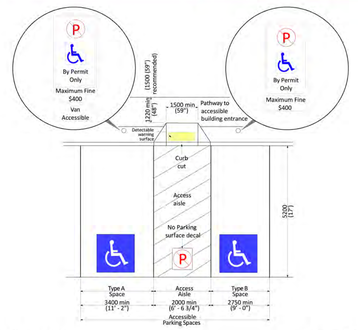


Figure 4.3.12.1:
Accessible Parking *Spaces*

Application

This standard is applicable to all new parking structures and surface parking lots. For existing structures and surface parking lots undergoing renovations/*alterations*, standards should be employed to the greatest extent possible, but in no case shall be less than the requirements of the *AODA* Design of Public Spaces Standards.

The number of designated parking spaces shall be in accordance with both Bylaw 2020 and Table 4.3.12.

Designated parking spaces shall be located on the shortest possible *circulation* route to an *accessible facility entrance* (e.g., in lots serving a particular *facility*) or to an *accessible* pedestrian *entrance* of the parking *facility* (e.g., in lots not serving a particular *facility*). Access routes should avoid travel behind parked cars or crossing vehicle routes wherever possible.

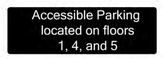
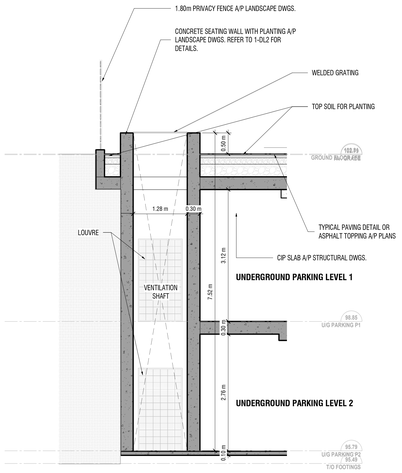


Figure 4.3.12.2:
Accessible Parking Directional *Signage*

3 A100a ACCESSIBLE PARKING
Scale: 1 : 50



4 A100a VENTILATION SHAFT DETAIL
Scale: 1 : 50

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SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
TEL. # : 647 948 4889

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REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE 7899

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

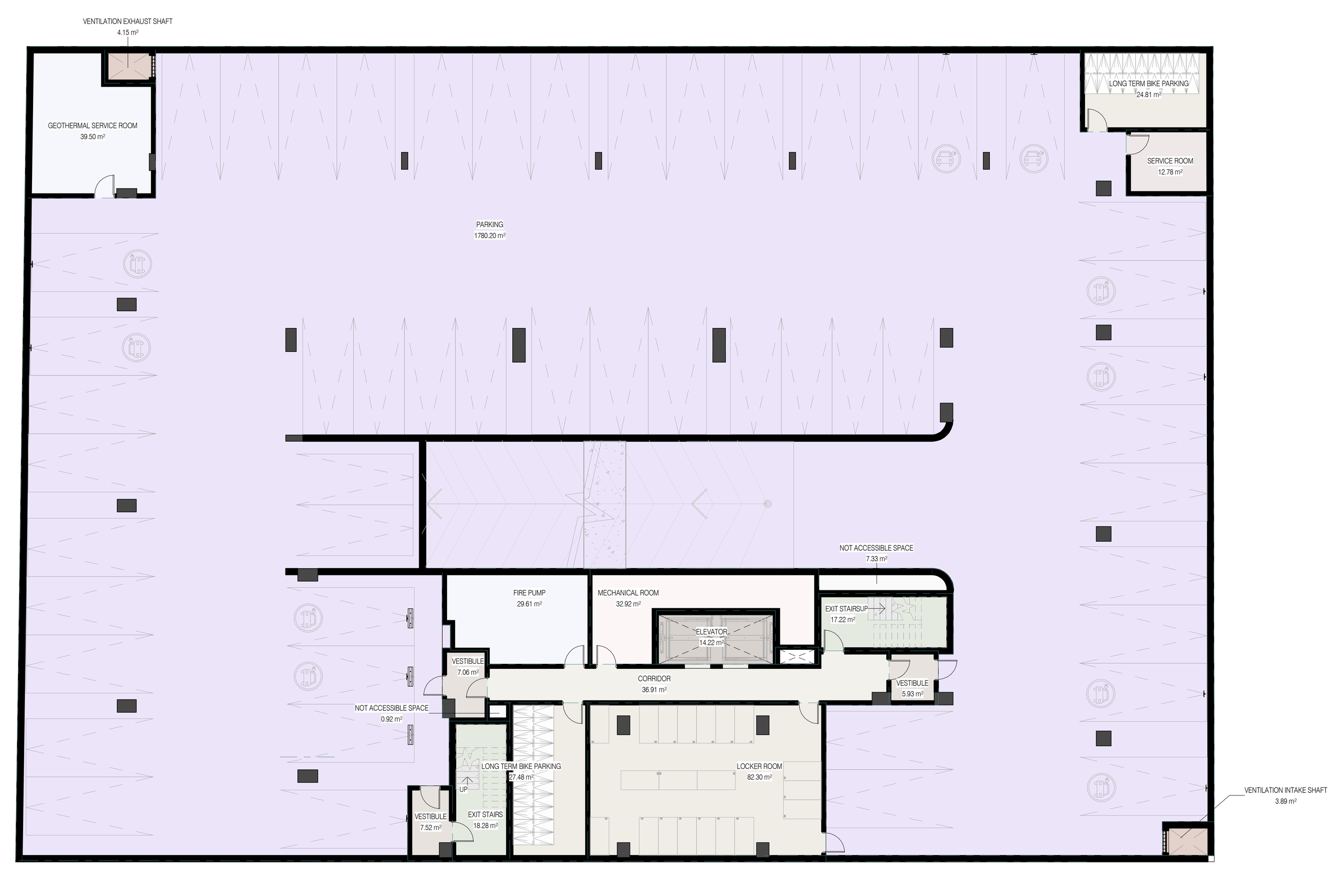
DRAWING:
SITE PLAN DETAILS

SCALE VERIFICATION: 1 CM / 1 INCH
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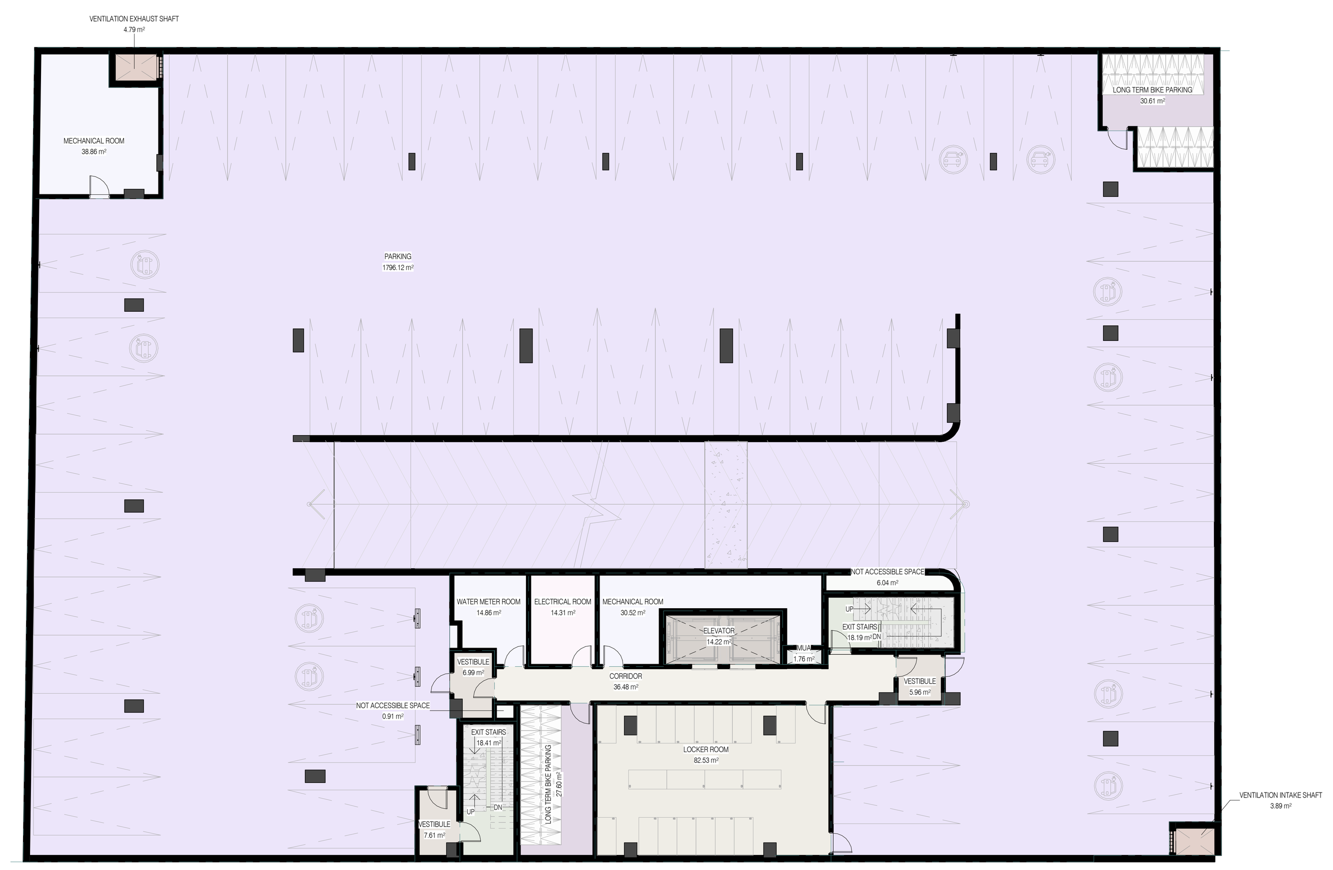
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DESIGNED BY:	APPROVED BY:
AA/OS	AA/MM
SCALE:	PROJECT No:
1 : 50	A22003

DRAWING NO.:
A100a

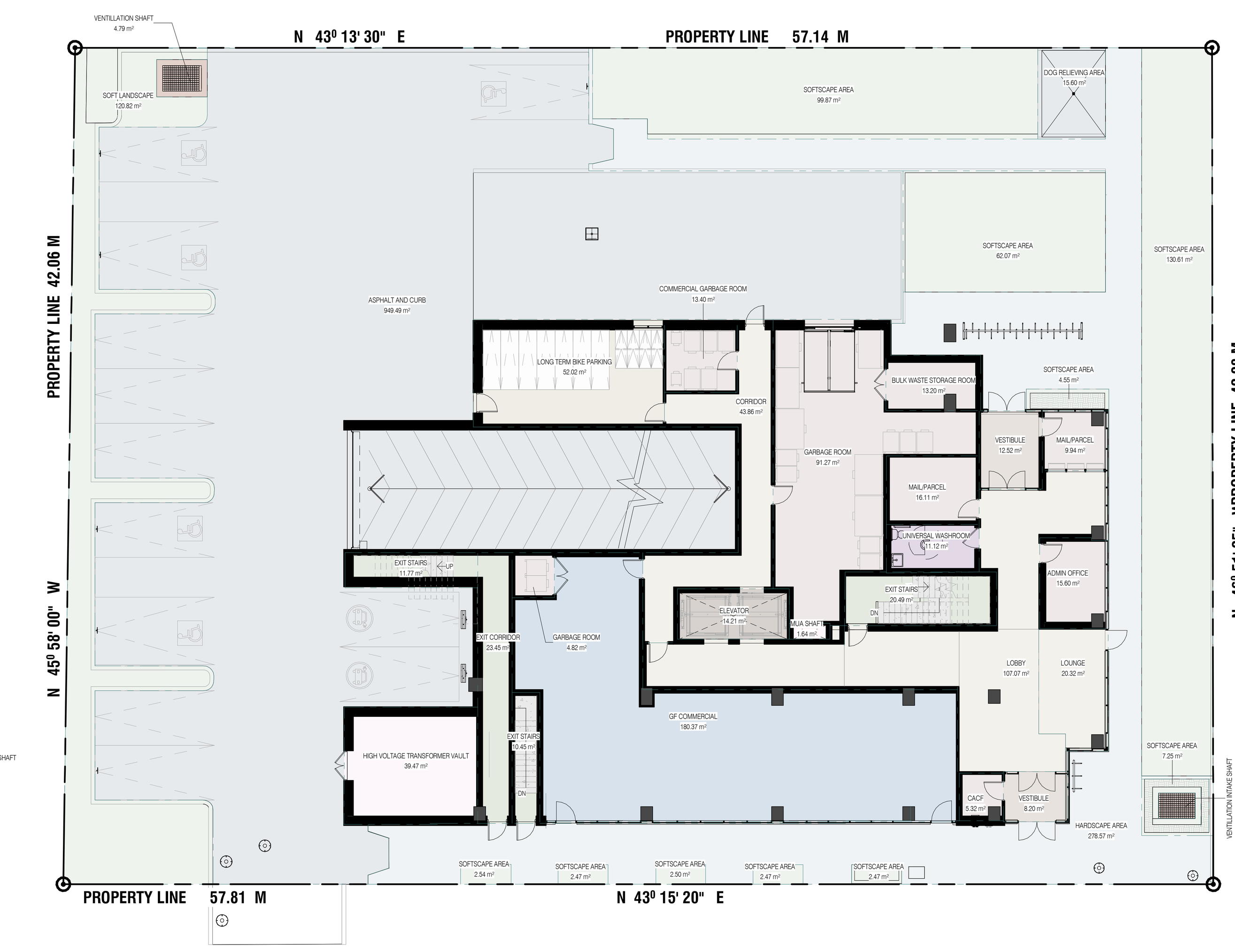
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1 A101 U/G PARKING P2.
Scale: 1 : 200



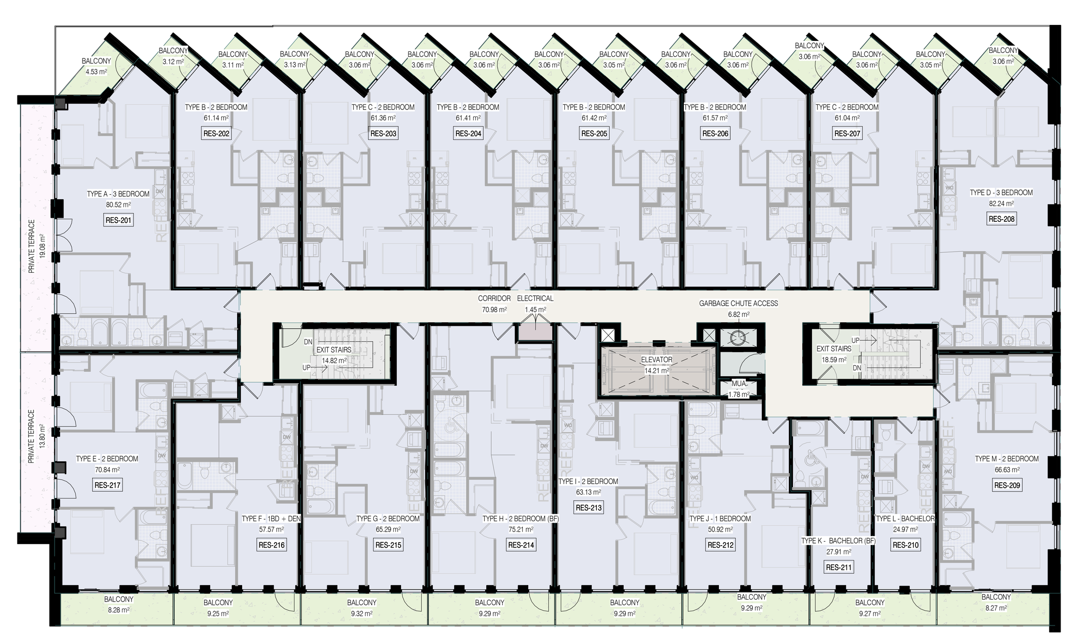
2 A101 U/G PARKING P1
Scale: 1 : 200



3 A101 GROUND FLOOR FFE
Scale: 1 : 200

Building Area Legend

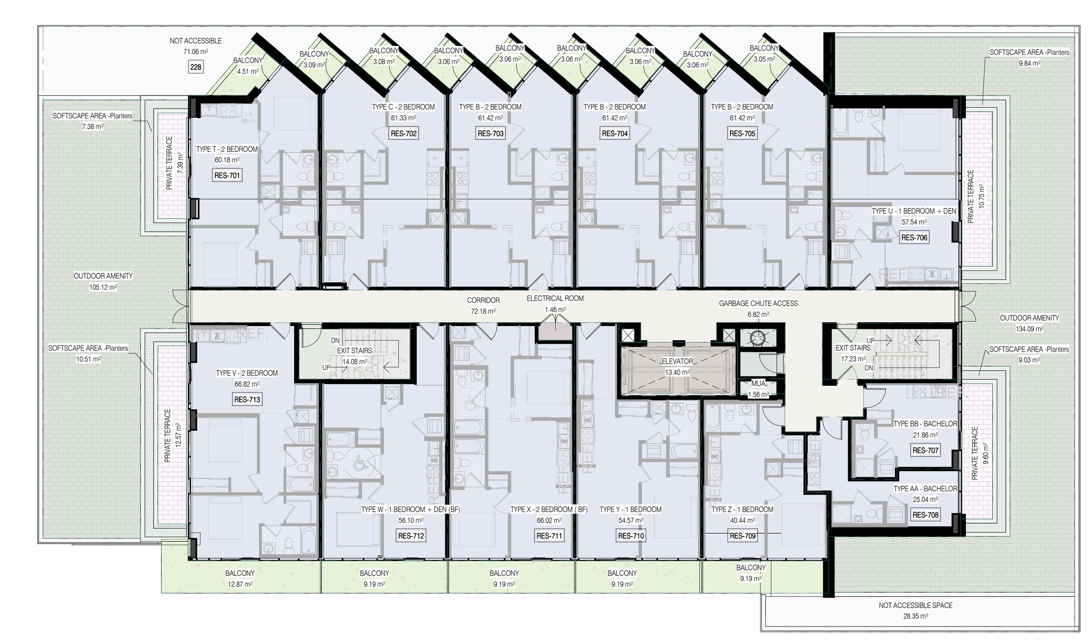
- COMMERCIAL SPACE
- GFA : SERVICE SPACE
- GFA-ELECTRICAL SERVICES
- GFA: RESIDENTIAL CIRCULATION
- NON-GFA : SERVICE SPACE
- NON-GFA-EXIT STAIRWELLS
- NON-GFA-STORAGE
- NON-GFA-VENTILATION
- NON-GFA: RESIDENTIAL CIRCULATION
- NON-GFA: HARDSCAPE AREA
- NON-GFA: MECHANICAL SERVICE SPACE
- NON-GFA: PAVED SURFACE AREA
- NON-GFA: SOFTSCAPE AREA
- NON-GFA:ELEVATOR SHAFT



4 A101 2ND FLOOR - 4TH FLOOR PLAN
Scale: 1 : 200



5 A101 5TH FLOOR - 6TH FLOOR PLAN
Scale: 1 : 200



6 A101 7TH FLOOR
Scale: 1 : 200

Building Area Legend

- GFA: RESIDENTIAL SPACE
- NON-GFA-ELECTRICAL SERVICES
- NON-GFA-EXIT STAIRWELLS
- NON-GFA-UNOCCUPIED SPACE
- NON-GFA: RESIDENTIAL CIRCULATION
- NON-GFA: GARBAGE CHUTE AND SERVICE SHAFT
- NON-GFA: MECHANCAL SERVICE SPACE
- NON-GFA: OUTDOOR AMENITY AREA
- NON-GFA: PRIVATE RESIDENTIAL AMENITY
- NON-GFA: SOFTSCAPE AREA
- NON-GFA:ELEVATOR SHAFT
- PRIVATE RESIDENTIAL AMENITY



7 A101 8TH FLOOR - 11TH FLOOR PLAN
Scale: 1 : 200



8 A101 AMENITY & MPH FFE
Scale: 1 : 200

aaa architects
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TEL. # : 647 948 4889

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MUHAMMAD ATIF AQEEL
LICENCE
7899

