

PROPOSED MIXED USE DEVELOPMENT

2107 - 2119 Old Lakeshore Rd

Old Lakeshore Burlington Inc.

BURLINGTON ONTARIO

ISSUED FOR Z.B.A. - DEC.16.2019

GRAZIANI + CORAZZA ARCHITECTS

1320 SHAWSON DRIVE, SUITE 100 MISSISSAUGA, ON L4W 1C3
T. 905.795.2601 F. 905.795.2844 WWW.GC-ARCHITECTS.COM

CARRIAGEGATE
home to new living

2069 LAKESHORE RD BURLINGTON, ON L7R 1E2
T. 905.637.8888 F. 905.333.9640 WWW.CARRIAGEGATEHOMES.COM

CLIENT
OLD LAKESHORE BURLINGTON INC.
2069 LAKESHORE RD,
BURLINGTON, ONTARIO
L7R 1E2
T. 905.637.8888
F. 905.333.9640

LANDSCAPE ARCHITECT
FERRIS + ASSOCIATES INC.
11 CHURCH STREET, SUITE 302
TORONTO, ONTARIO
M5E 1W1
T. 416.366.6800
F. 416.364.6808

PLANNER
BOUSFIELD INC.
3 CHURCH STREET, SUITE 200
TORONTO, ONTARIO
M5E 1M2
T. 416.947.9744

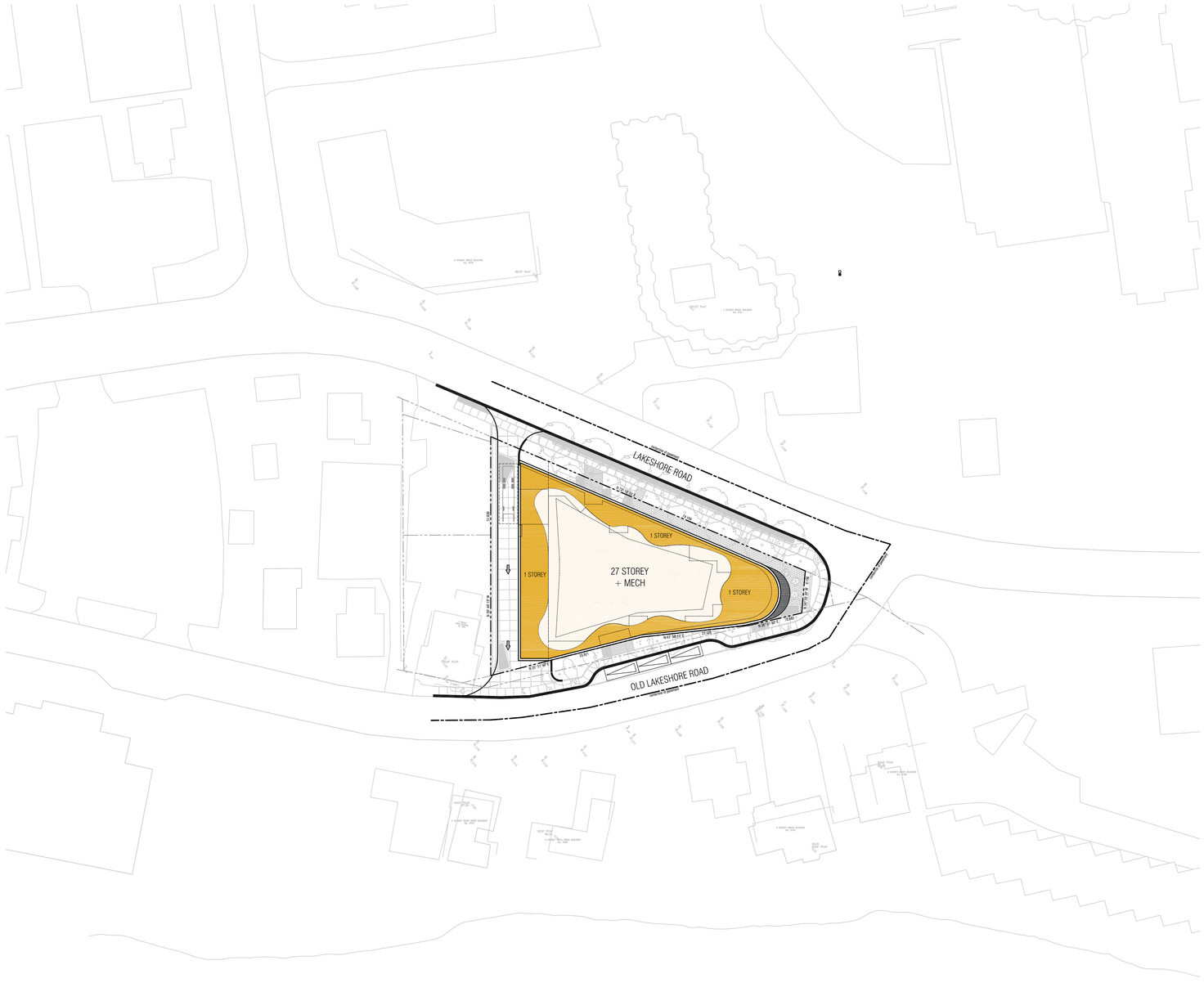
PLANNER
MHBC
442 BRANT ST, SUITE 204
BURLINGTON, ONTARIO
L7R 2G4
T. 905.639.8686

SERVICING ENGINEER
S. LLEWELLYN & ASSOCIATES LIMITED.
3228 S SERVICE RD,
BURLINGTON, ONTARIO
L4N 2H8
T. 905.631.6978

SURVEYOR
A.T. MC LAREN LIMITED.
69 JOHN ST S. SUITE 230
HAMILTON, ONTARIO
L8N 2B9
T. 905.527.8559

TRANSPORTATION
PARADIGM
5A-150 PINEBUSH RD.
CAMBRIDGE, ONTARIO
N1R 8J8
T. 905.381.2229

WIND CONSULTANT
SLR CONSULTING (CANADA) LTD.
150 RESEARCH LANE, SUITE 105
GUELPH, ONTARIO
N1G 4T2
T. 226.706.8080



GENERAL NOTES

1. For Landscaping, refer to landscape drawings.
2. For proposed grading, refer to landscape drawings.
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).