GROSS FLOOR AREA CALCULATIONS NOTE:

A/P CPP BY-LAW - PROPOSED - MAY 2024:
THE TOTAL AREA OF THE FLOOR MEASURED TO THE OUTSIDE FACES OF EXTERIOR WALLS OR THE CENTRE OF COMMON WALLS, EXCLUDING ANY PART OF THE BUILDING DEVOTED TO:
- VEHICLE OR BICYCLE PARKING
- STORAGE
- AIR HANDLING EQUIPMENT
- HALLWAYS, STAIRWAYS
- ELEVATORS AND ASSOCIATED EQUIPMENT
- WASHROOMS
- FOYERS, LOBBIES, BUT NOT WAITING AREAS/ROOMS

Scale 1 : 200
0 2 4 10 20 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

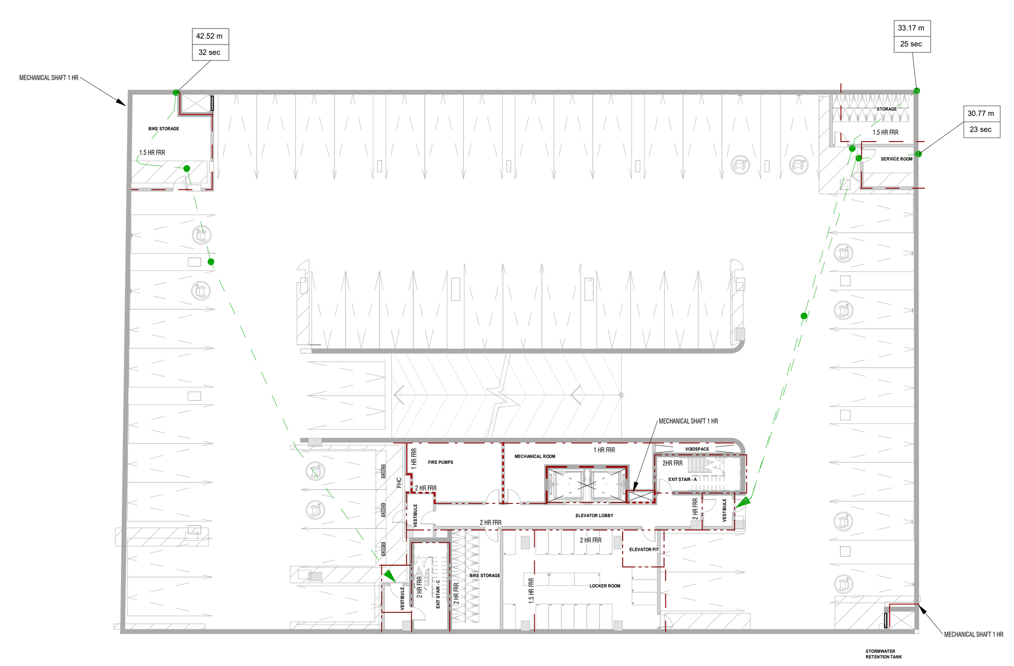
PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
AREA PLANS

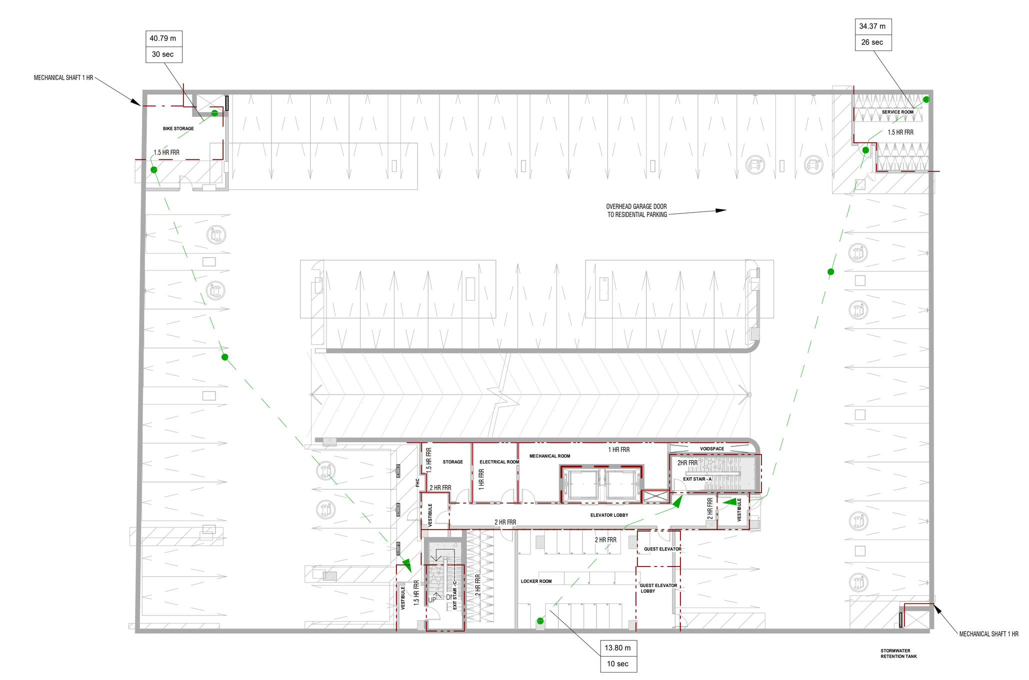
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SCALE: As indicated	PROJECT No: A22003

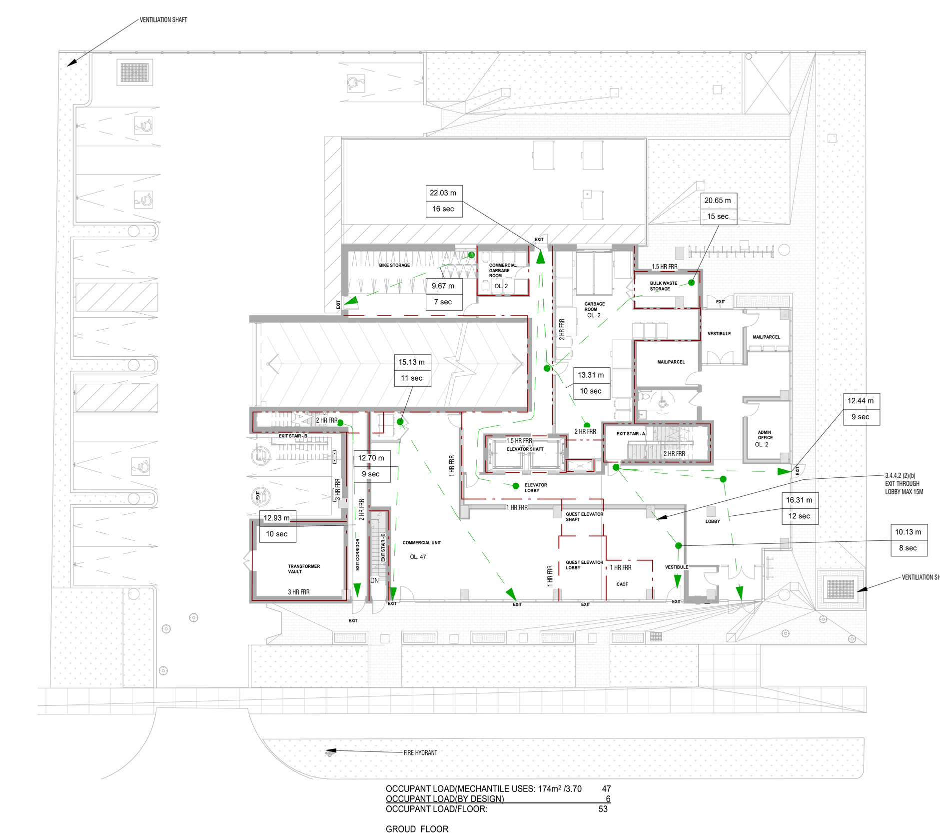
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A101



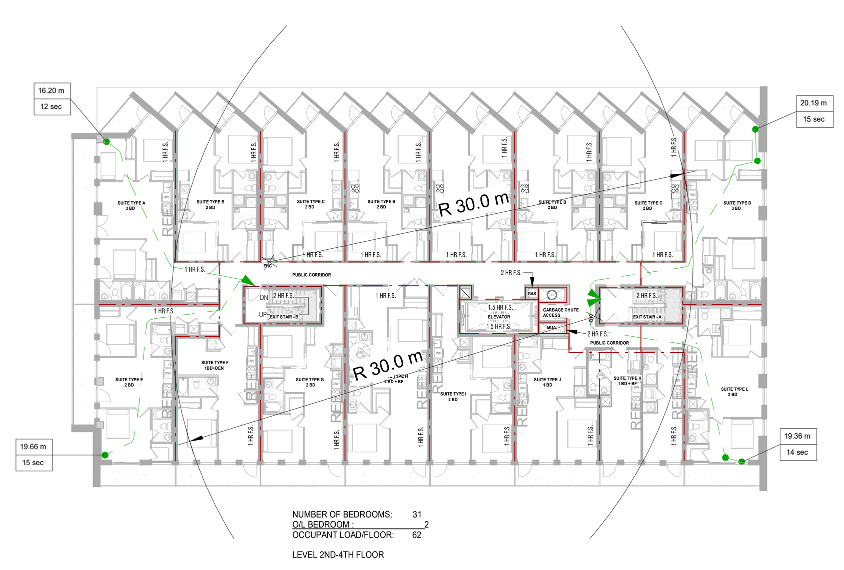
1 A102 U/G PARKING P2 - LIFESAFETY
Scale: 1 : 300



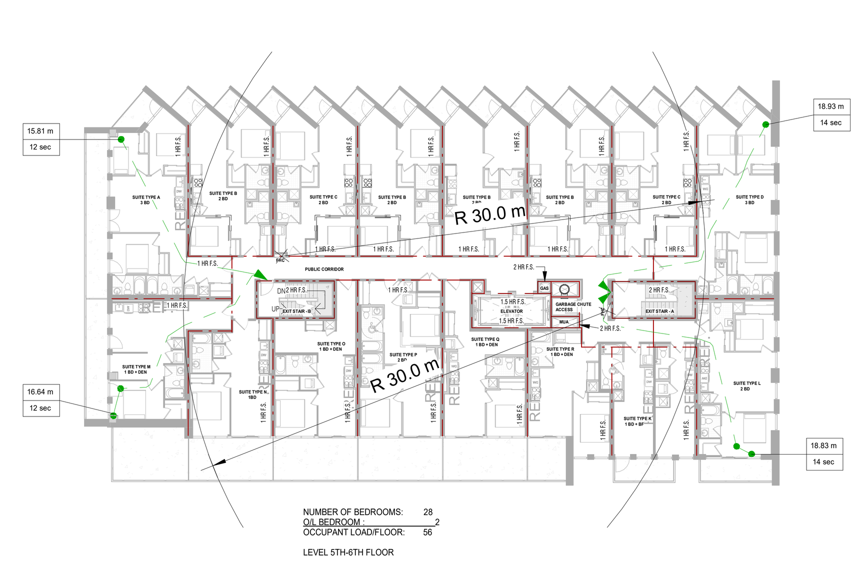
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Scale: 1 : 300



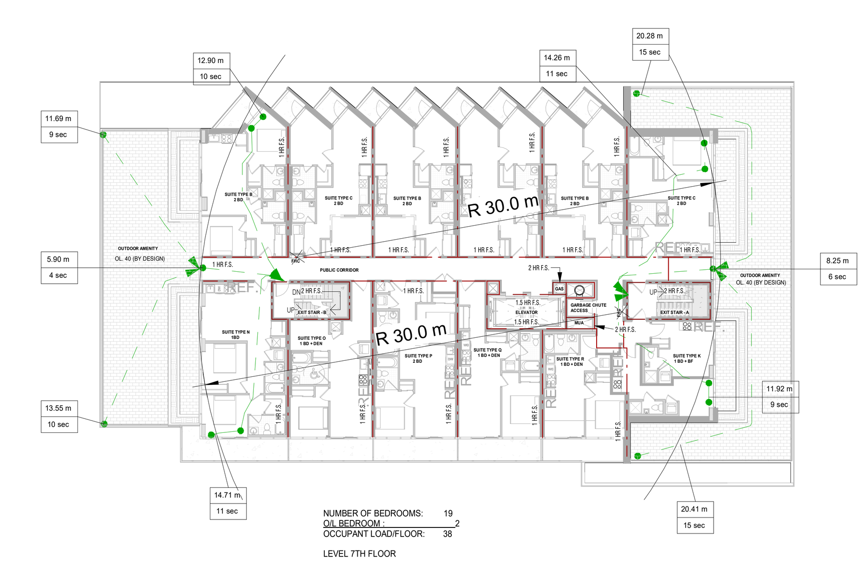
3 A102 GROUND FLOOR FFE - LIFESAFETY
Scale: 1 : 300



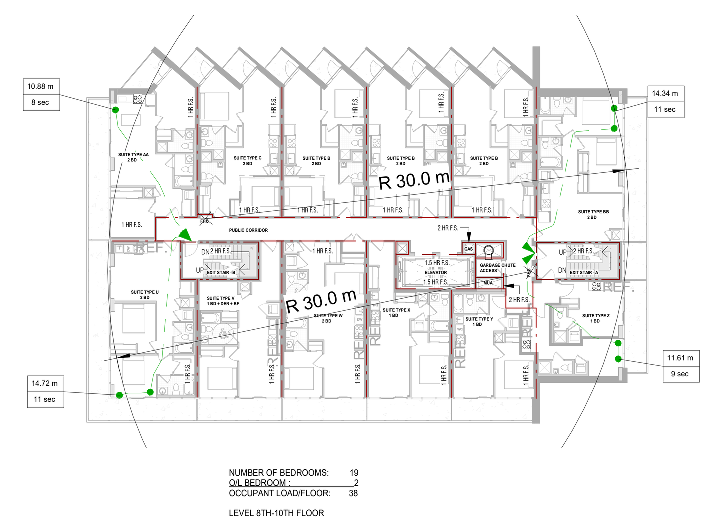
4 A102 TYP. 2ND TO 4TH FLOOR - LIFESAFTETY
Scale: 1 : 300



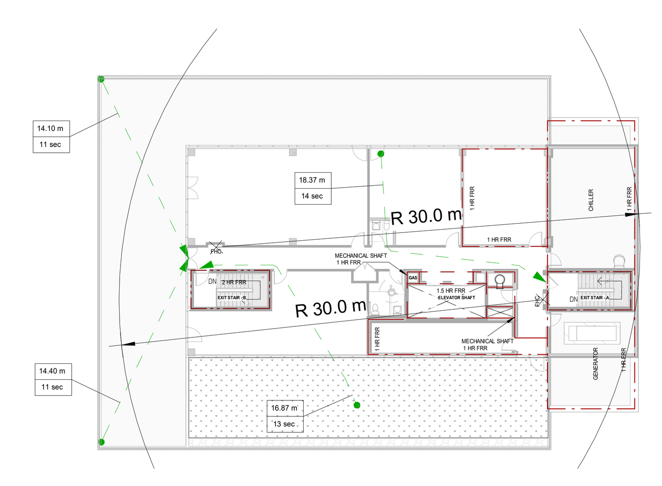
5 A102 TYP. 5TH TO 6TH FLOOR - LIFESAFETY
Scale: 1 : 300



6 A102 7TH FLOOR - LIFESAFETY
Scale: 1 : 300



7 A102 TYP. 8TH TO 11TH FLOOR - LIFESAFETY
Scale: 1 : 300



9 A102 AMENITY & MPH FFE
Scale: 1 : 300

(line)	SEPARATION OF EXIST - SMOKE TRAVEL DISTANCE
(line)	45 MIN F.R.R REQUIRED
(line)	1 HR F.R.R. REQUIRED
(line)	1.5 HR F.R.R. REQUIRED
(line)	2HR HR F.R.R. REQUIRED
(line)	3HR HR F.R.R. REQUIRED
(line)	PATH OF TRAVEL
FHC	FIRE HOSE CABINET
←	EXIT

NOTES:

1. ALL FIRE SEPARATIONS TO EXTEND FROM TOP OF CONCRETE SLAB TO UNDERSIDE OF CONCRETE CEILING SLAB.
2. WHERE DISCREPANCIES OCCUR BETWEEN CODE COMPLIANCE DRAWINGS AND FLOOR PLANS, CODE COMPLIANCE DRAWINGS SHALL GOVERN.
3. FHC SHALL BE LOCATED NOT MORE THAN 5M FROM EVERY REQUIRED EXIT EXCEPT, FOR THE FIRST STOREY OR IF ADDITIONAL HOSE ARE REQUIRED TO ACHIEVE FULL COVERAGE OF THE FLOOR AREA. 3.2.9.4(5)

NOTES ON ALTERNATIVE SOLUTION FOR PARKING LEVEL EXITING:

EXITING TRAVEL DISTANCES IN PARKING LEVELS (P1,P2, P3) ARE ABOVE WHAT IS ALLOWED UNDER STANDARD COMPLIANCE WITH OBC SENTANCE 3.4.2.5(1)(C).

aaa architects
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REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-09-10	RE-ISSUED FOR SPA

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — MUHAMMAD ATIF AQEEL — LICENCE 7899

REQUIRED/PROVIDED FIRE SEPARATION RATINGS

	REQUIRED	PROVIDED	CODE REFERENCES
SERVICE SHAFTS:	1HR	1HR	3.3.1.20 3.3.1.21 3.6.2. 3.6.3. 3.5.3.1.(1) 3.6.3.1.(1) 3.5.3.3.
MECHANICAL ROOMS: (W/FUEL FIRED APPLIANCES)	1HR	1HR	
ELECTRICAL ROOMS: (WITH EQUIP. REQ. CSA C22.1)	1HR	1HR	
ELEVATOR SHAFTS:	1.5 HR	1.5 HR	
ELEVATOR MACHINE ROOM:	1.5 HR	1.5 HR	
JANITORS ROOMS:	N/A	BUILDING IS SPRINKLED	
TRANSFORMER ROOM:	3 HR	3HR	
EXIT STAIRWELLS:	2 HR	2 HR	

OTHER REFERENCES:

1. 3.6.3.3.(9) : 2HR FIRE SEPARATION BETWEEN GARBAGE ROOM WHERE CHUTE DISCHARGES AND OTHER AREAS.
2. 3.6.3.3.(5).b : 45 MIN FIRE SEPARATION BETWEEN GARBAGE CHUTE ACCESS ROOMS AND REMAINDER OF BUILDING.
3. 3.6.3.3.(2).a : 1 HR FIRE SEPARATION VERTICAL SERVICE SHAFT CONTAINING GARBAGE CHUTE AS THE DISCHARGE ROOM IS TO CONTAIN A SELF-LATCHING CLOSURE HELD OPEN BY A FUSIBLE LINK.
4. 3.6.5.6 : 1.5 HR SEPARATION BETWEEN THE STORAGE GARAGE AND OTHER OCCUPANCIES.
5. 3.4.2.5.(c) : 2 EXITS ARE REQUIRED FROM PARKING GARAGE LEVELS TYP. TRAVEL DISTANCE TO AN EXIT IS 45 m. AS ALL PARKING GARAGES ARE SPRINKLED TYP.
6. 3.2.8.4.(4) : ELEVATOR LOBBY VESTIBULES ARE TO BE DESIGNED AS EXIT STAIR VESTIBULES. FRR IS MIN. 1.5HR
7. 3.4.2.3.(1).(a): TRAVEL DISTANCE BETWEEN EXITS MUST BE 1/2 OF THE MAXIMUM DIAGONAL DISTANCE OF THE FLOOR AREA BUT NOT MORE THEN 9m IF A PUBLIC CORRIDOR EXISTS ON THAT FLOOR.
8. FIRE RATINGS OF CLOSURES IN FIRE SEPARATIONS SHALL COMPLY WITH OBC 3.1.8.4
9. 3.1.8.10.(1)(a)(i) DOORS IN 1HR FIRE SEPARATIONS BETWEEN SUITES AND PUBLIC CORRIDORS NEED ONLY BE 20MIN.
10. ALL DOORS IN FIRE SEPARATIONS TO HAVE SELF CLOSING DEVICES A/P OBC 3.1.8.11
11. 3.2.9.4(2): EACH HOSE STATION SHALL BE EQUIPPED WITH A HOSE RACK FILLED WITH NOT MORE THAN 30 m OF 38 mm DIAM FIRE HOSE AND THE HOSE RACK AND FIRE HOSE SHALL BE,
    (a) LISTED, OR
    (b) APPROVED BY THE FACTORY MUTUAL RESEARCH CORPORATION.

FROM OBC 3.1.8.4.

FIRE-RESISTANCE RATING OF FIRE SEPARATION	REQUIRED FIRE-PROTECTION RATING OF CLOSURE
30 MIN	20 MIN
45 MIN	45 MIN
1 HR	45 MIN
1.5 HR	1 HR
2 HR	1.5 HR
3 HR	2 HR
4 HR	3 HR

Scale 1 : 100
0 1 2 5 10 m

City of Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
LIFE SAFETY PLANS

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

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DESIGNED BY: AA/OS	APPROVED BY: AA/MM
SCALE: As indicated	PROJECT No: A22003

DRAWING NO.:
A102

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FOUNDATION WALLS

FW1	**FW1 - CIP CONCRETE FOUNDATION WALL** FSG: 40R (A/P OBC SB-2 - 2.1.1.(1) (TABLE 2.1.1) • 400mm THICK CIP CONCRETE WALL • FORM FINISH ON INTERIOR SIDE • MPM-1 BLINDSIDE WATER PROOFING SYSTEM ON EXT. • POLYMETRIC DIMPLED DRAINAGE SHEET OR AS SECIFIED BY A/P MEMBRANE SUPPLIER • A/P STRUCTURAL DWGS

INTERIOR U/G STRUCTURAL WALLS

WC4	**WC4-CIP CONCRETE WALL** FSG: 6HR (A/P OBC SB-2 - 2.1.1.(1) TABLE 2.1.1) • 300mm THICK CIP CONCRETE WALL • FORM FINISH 2ND

INTERIOR U/G WALLS

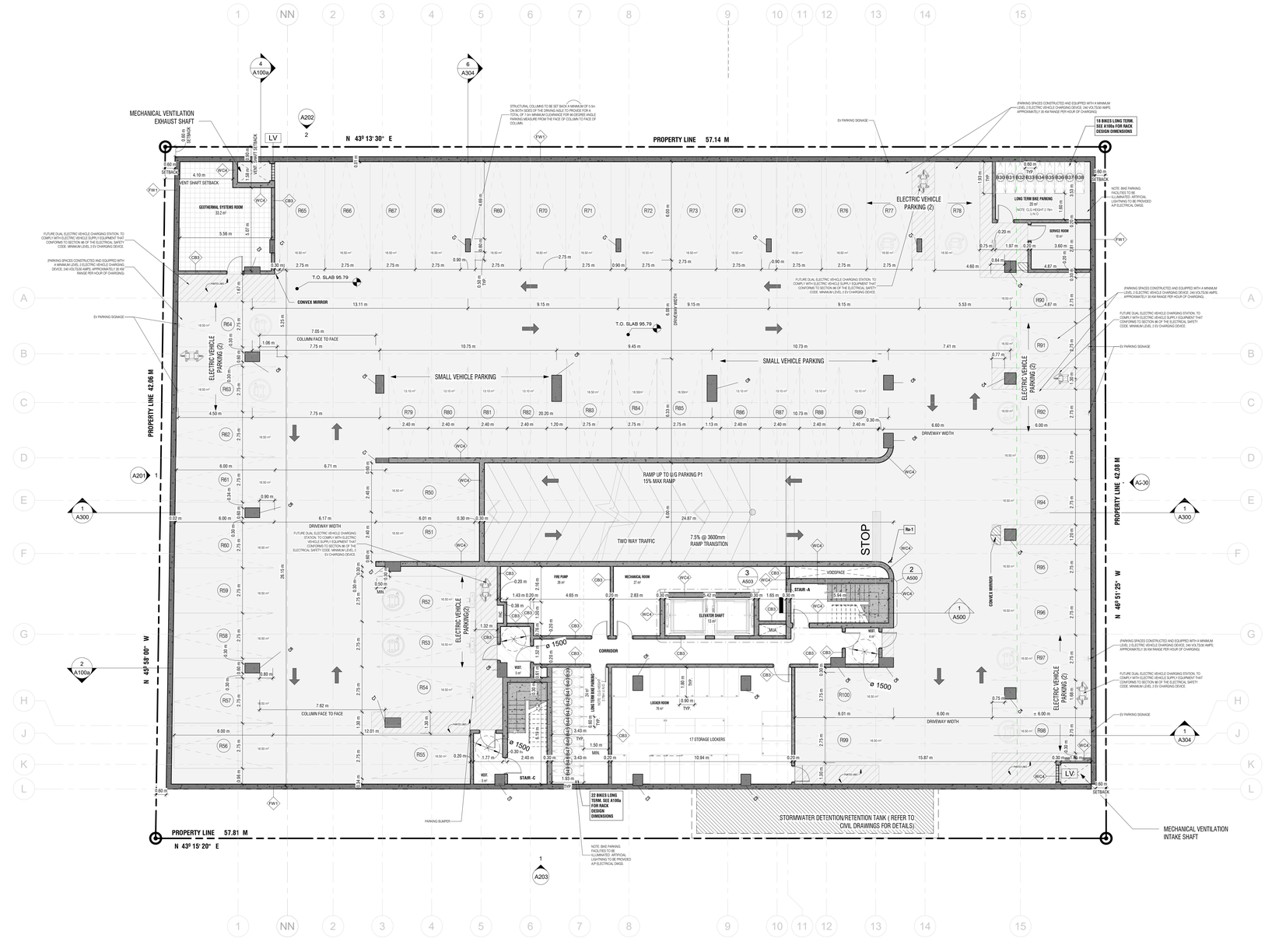
WC	**WC4-CIP CONCRETE WALL** FSG: 2HR (A/P OBC SB-2 - 2.1.1.(1) TABLE 2.1.1) CB3: 200mm NON-LOAD BEARING INTERIOR CMU WALL CB3a: INCLUDES FR1 FURRING WALL

COLUMN LEGEND

	RECTANGULAR CONCRETE STRUCTURAL COLUMNS
C1	300mm X 800mm
C2	450mm X 900mm
C3	600mm X 700mm
C4	700mm X 700mm
C5	500mm X 1100mm
C6	600mm X 900mm
C7	600mm X 850mm
C8	600mm X 1600mm

PARKING SCHEDULE

TYPE COMMENTS	COUNT
EV VEHICLE PARKING	10
SMALL VEHICLE PARKING	10
STANDARD VEHICLE PERKING	31
U/G PARKING P2: 51	51
EV VEHICLE PARKING	10
SMALL VEHICLE PARKING	8
STANDARD VEHICLE PERKING	31
U/G PARKING P1: 49	49
BF TYPE 'A' VEHICLE PARKING	2
BF TYPE 'B' VEHICLE PARKING	3
EV VEHICLE PARKING	2
STANDARD VEHICLE PERKING	5
GROUND FLOOR FFE: 12	12
Grand total: 112	112



1 / A103 U/G PARKING P2
Scale: 1 : 100

aaa architects
SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
TEL. # : 647 948 4889

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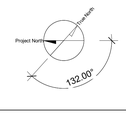
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MUHAMMAD ATIF IQBEL
LICENCE 7899

TRAFFIC LEGEND

Ra-1	STOP SIGN
RB-93	BARRIER-FREE PARKING SIGNAGE. REFER TO A100a FOR DETAILS
	CONVEX MIRRORLOCATIONS A/P TRAFFIC DIAGRAMS
	FIRE DEPARTMENT ACCESS



Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

DRAWING:
UG PARKING P2

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

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DESIGNED BY: AA/OS	APPROVED BY: AA/MM
SCALE: As indicated	PROJECT No: A22003

DRAWING NO.:
A103

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FOUNDATION WALLS

FW1	**FW1 - CIP CONCRETE FOUNDATION WALL** FIRE: 4HR (A/P OBC SB-2 - 2.1.1.(1) (TABLE 2.1.1) THICKNESS: 300mm • 300mm THICK CIP CONCRETE WALL • FORM FINISH ON INTERIOR SIDE • MPM-1 BLINDSIDE WATER PROOFING SYSTEM ON EXT. • POLYMERIC DIMPLED DRAINAGE SHEET OR AS SECIFIED BY MP MEMBRANE SUPPLIER • A/P STRUCTURAL DWGS

INTERIOR U/G STRUCTURAL WALLS

WC4	**WC4-CIP CONCRETE WALL** FIRE: 4HR (A/P OBC SB-2 - 2.1.1.(1) TABLE 2.1.1) • 300mm THICK CIP CONCRETE WALL • FORM FINISH 2ND

INTERIOR U/G WALLS

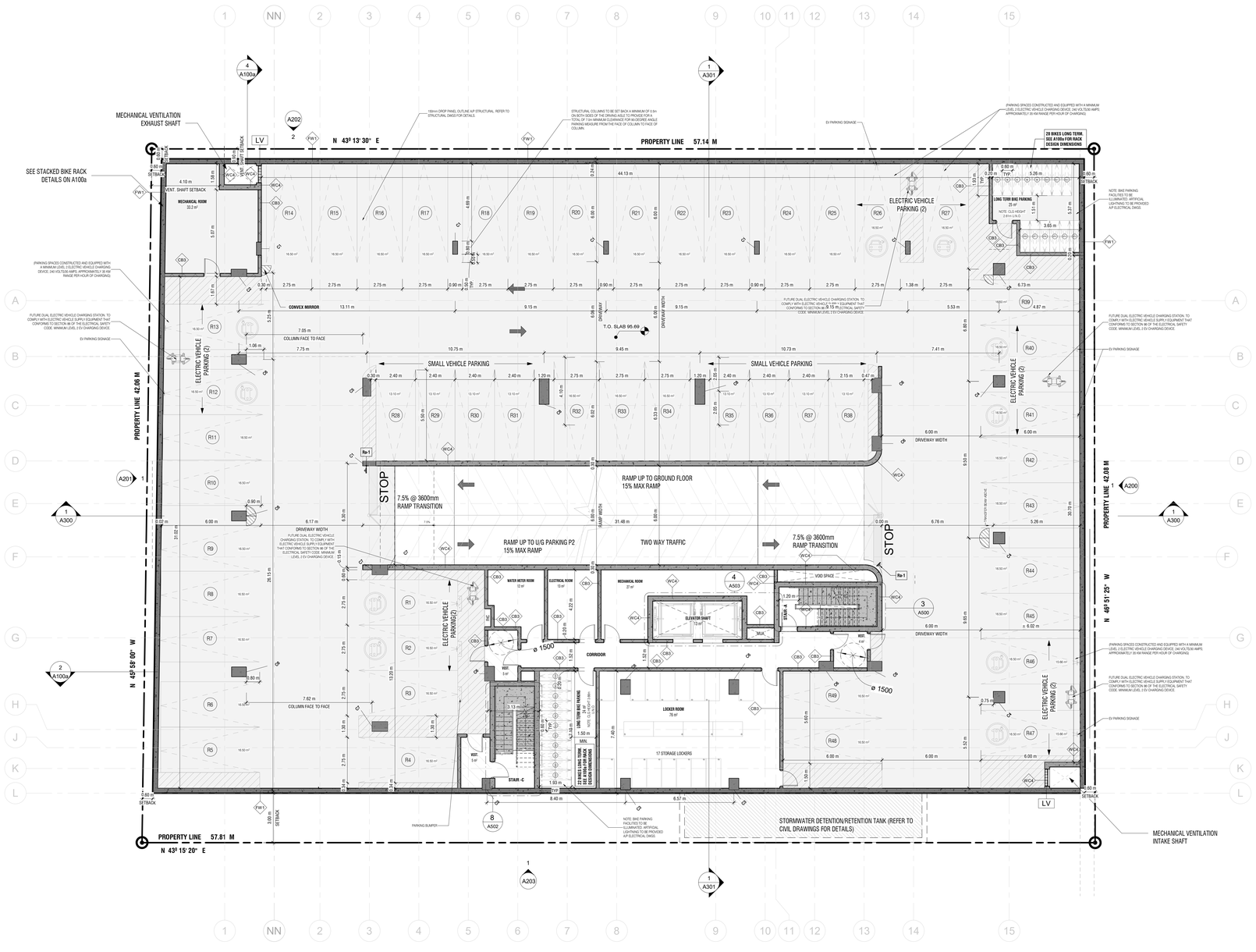
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	RECTANGULAR CONCRETE STRUCTURAL COLUMNS
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C4	700mm X 700mm
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C8	600mm X 1600mm

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STANDARD VEHICLE PERKING	31
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SMALL VEHICLE PARKING	8
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BF TYPE 'B' VEHICLE PARKING	3
EV VEHICLE PARKING	2
STANDARD VEHICLE PERKING	5
GROUND FLOOR FFE: 12	12
Grand total: 112	112



1 A104 U/G PARKING P1
Scale: 1 : 100

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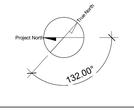
#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF IQBEL
LICENCE 7899

TRAFFIC LEGEND

- Ra-1 — STOP SIGN
- RB-93 — BARRIER-FREE PARKING SIGNAGE. REFER TO A100a FOR DETAILS
- CONVEX MIRRORLOCATIONS A/P TRAFFIC DIAGRAMS
- FIRE DEPARTMENT ACCESS



Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

DRAWING:
UG PARKING P1

SCALE VERIFICATION: 1 CM / 1 INCH
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DESIGNED BY:	APPROVED BY:
AA/OS	AA/MM
SCALE:	PROJECT No:
As indicated	A22003

DRAWING NO.:
A104

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EXTERIOR WALLS

EW1 - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FIRE: 3HR
THICKNESS: 485mm
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN 75mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-250 OR C-300), LTTR OF 1.6o
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 300mm CIP STRUCTURAL WALL - SEE STRUCTURAL DWGS FOR THICKNESS AND REINFORCEMENT INFORMATION

EW1a - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FIRE: 3HR
THICKNESS:
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN51mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-250 OR C-300), LTTR OF 1.6o
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 250mm CONCRETE MASONRY UNITS

INTERIOR PARTITION WALLS

WC1 - WC4-CIP CONCRETE WALL
FIRE: 2HR (AJP OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 250mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

WC4 - WC4-CIP CONCRETE WALL
FIRE: 4HR (AJP OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 300mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

CB1 CB2 CB3 - CONCRETE UNIT MASONRY WALLS-VARYING THICKNESS
FIRE: N/A
THICKNESS : 150mm
USE:
- 150mm NON-LOAD BEARING INTERIOR CMU WALL

FIRE: N/A
THICKNESS : 200mm
USE:
- 200mm NON-LOAD BEARING INTERIOR CMU WALL

PS1 & PS1a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 90mm
PS1:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 64mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS1a:
- ADD 64mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS2 & PS2a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 118mm
PS2:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 92mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS2a:
- ADD 89mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS3 & PS3a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 178mm
PS3:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 152mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS3a:
- ADD 140mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

INTERIOR FURRING WALLS

FR - FURRING ASSEMBLIES
FIRE: N/A
FR1:
THICKNESS: 35mm
- 22mm FURRING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR2:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR2a:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR3:
THICKNESS : 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

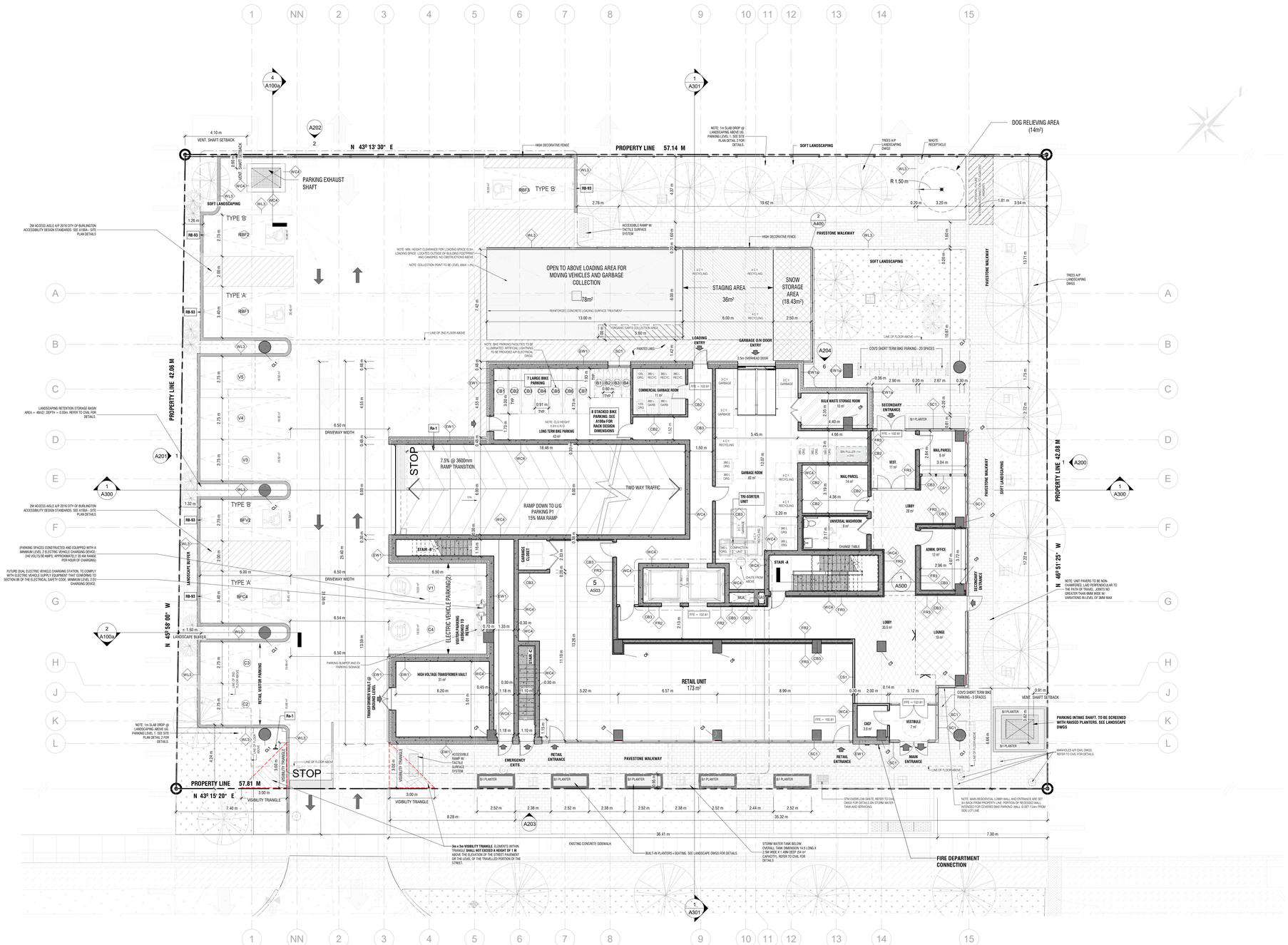
FR3a:
THICKNESS: 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR5:
THICKNESS : 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR5a:
THICKNESS: 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

PARKING SCHEDULE

TYPE COMMENTS	COUNT
EV VEHICLE PARKING	10
SMALL VEHICLE PARKING	10
STANDARD VEHICLE PERKING	31
U/G PARKING P2: 51	51
EV VEHICLE PARKING	10
SMALL VEHICLE PARKING	8
STANDARD VEHICLE PERKING	31
U/G PARKING P1: 49	49
BF TYPE 'A' VEHICLE PARKING	2
BF TYPE 'B' VEHICLE PARKING	3
EV VEHICLE PARKING	2
STANDARD VEHICLE PERKING	5
GROUND FLOOR FFE: 12	12
Grand total: 112	112



aaa architects
SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
TEL. # : 647 948 4889

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SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF IQBEL
LICENCE 7899

ROOM LEGEND

- ADMIN. OFFICE
- BULK WASTE STORAGE ROOM
- COMMERCIAL GARBAGE ROOM
- DOG RELIEVING AREA
- LOBBY
- LOUNGE
- RETAIL UNIT
- VEST.

TRAFFIC LEGEND

- Ra-1 — STOP SIGN
- RB-93 — BARRIER-FREE PARKING SIGNAGE. REFER TO A100a FOR DETAILS
- CONVEX MIRRORLOCATIONS A/P TRAFFIC DIAGRAMS
- FIRE DEPARTMENT ACCESS

Project North / True North / 132.00°

Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
GROUND FLOOR PLAN

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

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AA/OS	AA/MM
SCALE:	PROJECT No:
As indicated	A22003

DRAWING NO.:
A105

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EXTERIOR WALLS

EW1 — **EW1 - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP**
FRR: 3HR
THICKNESS: 480mm
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN 75mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-200 OR C-300, LTTR OF 1.6s)
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 200mm CIP STRUCTURAL WALL - SEE STRUCTURAL DWGS FOR THICKNESS AND REINFORCEMENT INFORMATION

EW1a — **EW1a - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP**
FRR: 3HR
THICKNESS:
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN51mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-200 OR C-300, LTTR OF 1.6s)
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 250mm CONCRETE MASONRY UNITS

INTERIOR PARTITION WALLS

WC1 — **WC1-CIP CONCRETE WALL**
FRR: 2HR (A/P OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 250mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

WC2 — **WC2-CIP CONCRETE WALL**
FRR: 4HR (A/P OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 300mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

CB1 — **CB1 CB2 CB3 - CONCRETE UNIT MASONRY WALLS-VARYING THICKNESS**
FRR: N/A
THICKNESS : 150mm
CBU:
- 150mm NON-LOAD BEARING INTERIOR CMU WALL

CB2 — FRR: N/A
THICKNESS : 200mm
CBU:
- 200mm NON-LOAD BEARING INTERIOR CMU WALL

CB3

PT1 — **PS1 & PS1a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION**
FRR: N/A
THICKNESS : 90mm
PS1:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 64mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PT1a — PS1a:
- ADD 64mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PT2 — **PS2 & PS2a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION**
FRR: N/A
THICKNESS : 118mm
PS2:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 92mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PT2a — PS2a:
- ADD 89mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PT3 — **PS3 & PS3a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION**
FRR: N/A
THICKNESS : 178mm
PS3:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 152mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PT3a — PS3a:
- ADD 140mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

INTERIOR FURRING WALLS

FR1 — **FR - FURRING ASSEMBLIES**
FRR: N/A
FR1:
THICKNESS: 35mm
- 22mm FURRING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR2 — FR2:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

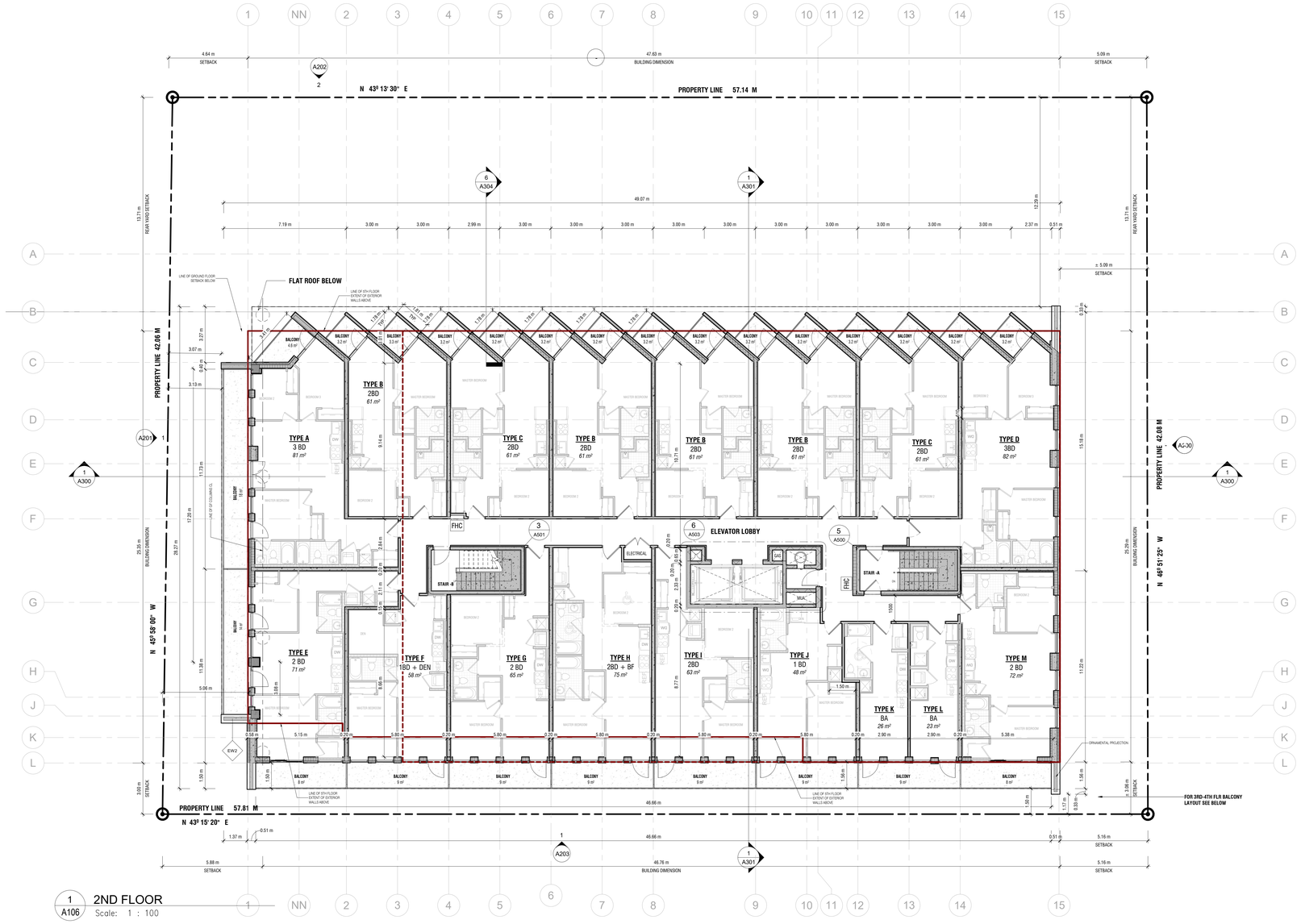
FR2a — FR2a:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR3 — FR3:
THICKNESS : 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR3a — FR3a:
THICKNESS: 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
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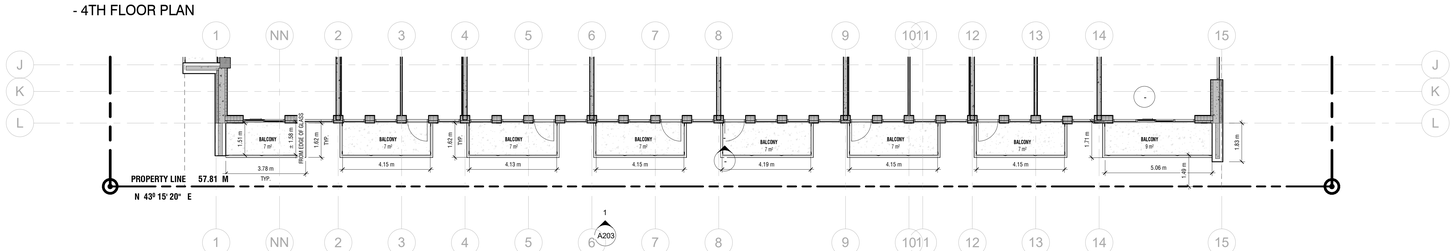
FR4 — FR4:
THICKNESS : 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR4a — FR4a:
THICKNESS: 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)



1 / A106 — 2ND FLOOR
Scale: 1 : 100

- 4TH FLOOR PLAN



2 / A106 — 3RD FLR- 4TH FLR BALCONY
Scale: 1 : 100

aaa architects
SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
TEL. # : 647 948 4889

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2	2024-09-10	RE-ISSUED FOR SPA

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE 7899

TYP. FLOOR 2ND TO 4TH SUITE....

SUITE TYPE	QTY. 1B	1B + D	2B	2B + D	3B	3B + D
TYPE A - 3 BEDROOM	0	0	0	0	1	0
TYPE B - 2 BEDROOM	0	0	4	0	0	0
TYPE C - 2 BEDROOM	0	0	2	0	0	0
TYPE D - 3 BEDROOM	0	0	0	0	1	0
TYPE E - 2 BEDROOM	0	0	1	0	0	0
TYPE F - 1BD + DEN	0	1	0	0	0	0
TYPE G - 2 BEDROOM	0	0	1	0	0	0
TYPE H - 2 BEDROOM (BF)	0	0	1	0	0	0
TYPE I - 2 BEDROOM	0	0	1	0	0	0
TYPE J - 1 BEDROOM	1	0	0	0	0	0
TYPE K - BACHELOR (BF)	1	0	0	0	0	0
TYPE L - BACHELOR	0	0	0	0	0	0
TYPE M - 2 BEDROOM	0	0	1	0	0	0
TOTAL SUITES : 48	2	1	11	0	2	0

Project North / True North — 132.00°

Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
TYP. 2ND - 4TH FLOOR PLAN

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

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SCALE:	PROJECT No:
As indicated	A22003

DRAWING NO.:
A106

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EXTERIOR WALLS

EW1 - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FRR: 3HR
THICKNESS : 480mm
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN 75mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-250 OR C-300, LTTR OF 1 lbs)
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 200mm CIP STRUCTURAL WALL - SEE STRUCTURAL DWGS FOR THICKNESS AND REINFORCMENT INFORMATION

EW1a - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FRR: 3HR
THICKNESS :
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN51mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-250 OR C-300, LTTR OF 1 lbs)
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 200mm CONCRETE MASONRY UNITS

INTERIOR PARTITION WALLS

WC1-CIP CONCRETE WALL
FRR: 2HR (A/P OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 250mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

WC2-CIP CONCRETE WALL
FRR: 4HR (A/P OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 300mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

CW1 CB1 CB3 - CONCRETE UNIT MASONRY WALLS-VARYING THICKNESS
FRR: N/A
THICKNESS : 150mm
CB1:
- 150mm NON-LOAD BEARING INTERIOR CMU WALL

FRR: N/A
THICKNESS : 200mm
CB3:
- 200mm NON-LOAD BEARING INTERIOR CMU WALL

PS1 & PS1a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FRR: N/A
THICKNESS : 90mm
PS1:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 64mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS1a:
- ADD 64mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS2 & PS2a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FRR: N/A
THICKNESS : 118mm
PS2:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 92mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS2a:
- ADD 89mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS3 & PS3a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FRR: N/A
THICKNESS : 178mm
PS3:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 152mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS3a:
- ADD 140mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

INTERIOR FURRING WALLS

FR - FURRING ASSEMBLIES
FRR: N/A
FR1:
THICKNESS: 35mm
- 22mm FURRING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

FR2:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

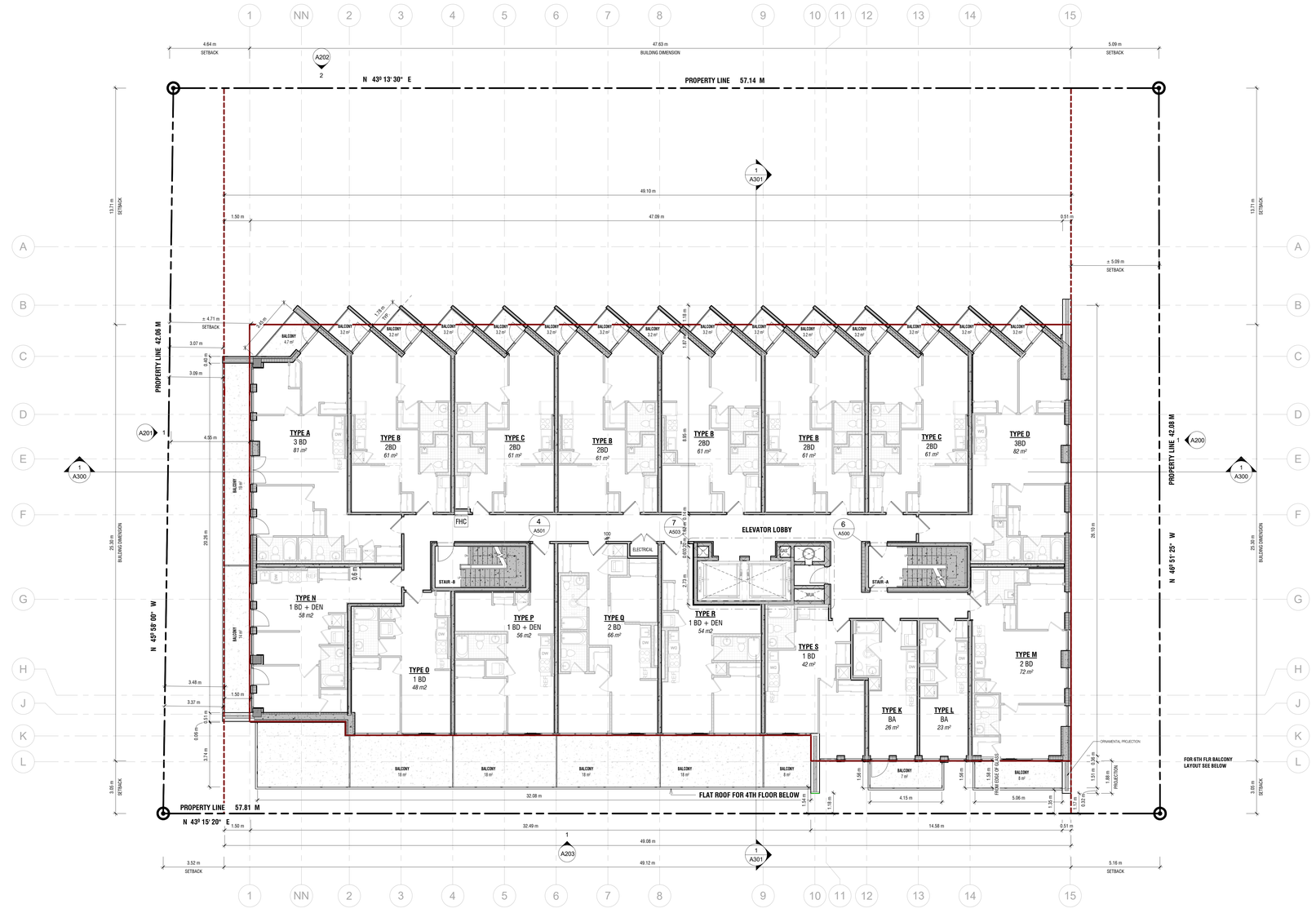
FR2a:
THICKNESS: 54mm
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FR3:
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- 64mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

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FR4:
THICKNESS : 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR4a:
THICKNESS: 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)



1 A107 — 5TH FLOOR - 6TH FLOOR PLAN
Scale: 1 : 100

2 A107 — 6TH FLR BALCONY
Scale: 1 : 100

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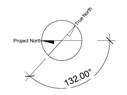
REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE 7899

TYP. FLOOR 5TH TO 6TH SUITE...

SUITE TYPE	QTY. 5TH	QTY. 6TH	QTY. 7TH	QTY. 8TH	QTY. 9TH	QTY. 10TH
TYPE A - 3 BEDROOM	0	0	0	0	1	0
TYPE B - 2 BEDROOM	0	0	4	0	0	0
TYPE C - 2 BEDROOM	0	0	2	0	0	0
TYPE D - 3 BEDROOM	0	0	0	0	1	0
TYPE K - BACHELOR (BF)	1	0	0	0	0	0
TYPE L - BACHELOR	0	0	1	0	0	0
TYPE M - 2 BEDROOM	0	0	1	0	0	0
TYPE N - 1 BEDROOM + DEN	0	1	0	0	0	0
TYPE O - 1 BEDROOM	1	0	0	0	0	0
TYPE P - 1 BEDROOM + DEN	0	1	0	0	0	0
TYPE Q - 2 BEDROOM	0	0	1	0	0	0
TYPE R - 1 BEDROOM + DEN	0	1	0	0	0	0
TYPE S - 1 BEDROOM	0	1	0	0	0	0
TOTAL SUITES : 32	2	4	8	0	2	0



Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
TYP. 5TH - 6TH FLOOR PLAN

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

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As indicated	A22003

DRAWING NO.:
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EXTERIOR WALLS

EW1 - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FIRE: 3HR
THICKNESS : 485mm
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN 75mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-250 OR C-300). LTTR OF 1.8o
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 200mm CIP STRUCTURAL WALL - SEE STRUCTURAL DWGS FOR THICKNESS AND REINFORCMENT INFORMATION

EW1a - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FIRE: 3HR
THICKNESS :
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN51mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-250 OR C-300). LTTR OF 1.8o
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 200mm CONCRETE MASONRY UNITS

INTERIOR PARTITION WALLS

WC1-CIP CONCRETE WALL
FIRE: 2HR (AJP OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 200mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

WC2-CIP CONCRETE WALL
FIRE: 4HR (AJP OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 300mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

CW CB2 CB3 - CONCRETE UNIT MASONRY WALLS-VARYING THICKNESS
FIRE: N/A
THICKNESS : 150mm
CW2:
- 150mm NON-LOAD BEARING INTERIOR CMU WALL

FIRE: N/A
THICKNESS : 200mm
CW3:
- 200mm NON-LOAD BEARING INTERIOR CMU WALL

PS1 & PS1a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 90mm
PS1:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 64mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS1a:
- ADD 64mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS2 & PS2a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 118mm
PS2:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 92mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS2a:
- ADD 89mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS3 & PS3a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 178mm
PS3:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 152mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS3a:
- ADD 140mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

INTERIOR FURRING WALLS

FR - FURRING ASSEMBLIES
FIRE: N/A
FR1:
THICKNESS: 35mm
- 22mm FURRING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR2:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

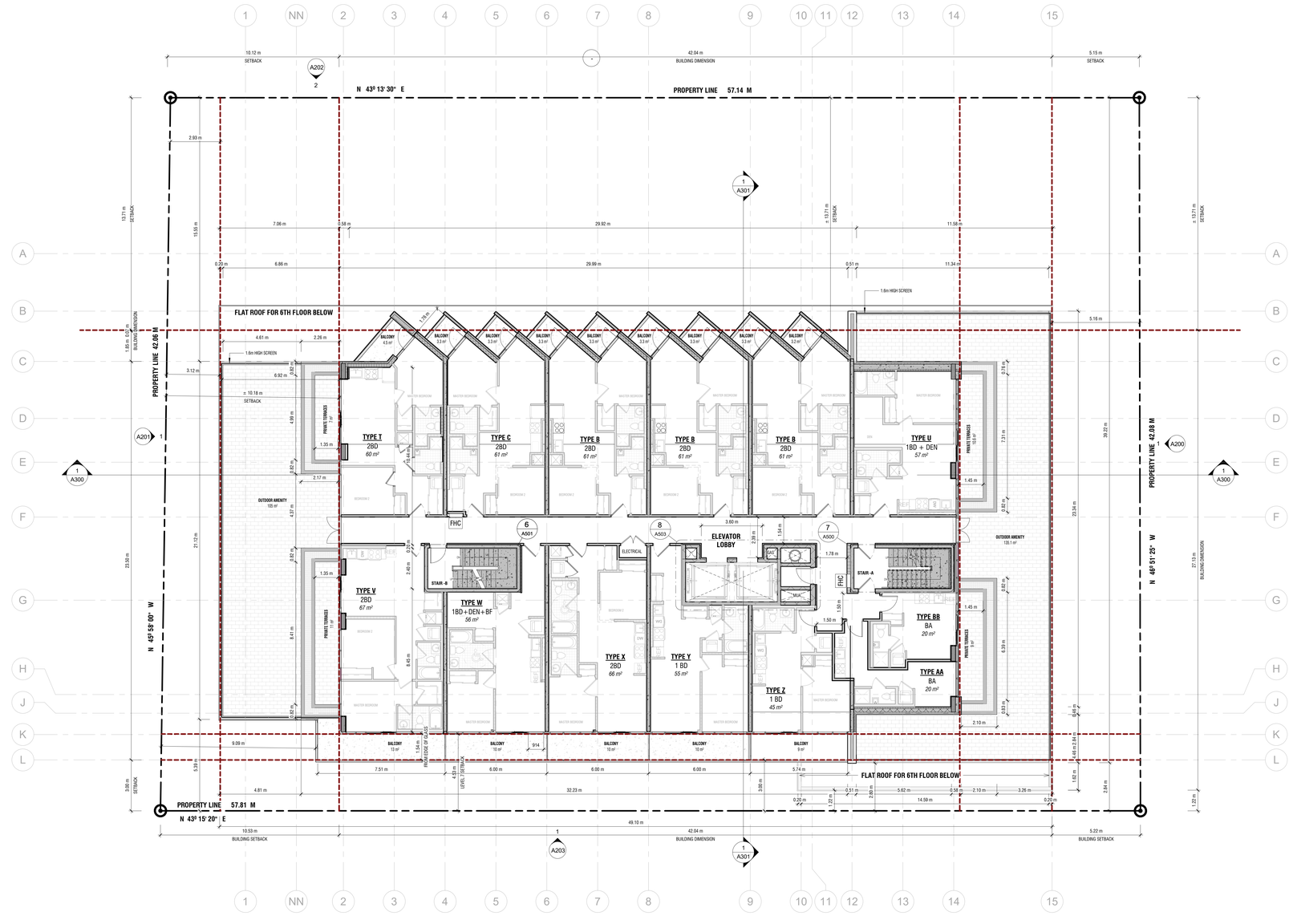
FR2v:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7 f)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR3:
THICKNESS : 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR3v:
THICKNESS: 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7 f)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR5:
THICKNESS : 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR5v:
THICKNESS: 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O/C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7 f)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)



1 A108 — 7TH FLOOR
Scale: 1 : 100

aaa architects
SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
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SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF IQBEL
LICENCE 7899

7TH FLOOR SUITE BREAKDOWN

SUITE TYPE	QTY. 6B	7B	8B	9B	10B	11B
TYPE AA - BACHELOR	0	0	0	0	0	0
TYPE B- 2 BEDROOM	0	0	4	0	0	0
TYPE BB - BACHELOR	1	0	0	0	0	0
TYPE C - 2 BEDROOM	0	0	1	0	0	0
TYPE T - 2 BEDROOM	0	0	1	0	0	0
TYPE U - 1 BEDROOM + DEN	0	1	0	0	0	0
TYPE V - 2 BEDROOM	0	0	1	0	0	0
TYPE W - 1 BEDROOM + DEN (BF)	0	1	0	0	0	0
TYPE X - 2 BEDROOM (BF)	0	0	1	0	0	0
TYPE Y - 1 BEDROOM	0	1	0	0	0	0
TYPE Z - 1 BEDROOM	1	0	0	0	0	0
TOTAL SUITES: 13	2	3	8	0	0	0

Project North / True North — 132.00°

Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

DRAWING:
7TH FLOOR PLAN

SCALE VERIFICATION: 1 CM / 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

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EXTERIOR WALLS

EW1 - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FIRE: 3HR
THICKNESS: 488mm
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN 75mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-200 OR C-300), LTTR OF 1.6o
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 300mm CIP STRUCTURAL WALL - SEE STRUCTURAL DWGS FOR THICKNESS AND REINFORCMENT INFORMATION

EW1a - CULTURED STONE/BRICK VENEER WALL WITH RAINSCREEN SYSTEM ON CIP
FIRE: 3HR
THICKNESS:
- BRICK/STONE VENEER 80mm-100mm THICKNESS
- MIN 25mm AIR GAP
- MIN51mm OF RIGID CLOSED CELL XPS INSULATION SHEATHING BOARD (OWENS CORNING FOAMULAR C-200 OR C-300), LTTR OF 1.6o
- AIR VAPOUR BARRIER (FLUID OR SHEET APPLIED)
- 200mm CONCRETE MASONRY UNITS

INTERIOR PARTITION WALLS

WC1-CIP CONCRETE WALL
FIRE: 2HR (AJP OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 250mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

WC2-CIP CONCRETE WALL
FIRE: 4HR (AJP OBC SB-2 - 2.1.1.(1) TABLE 2.1.1)
- 300mm THICK CIP CONCRETE WALL
- FORM FINISH UNO

CW CB1 CB3 - CONCRETE UNIT MASONRY WALLS-VARYING THICKNESS
FIRE: N/A
THICKNESS : 150mm
CB1:
- 150mm NON-LOAD BEARING INTERIOR CMU WALL

FIRE: N/A
THICKNESS : 200mm
CB3:
- 200mm NON-LOAD BEARING INTERIOR CMU WALL

PS1 & PS1a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 90mm
PS1:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 64mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS1a:
- ADD 64mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS2 & PS2a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 118mm
PS2:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 92mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS2a:
- ADD 89mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

PS3 & PS3a - STEEL STUD FRAMED INTERIOR NON RATED PARTITION
FIRE: N/A
THICKNESS : 178mm
PS3:
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)
- 152mm STEEL STUD FRAMING
- 12.7mm GWB WITH PAINT OR TILE FINISH (TILE BACKER REQ)

PS3a:
- ADD 140mm OF ACOUSTICAL MINERAL WOOL BATT INSULATION TO STUD CAVITY

INTERIOR FURRING WALLS

FR - FURRING ASSEMBLIES
FIRE: N/A
FR1:
THICKNESS: 35mm
- 22mm FURRING CHANNEL @ 600 O.C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR2:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O.C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

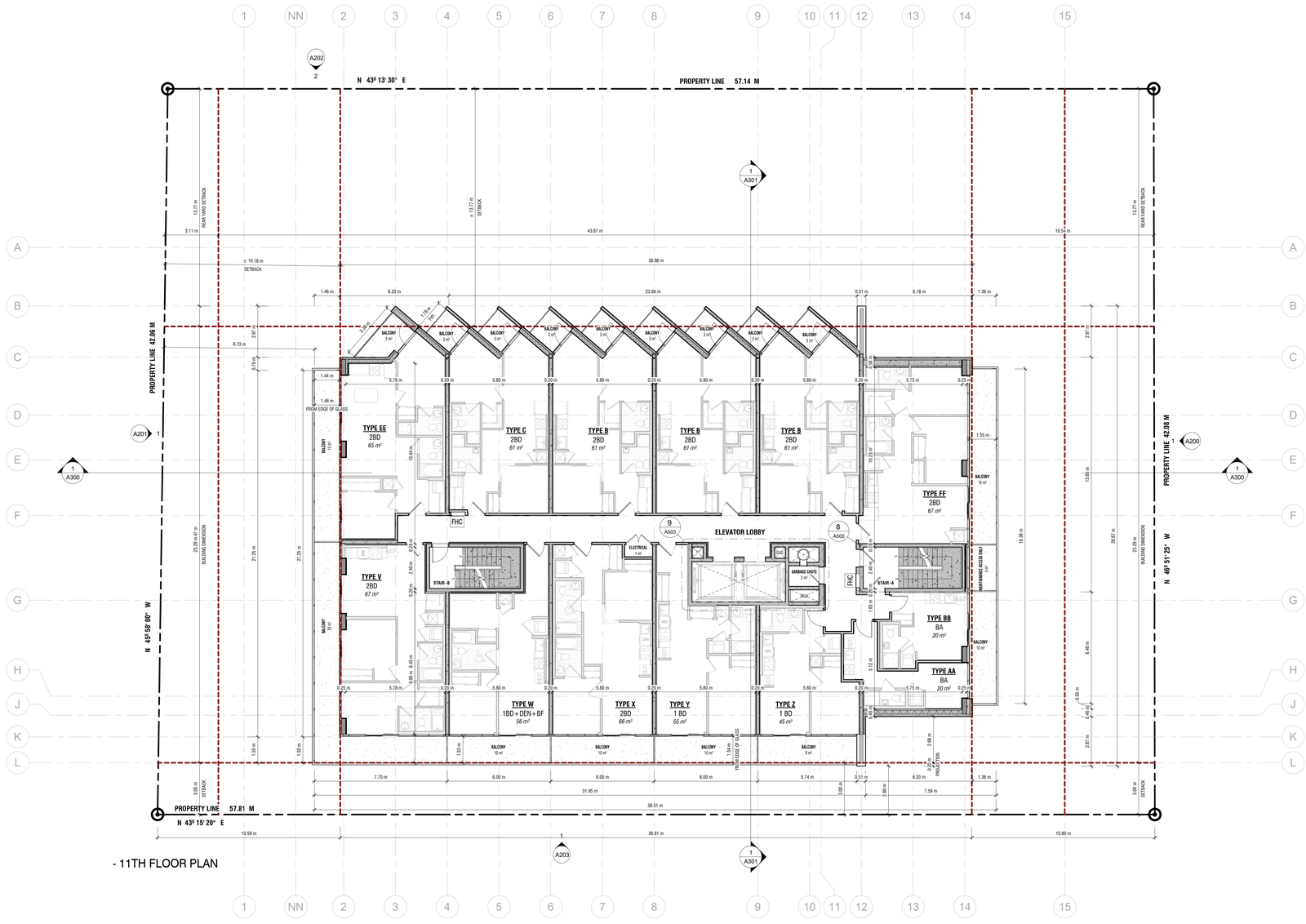
FR2a:
THICKNESS: 54mm
- 41mm STEEL FRAMING CHANNEL @ 600 O.C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR3:
THICKNESS : 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O.C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR3a:
THICKNESS: 77mm
- 64mm STEEL FRAMING CHANNEL @ 600 O.C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR4:
THICKNESS : 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O.C
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)

FR4a:
THICKNESS: 165mm
- 152mm STEEL FRAMING CHANNEL @ 600 O.C WITH 38mm OF MINERAL WOOL BATT ACOUSTICAL INSULATION (ST-21-00-2.7.1)
- 12.7 GWB WITH PAINT OT TILE FINISH (TILE BACKER REQ)



- 11TH FLOOR PLAN

1 A109 — 8TH FLOOR
Scale: 1 : 100

aaa architects
SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
TEL. # : 647 948 4889

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2	2024-09-10	RE-ISSUED FOR SPA

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE 7899

TYP. FLOOR 8TH TO 11TH SUITE...

SUITE TYPE	QTY. 8	9	10	11
TYPE AA - BACHELOR	0	0	0	0
TYPE B - 2 BEDROOM	0	0	0	0
TYPE BB - BACHELOR	1	0	0	0
TYPE C - 2 BEDROOM	0	0	0	0
TYPE EE - 2 BEDROOM	0	0	0	0
TYPE FF - 2 BEDROOM	0	0	0	0
TYPE V - 2 BEDROOM	0	0	0	0
TYPE W - 1 BEDROOM + DEN (BF)	0	1	0	0
TYPE X - 2 BEDROOM (BF)	0	0	0	0
TYPE Y - 1 BEDROOM	1	0	0	0
TYPE Z - 1 BEDROOM	1	0	0	0
TOTAL SUITES : 41	3	1	0	0

Project North / True North — 132.00°

Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
TYP. 8TH- 11TH FLOOR PLAN

SCALE VERIFICATION: 1 CM / 1 INCH
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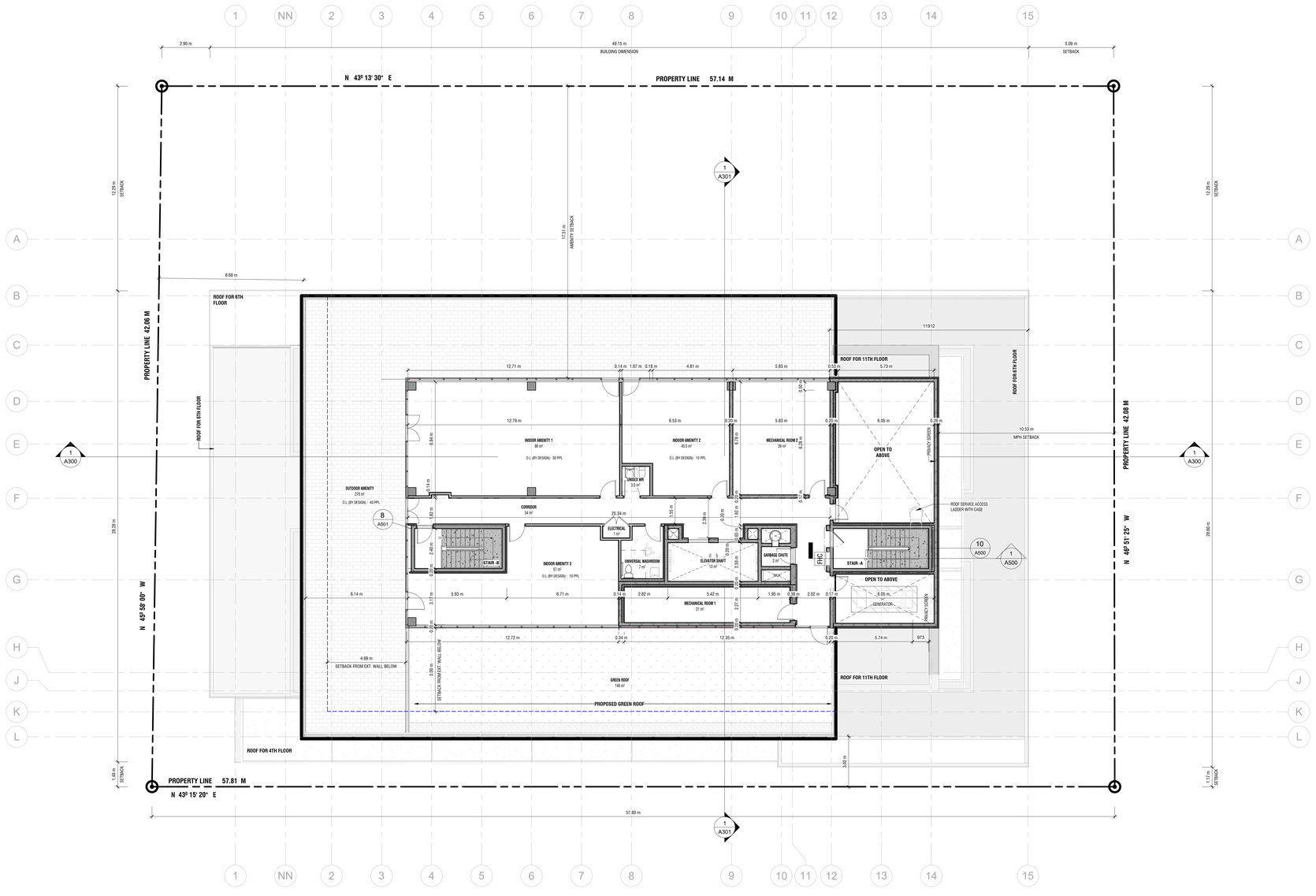
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AMENITY BREAKDOWN	
OUTDOOR AMENITY	296 m²
TOTAL FLOOR (ENCLOSED ROOFTOP AMENITY)	**AREA PROVIDED**
INDOOR AMENITY	196 m²
CIRCULATION & WASHROOMS	73 m²
TOTAL:	**269 m²**
FLOOR AREA BENEATH	**AREA PROVIDED (FLOOR AREA)**
11TH FLOOR	712 m²
TOTAL FLOOR AREA IN RELATION TO FLOOR BELOW:	**37.8%**

NOTE:

A/P CPP BY LAW 5.30.13 AND TABLE 5.8 STANDARDS FOR WHOLLY OR PARTIALLY ENCLOSED STRUCTURES USED AS ROOFTOP AMENITY AREA, OR ANY PORTION OF A BUILDING DESIGNED TO PROVIDE ACCESS TO A ROOFTOP AMENITY AREA.
MAXIMUM OF 50% OF FLOOR AREA OF THE STOREY DIRECTLY BENEATH.



1 / A110 ROOFTOP MPH AND AMENITY
Scale: 1 : 100

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SUITE 1018 130 QUEENS QUAY EAST TORONTO, ON.
TEL. # : 647 948 4889

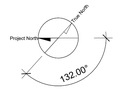
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LICENCE
7899



Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

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141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

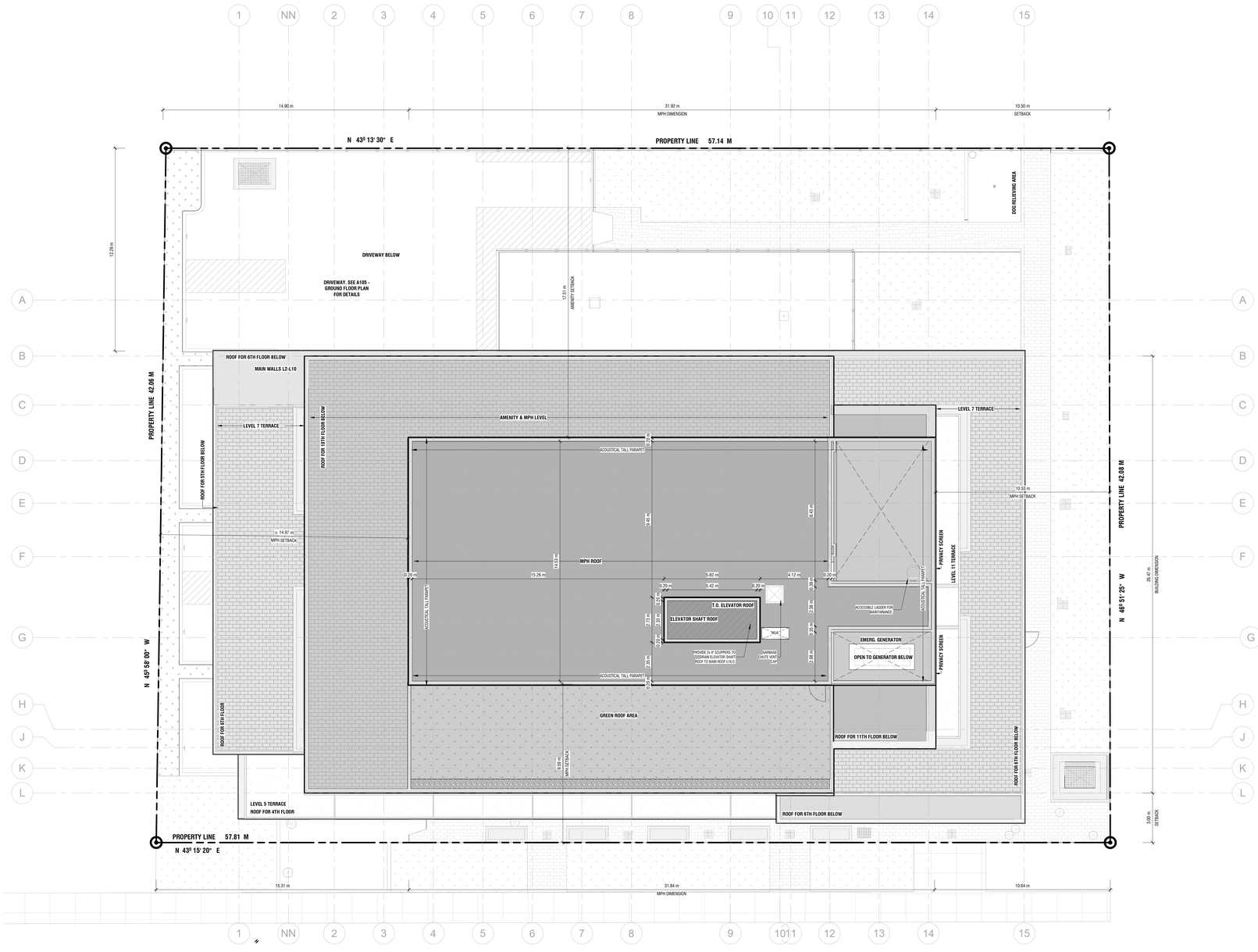
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AMENITY/ MPH ROOF PLAN

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1 / A111 ROOF PLAN
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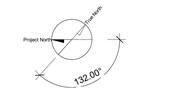
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7899

ROOF PLAN NOTES:

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2. THE ARCHITECT AND/OR CIVIL ENGINEER SHOULD BE CONCTACTED FOR CLARIFICATION IF ANY DIMENSIONS OR CONDITIONS ARE NOT CLEARLY DEPICTED IN THESE DRAWINGS.
3. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE.
4. SLOPES SHOWN ARE DESIGN SLOPES AND SHOULD BE CONFIRMED BY TRUSS SUPPLIER.





CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

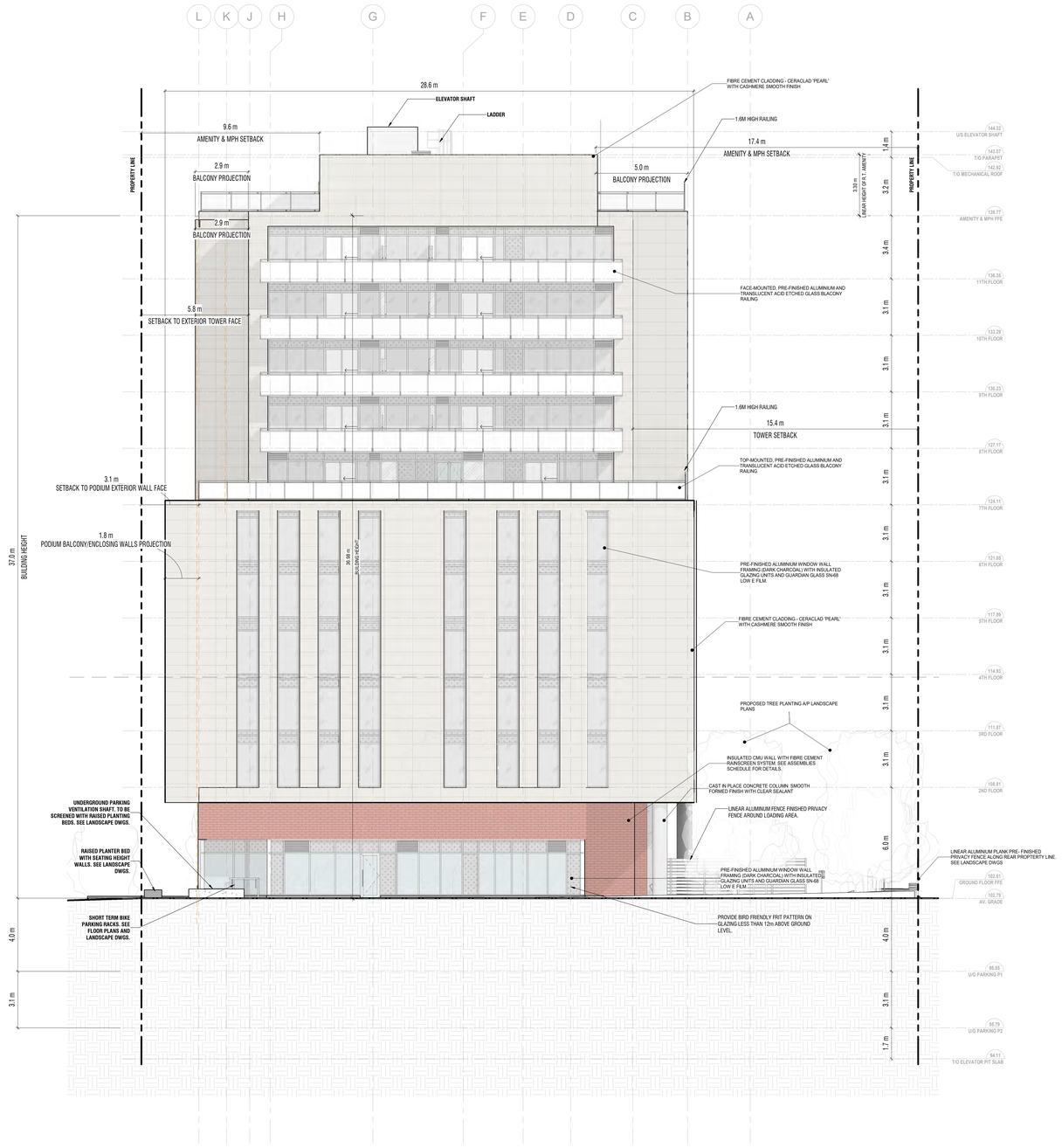
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REVISION/ISSUES

#	DATE	DESCRIPTION
1	2024-02-01	RE-ISSUED FOR SPA
2	2024-09-10	RE-ISSUED FOR SPA

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF AQEEL
LICENCE 7899

Scale 1 : 100
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CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

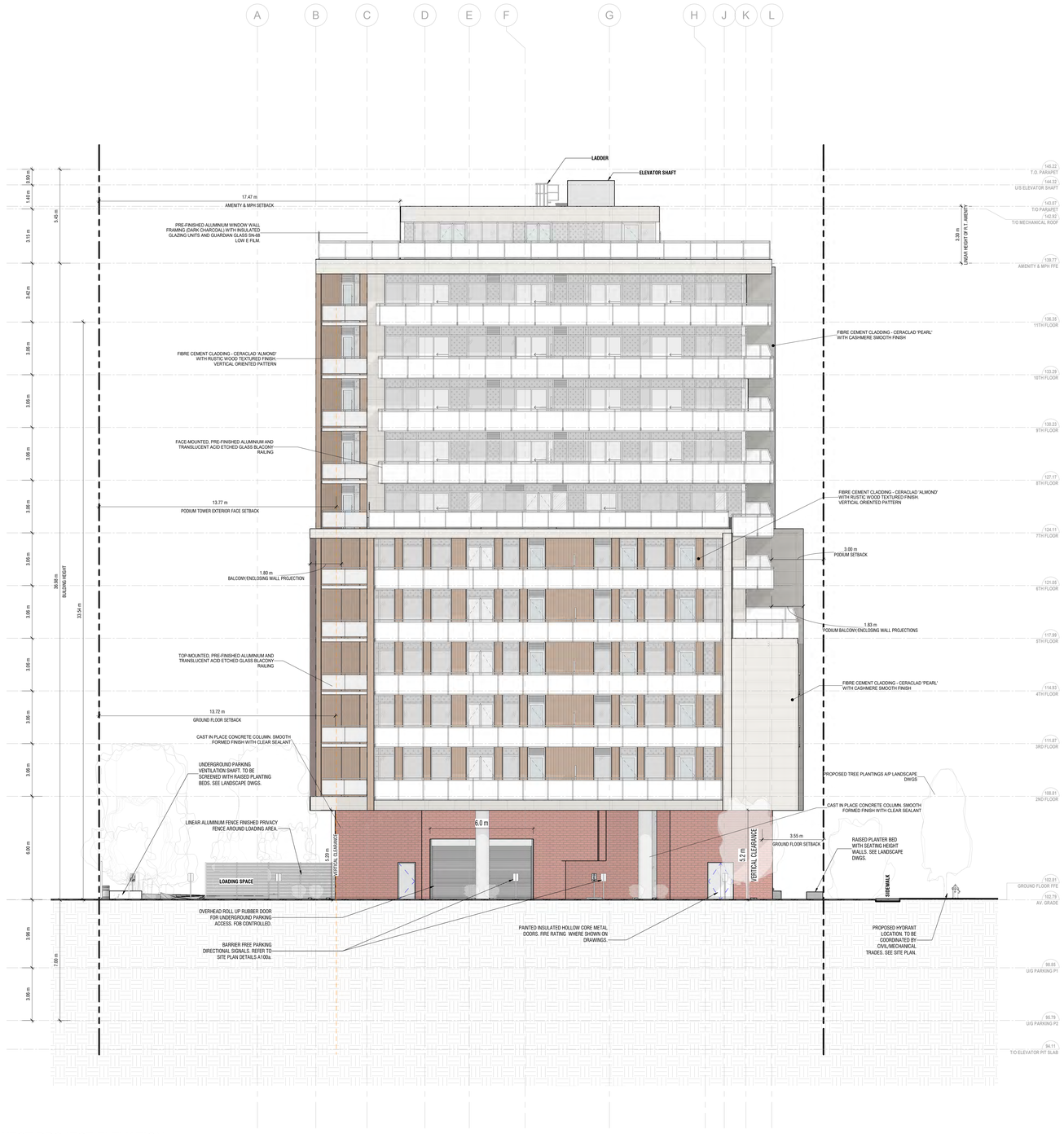
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CITY OF Burlington

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141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

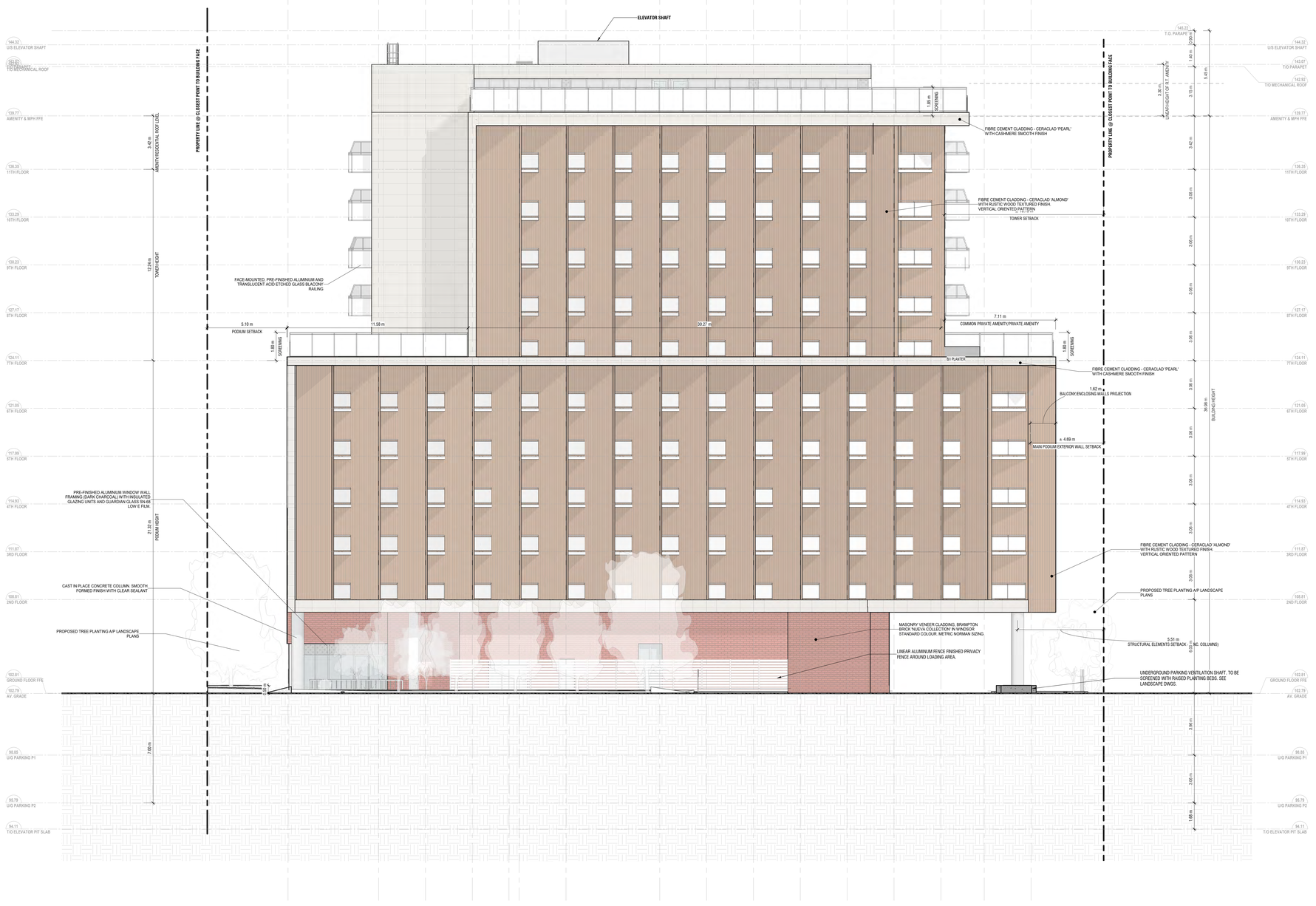
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PROJECT:
141, 147, 153 PLAINS ROAD WEST
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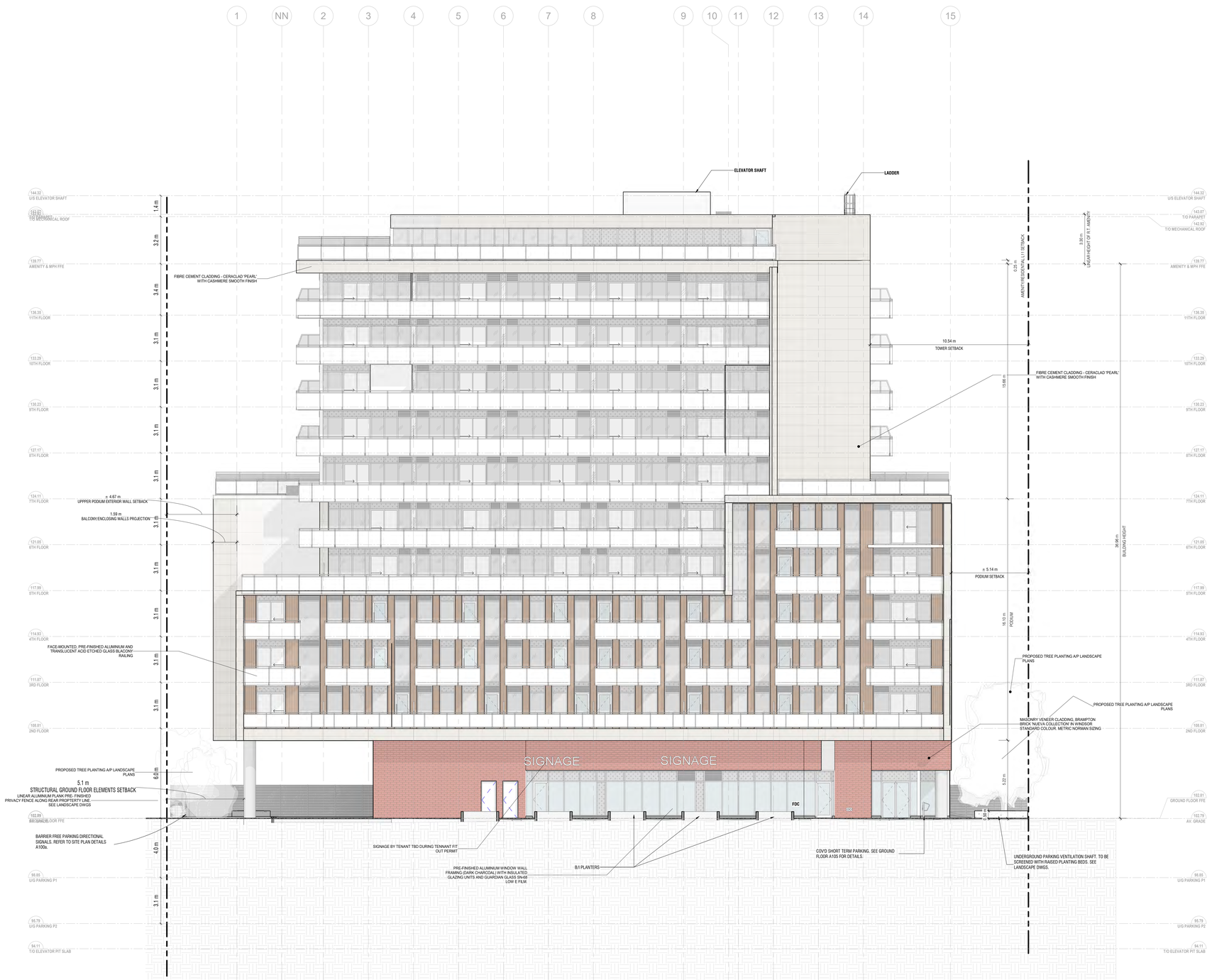
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PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

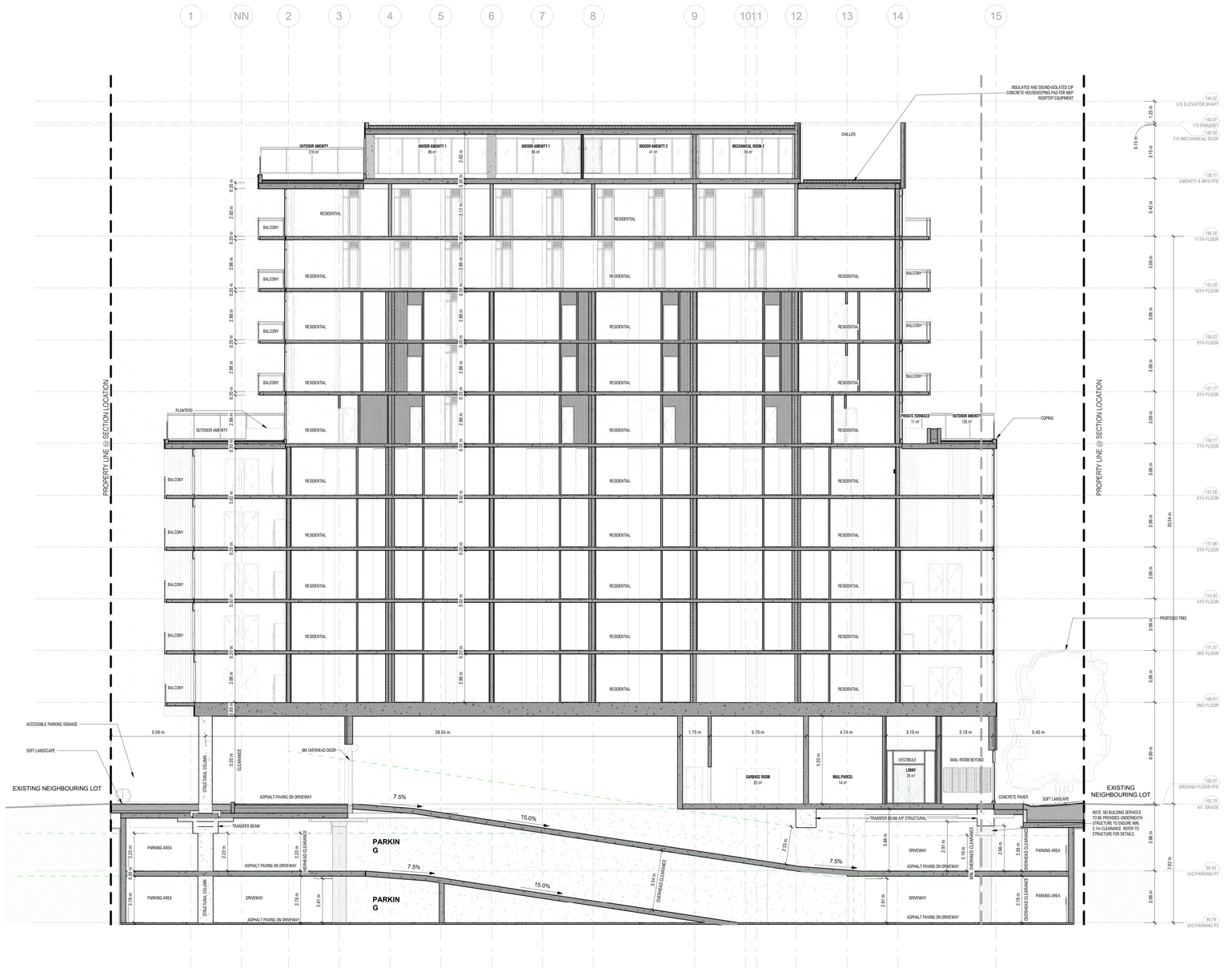
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SOUTH ELEVATION

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1 / A300 LONGITUDINAL SECTION
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MUHAMMAD ATIF IQBEL
LICENCE 7899

Scale 1 : 100
0 1 2 5 10 m

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

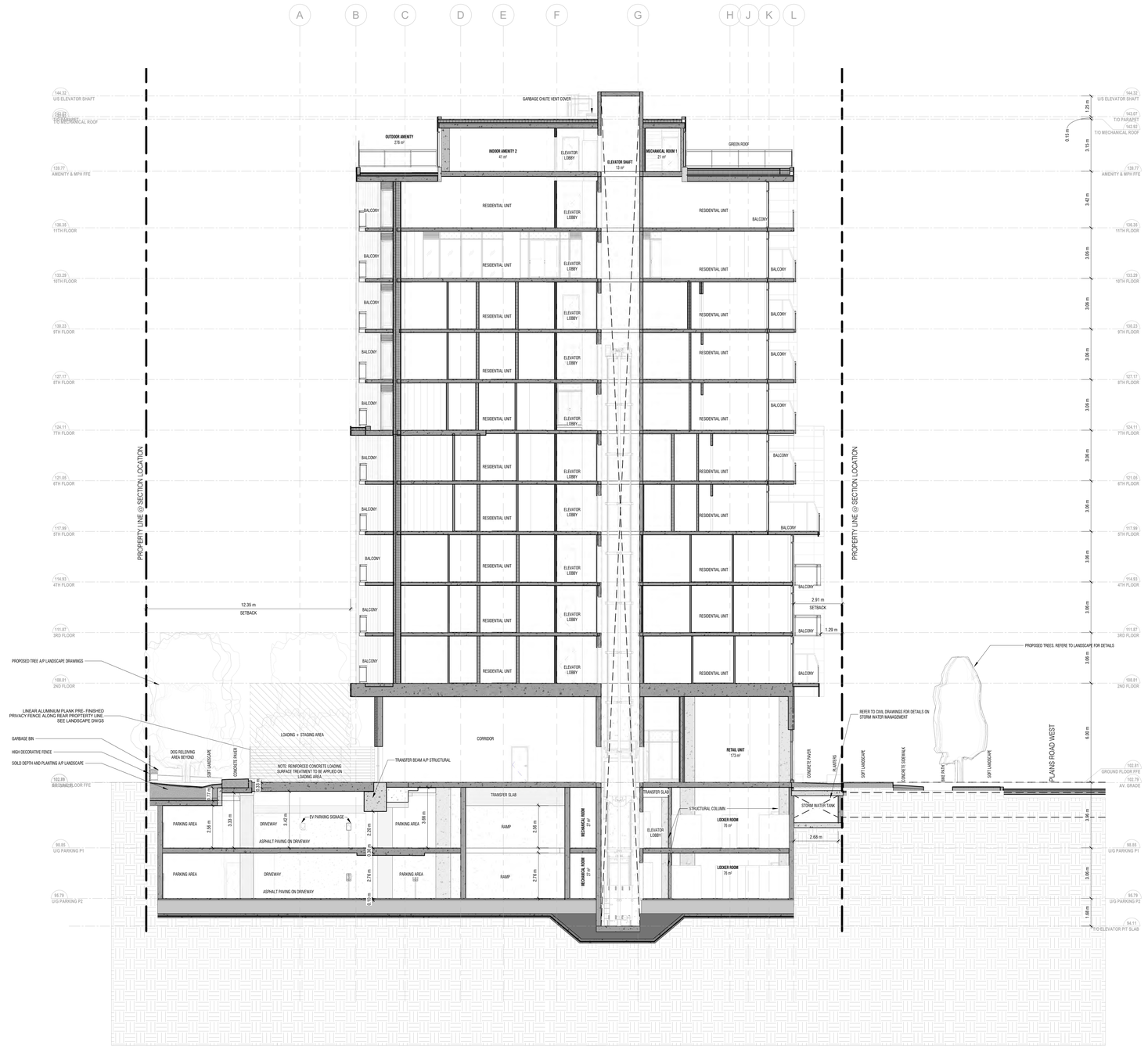
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BUILDING SECTIONS

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

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MUHAMMAD ATIF IQBEL
LICENCE
7899

Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

DRAWING:
BUILDING SECTIONS

SCALE VERIFICATION: 1 CM / 1 INCH
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WASTE MANAGEMENT NOTES:

THE RESIDENTIAL WASTE STORAGE ROOM HAS THE FOLLOWING BIN REQUIREMENTS ASSUMING WEEKLY COLLECTION OF WASTE:
- THREE 4 C.Y. FRONT-LIFT BINS FOR RECYCLABLES
- THREE 3 C.Y. FRONT-LIFT BINS FOR GARBAGE
- SEVEN 360 L CARTS FOR ORGANICS WASTE
- AN EXTRA BIN FOR EACH WASTE STREAM HAS BEEN INCLUDED FOR OPERATIONAL FLEXIBILITY AND TO ENSURE AND CONTINOUS SERVICE DURING COLLECTION
- THE BINS FROM THE WASTE STREAM TAKING UP THE GREATEST AMOUNT OF STORAGE SPACE (I.E., 4 C.Y. BINS FOR RECYCLABLES) ARE SHOWN IN THE STAGING AREA.

THE COMMERCIAL WASTE STORAGE ROOM HAS THE FOLLOWING BIN REQUIREMENTS ASSUMING WEEKLY COLLECTION OF WASTE:
- THREE 360 L CARTS FOR RECYCLABLES
- TWO 360 L CARTS FOR GARBAGE
- TWO 120 L CARTS FOR ORGANICS WASTE

2 A400 WASTE MANAGEMENT AND COLLECTION VEHICLE MANEUVERING
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LICENCE 7899

ROOM LEGEND
- BULK WASTE STORAGE ROOM
- COMMERCIAL GARBAGE ROOM
- LOBBY
- RETAIL UNIT
- VEST.

TRAFFIC LEGEND
- Ra-1 STOP SIGN
- RB-93 BARRIER-FREE PARKING SIGNAGE. REFER TO A100a FOR DETAILS
- CONVEX MIRRORLOCATIONS A/P TRAFFIC DIAGRAMS
- FIRE DEPARTMENT ACCESS

Project North / True North / 132.00°

Scale 1 : 50
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CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

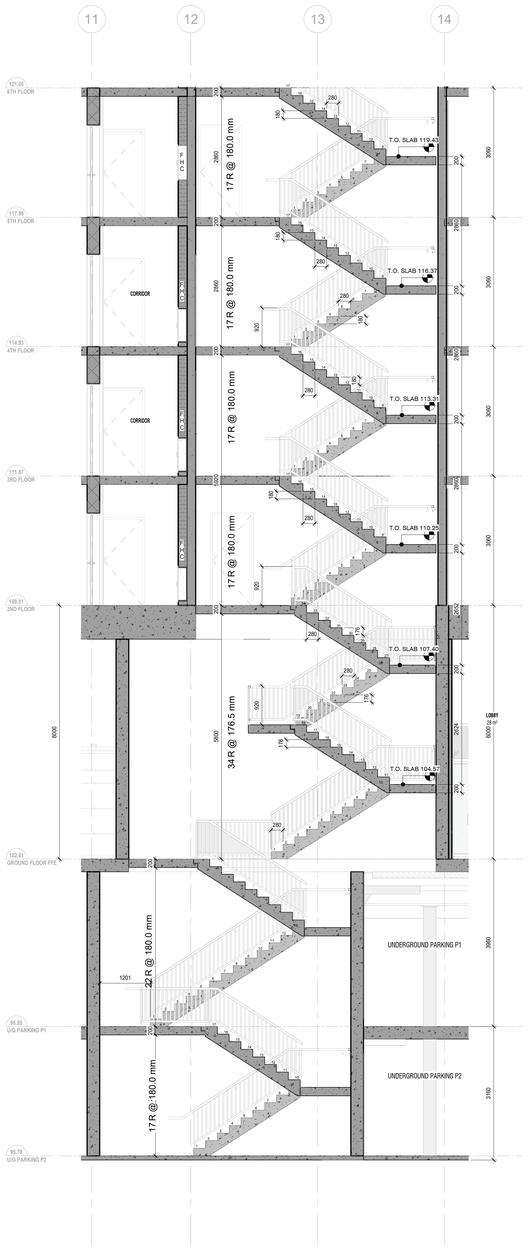
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DETAILED FLOOR PLANS
B1 PLANTER

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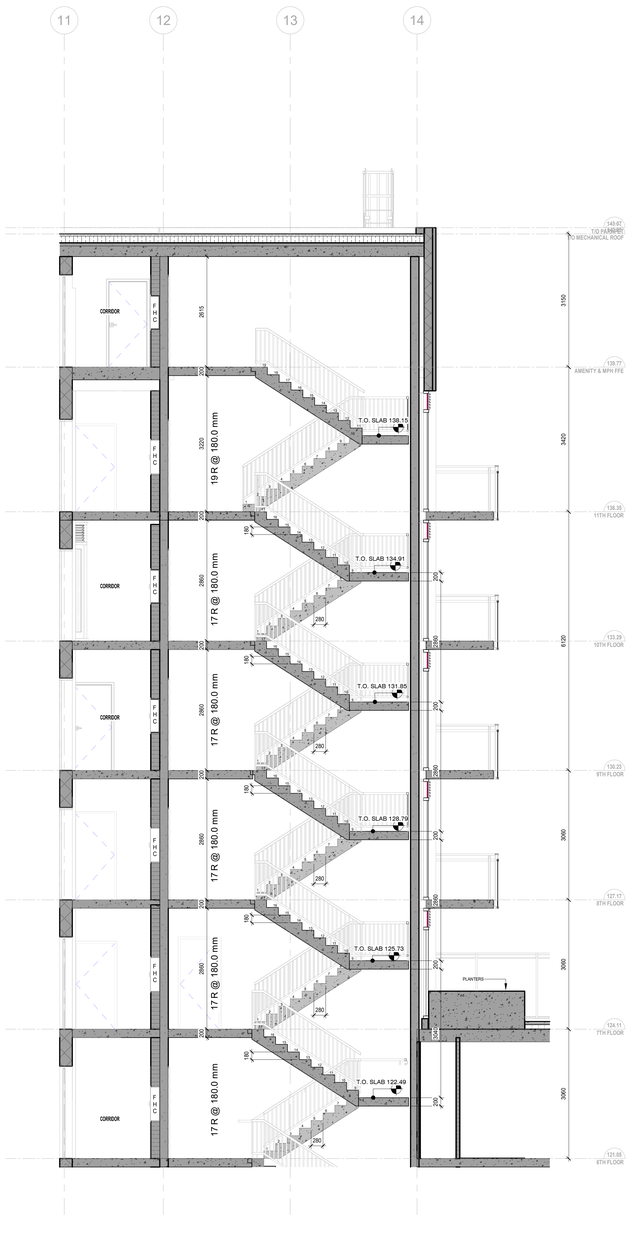
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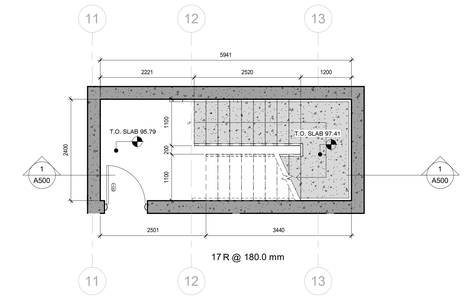
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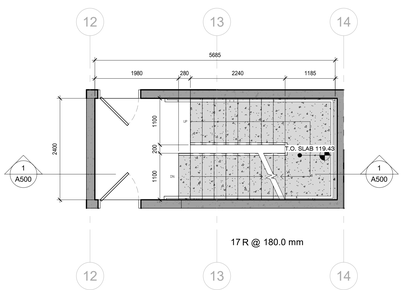


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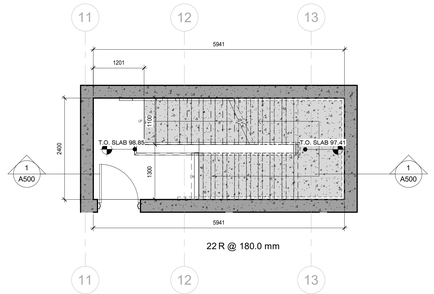




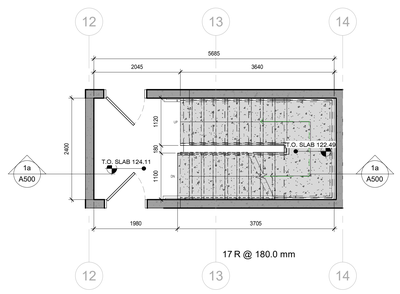
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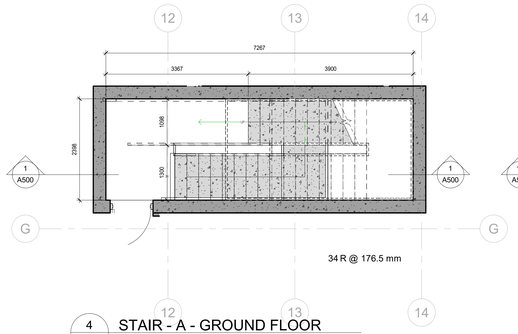
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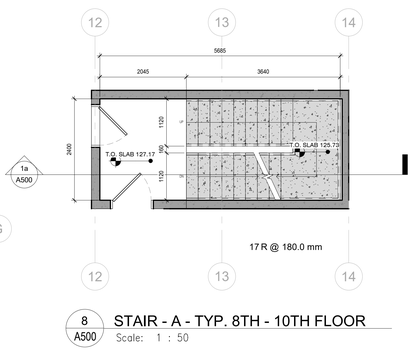
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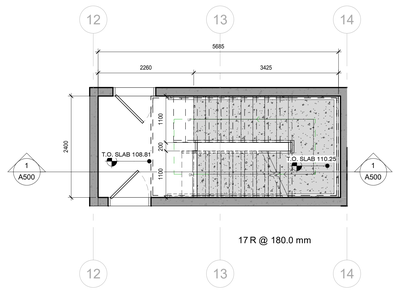
7 A500 STAIR - A - 7TH FLOOR
Scale: 1 : 50



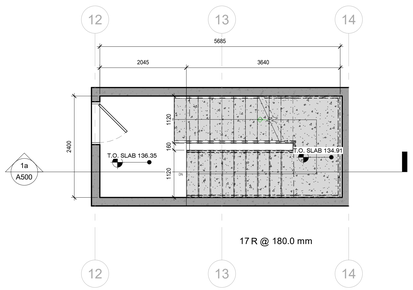
4 A500 STAIR - A - GROUND FLOOR
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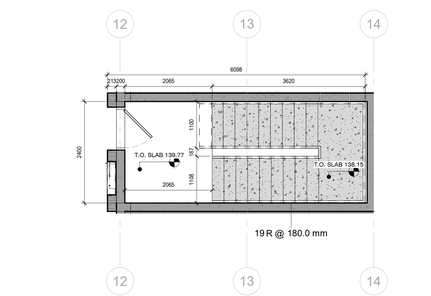
8 A500 STAIR - A - TYP. 8TH - 10TH FLOOR
Scale: 1 : 50



5 A500 STAIR - A - TYP. 2ND - 4TH FLOOR
Scale: 1 : 50



9 A500 STAIR - A - 11TH FLOOR
Scale: 1 : 50



10 A500 STAIR - A - AMENITY & MPH PLAN
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REVISION/ISSUES		
#	DATE	DESCRIPTION
1	2024-09-10	RE-ISSUED FOR SPA

SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
MUHAMMAD ATIF IQBEL
LICENCE
7899

Scale 1 : 50
0 0.5 1 2.5 5 m

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

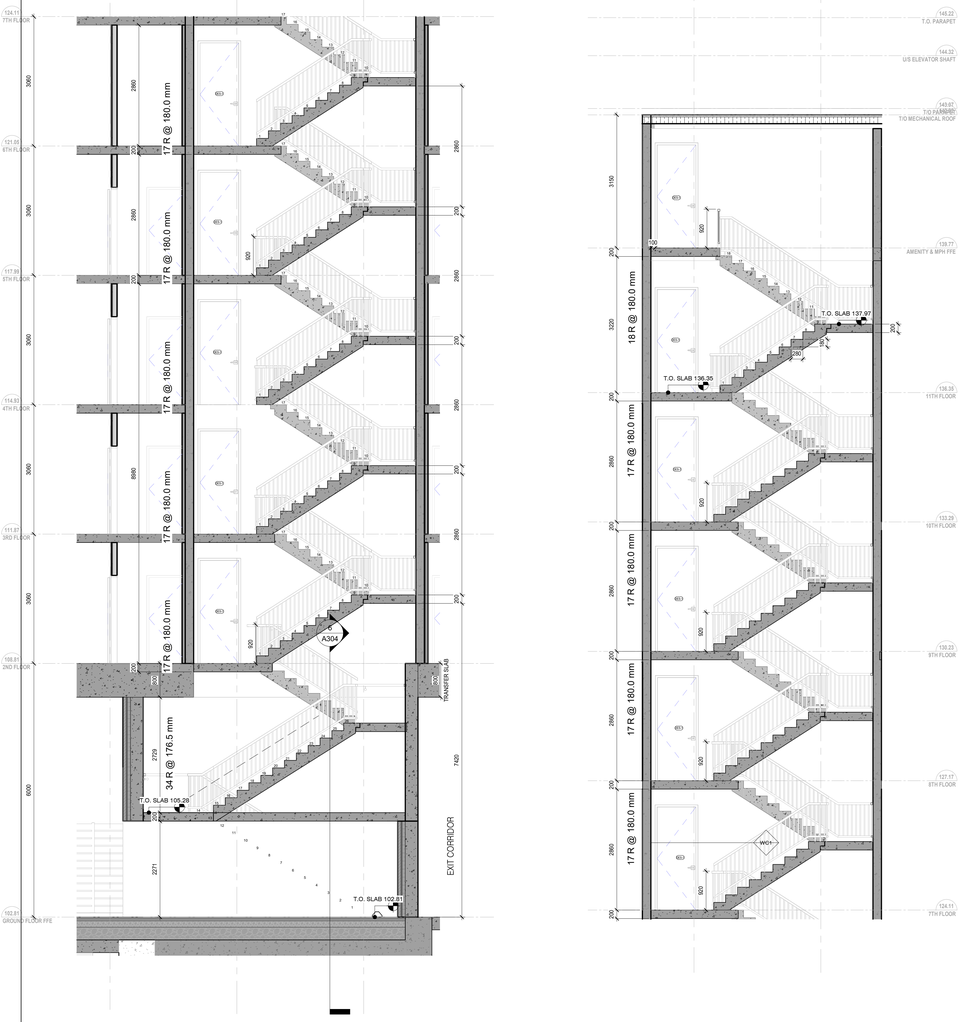
DRAWING:
STAIR - A - SECTION AND PLANS

SCALE VERIFICATION: 1 CM | 1 INCH
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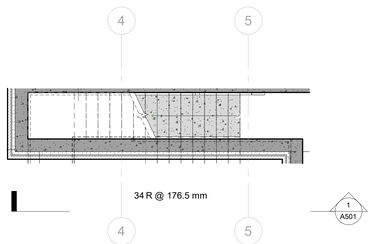
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AA/OS	AA/MM
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DRAWING NO.:
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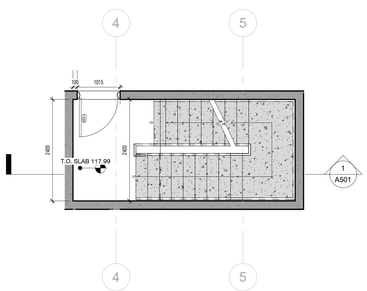
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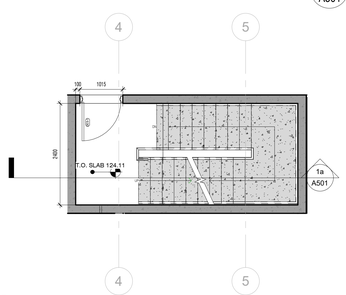
1 A501 STAIRS - B - SECTION
Scale: 1 : 50



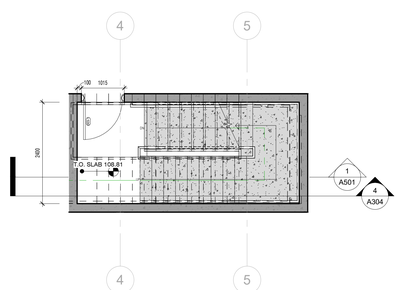
2 A501 STAIR - B - GROUND FLOOR
Scale: 1 : 50



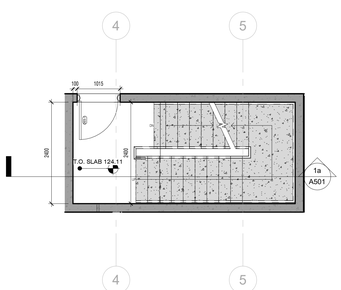
4 A501 STAIR - B - 5TH FLOOR - 6TH FLOOR
Scale: 1 : 50



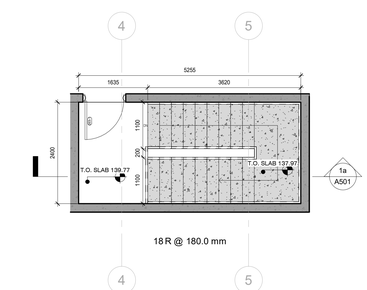
6 A501 STAIR - B - 8TH FLOOR - 11TH FLOOR
Scale: 1 : 50



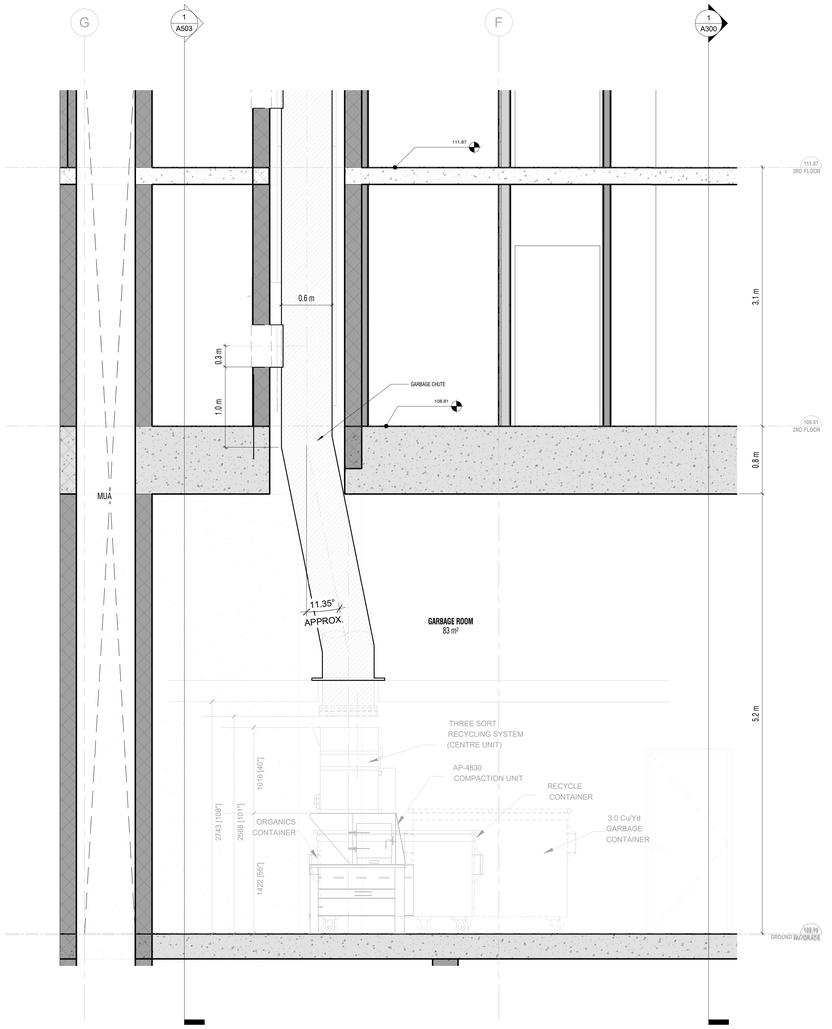
3 A501 STAIR - B - 2ND FLOOR - 4TH FLOOR
Scale: 1 : 50



5 A501 STAIR - B - 7TH FLOOR
Scale: 1 : 50



8 A501 STAIR - B - AMENITY & MPH PLAN
Scale: 1 : 50



9 A501 GARBAGE CHUTE - GROUND FLOOR
Scale: 1 : 25

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Scale 1 : 100
0 1 2 5 10 m

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

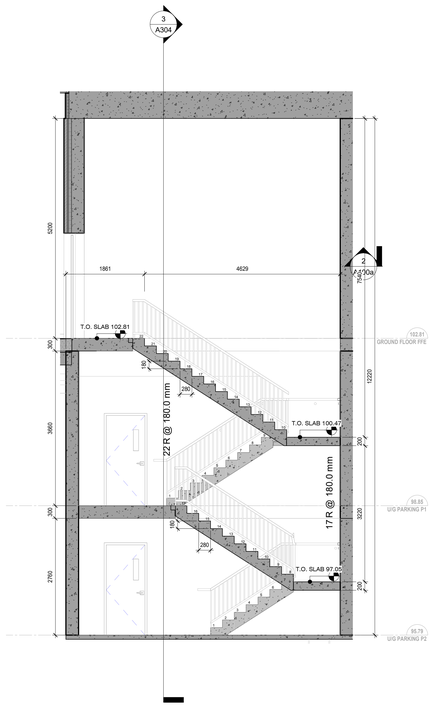
DRAWING:
STAIR - B SECTION AND PLANS/GARBAGE CHUTE DETAIL

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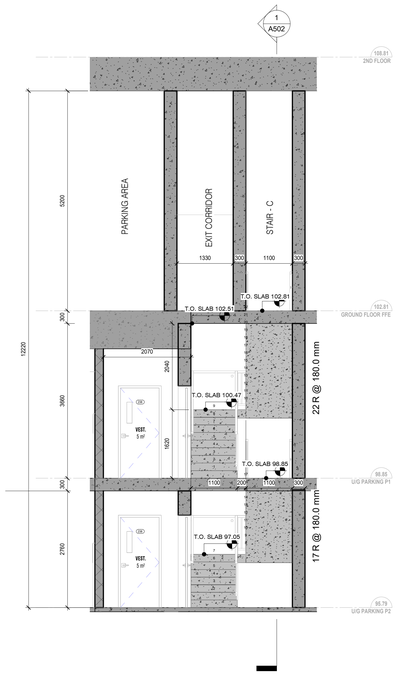
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As indicated	A22003

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A501

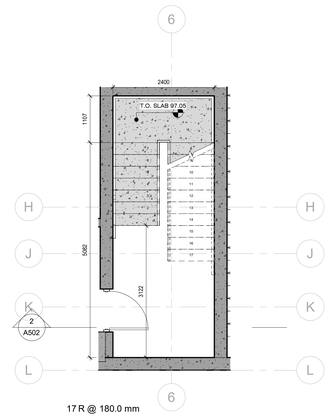
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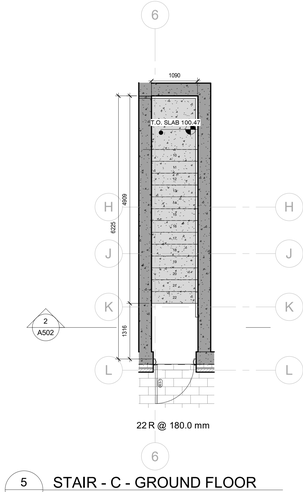
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Scale: 1 : 50



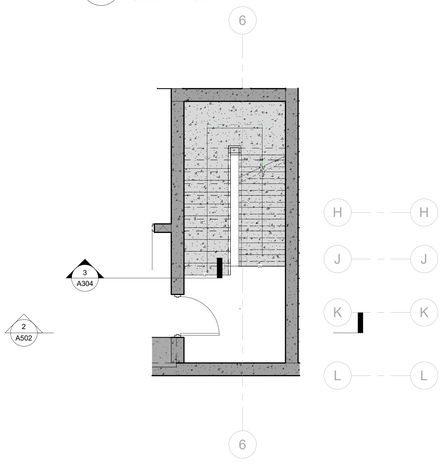
2 A502 STAIR - C - LONGITUDINAL
Scale: 1 : 50



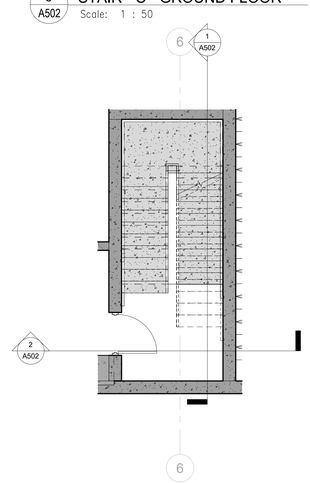
3 A502 STAIR - C - U/G PARKING P2
Scale: 1 : 50



5 A502 STAIR - C - GROUND FLOOR
Scale: 1 : 50



4 A502 STAIR - C - U/G PARKING P1
Scale: 1 : 50



8 A502 VISITOR ELEVATOR - U/G PARKING P1
Scale: 1 : 50

PARKING

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SEAL:

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MUHAMMAD ATIF IQBEL
LICENCE
7899

Scale 1 : 100
0 1 2 5 10 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

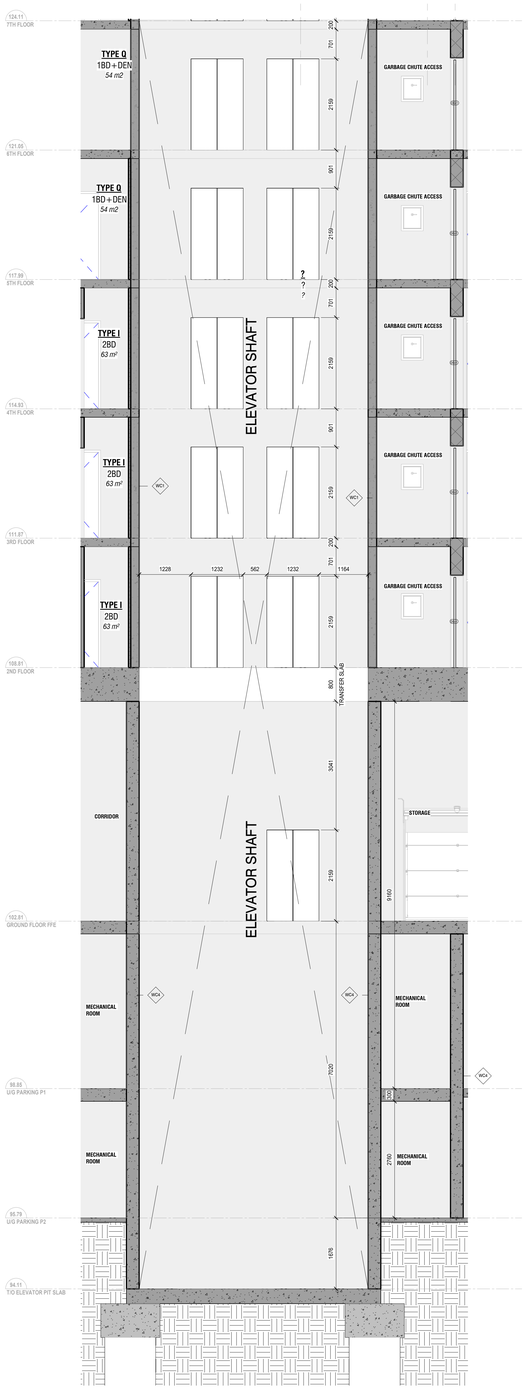
DRAWING:
STAIR - C / VISITOR ELEVATOR SECTION AND PLANS

SCALE VERIFICATION: 1 CM 1 INCH
THIS DRAWING IS TO BE PRINTED AT 100% ON ARCH E

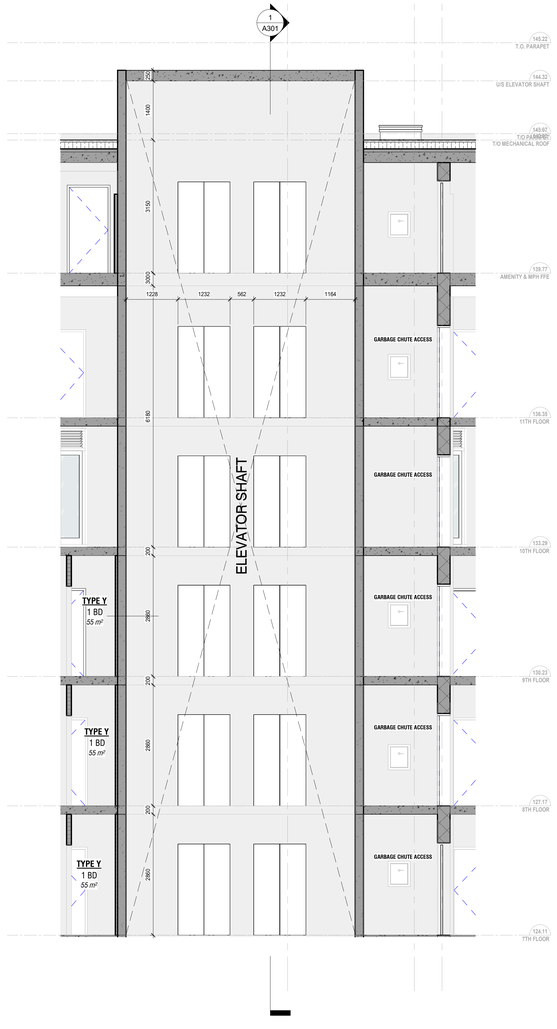
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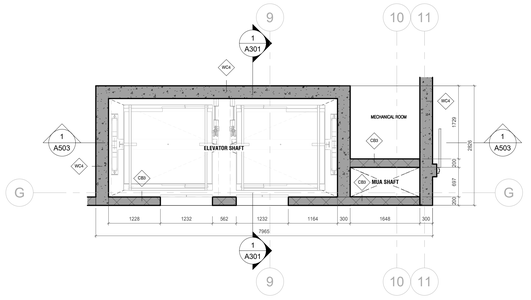
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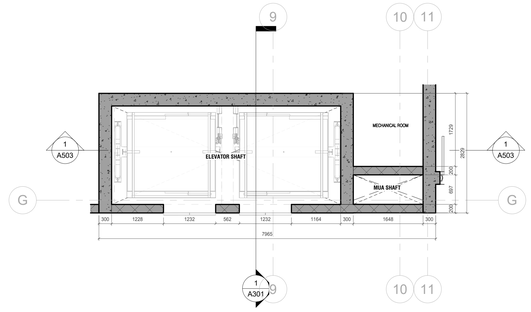
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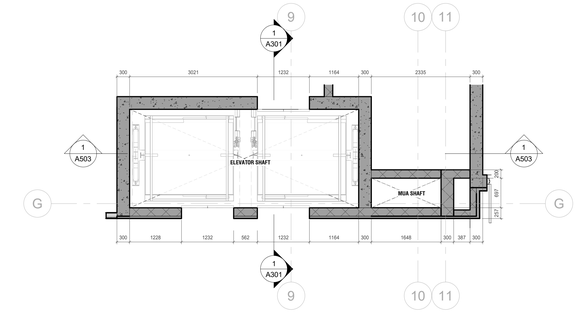
2 A503 MAIN ELEVATOR CORE - L7 - T.O. ROOF
Scale: 1 : 50



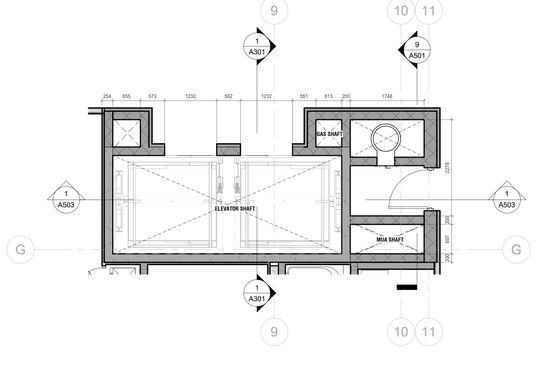
3 A503 MAIN ELEVATOR CORE - U/G PARKING P2
Scale: 1 : 50



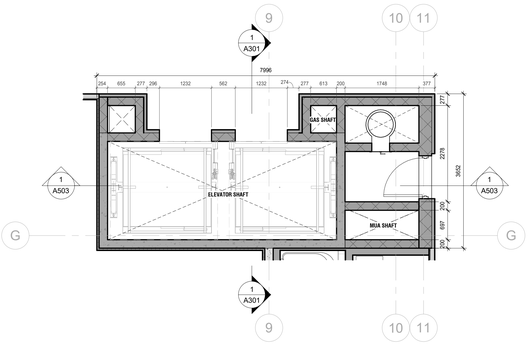
4 A503 MAIN ELEVATOR CORE - U/G PARKING P1
Scale: 1 : 50



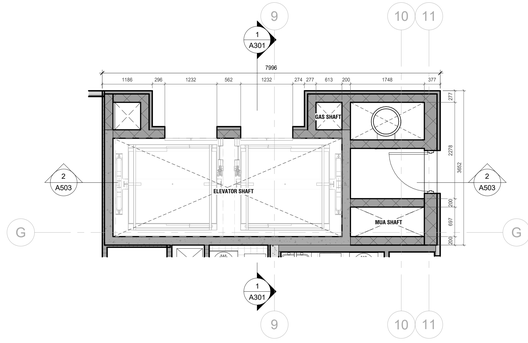
5 A503 MAIN ELEVATOR CORE - GROUND FLOOR
Scale: 1 : 50



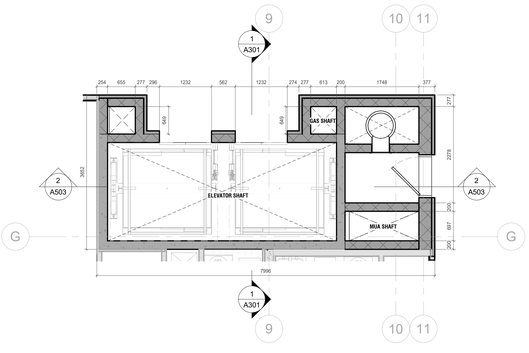
6 A503 ELEVATOR - 2ND FLOOR - 4TH FLOOR
Scale: 1 : 50



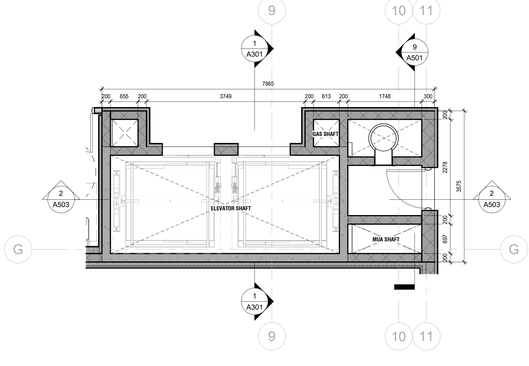
7 A503 ELEVATOR - 5TH FLOOR - 6TH FLOOR
Scale: 1 : 50



8 A503 ELEVATOR - 7TH FLOOR
Scale: 1 : 50



9 A503 ELEVATOR - 8TH FLOOR - 10TH FLOOR
Scale: 1 : 50



10 A503 ELEVATOR - MECH. ROOF
Scale: 1 : 50

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SEAL:

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MUHAMMAD ATIF AQEEL
LICENCE
7899

Scale 1 : 50
0 0.5 1 2.5 5 m

CITY OF Burlington

CLIENT:
2381798 ONTARIO LIMITED

PROJECT:
141, 147, 153 PLAINS ROAD WEST
NEW APARTMENT BUILDING

DRAWING:
ELEVATOR PLANS AND SECTION

SCALE VERIFICATION: 1 CM | 1 INCH
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1 3D RENDER 1
SCALE: 1 : 200



2 3D RENDER 2
SCALE: 1 : 200



3 3D RENDER 3
SCALE: 1 : 200



4 3D RENDER 4
SCALE: 1 : 200



5 3D RENDER 5
SCALE: 1 : 200



6 3D RENDER BIRD EYE VIEW
SCALE: 1 : 200

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141, 147, 153 PLAINS ROAD WEST

NEW APARTMENT BUILDING

DRAWING:
3D RENDERED IMAGES

SCALE VERIFICATION: 1 CM 1 INCH
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