NOTES

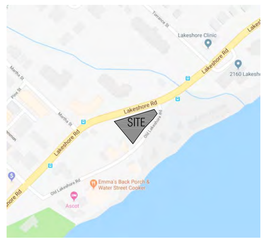
1. This drawing to be read in conjunction with all other drawings comprising the complete set of approved drawings for this development.
2. All roads have been designed to meet the Canadian Highway Bridge Code, CAN/CSA S6 and will be surfaced in order to be accessible under all climate conditions.

SURVEY INFORMATION

TOPOGRAPHIC SURVEY OF
PART OF LOTS 10 AND 12, BLOCK Q
AND ALL OF LOT 11, BLOCK Q
COMPILED PLAN 92
IN THE CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

A.T. McLaren Limited
69 John Street South, Suite 230
Hamilton, Ontario L8N 2B9
Tel.(905)527-8559 Fax.(905)527-0032

KEYPLAN



LIST OF DRAWINGS

A101 CONTEXT PLAN AND STATISTICS	1:500
A102 SITE PLAN	1:125
A103 WASTE MANAGEMENT PLAN	1:75
A201 P5 UNDERGROUND PLAN	1:125
A202 TYPICAL UNDERGROUND PLAN	1:125
A203 P2 UNDERGROUND PLAN	1:125
A204 P1 UNDERGROUND PLAN	1:125
A301 GROUND FLOOR PLAN	1:125
A302 2ND FLOOR PLAN	1:125
A303 TYPICAL FLOOR PLAN A	1:125
A304 TYPICAL FLOOR PLAN B	1:125
A305 MECHANICAL FLOOR PLAN	1:125
A401 SOUTH & WEST ELEVATIONS	1:200
A402 NORTH & EAST ELEVATIONS	1:200
A501 SECTIONS	1:200
A502 SECTIONS	1:200

PROJECT STATISTICS — Nov.14.2019

	Permitted / Required (ZBL-2020)	Proposed	
01. Site Area			
		± 2,029 m2	**± 0.20 ha**
		± 21,838 ft2	**± 0.50 ac**
02. Gross Floor Area (G.F.A.)			
Residential			
Ground		± 300 m2	± 3,229 ft2
2nd		± 65 m2	± 701 ft2
3-5,8,11-12,16,18-19,22-23,26-27		± 9,051 m2	± 97,422 ft2
6-7,9-10,13-15,17,20-21,24-25		± 8,341 m2	± 89,786 ft2
Mech. Ph.		± 508 m2	± 5,467 ft2
Subtotal		**± 18,265 m2**	**± 196,605 ft2**
Retail			
Ground		± 584 m2	± 6,282 ft2
Subtotal		**± 584 m2**	**± 6,282 ft2**
Total		**± 18,849 m2**	**± 202,886 ft2**
03. Gross Building Floor Area (G.B.F.A.)			
Residential			
Ground		± 570 m2	± 6,134 ft2
2nd		± 579 m2	± 6,233 ft2
3-5,8,11-12,16,18-19,22-23,26-27		± 9,676 m2	± 104,151 ft2
6-7,9-10,13-15,17,20-21,24-25		± 8,888 m2	± 95,669 ft2
Mech. Ph.		± 556 m2	± 5,984 ft2
Subtotal		**± 20,269 m2**	**± 218,171 ft2**
Retail			
Ground		± 598 m2	± 6,440 ft2
Subtotal		**± 598 m2**	**± 6,440 ft2**
Total		**± 20,867 m2**	**± 224,611 ft2**
04. Floor Area Ratio (F.A.R)	**G.B.F.A./Site Area** Part 6 - 4.3		
Residential	maximum 4.5	**± 10.3**	
Total		**± 10.3**	
05. Setbacks (m)	**Part 6 - Digram 6A**		
North (Lakeshore Rd.)	minimum 0.5 m below 2 Storey minimum 2.5 m above 2 Storey	2 m below 2 Storey 3 m above 2 Storey	
East (Old Lakeshore Rd.)	minimum 1.0 m below 2 Storey minimum 3.0 m above 2 Storey	6 m below 2 Storey 16 m above 2 Storey	
South (Old Lakeshore Rd.)	minimum 1.0 m below 2 Storey minimum 3.0 m above 2 Storey	0 m below 2 Storey 2.5 m above 2 Storey	
West	minimum 0 m	6 m below 2 Storey 12.5 m above 2 Storey	
06. Building Height	**Part 6 - 4.2**		
	10 storey 31.5 m	27 storey 102.5 m (95.5 m + 7 m mech.) (from established grade to top of roof)	
07. Unit Count			
Ground		± 0	
2nd		± 0	
3rd - 27th		± 150	
Total		**± 150**	
08. Unit Breakdown			
1 Bedroom		± 0	
1 Bedroom + den		± 25	
2 Bedroom		± 25	
2 Bedroom + den		± 0	
3 Bedroom		± 50	
3 Bedroom + den		± 50	
Total		**± 150**	
09. Parking	**Part 6 - 4.7 (a)**		
Residential	1.25 Spaces/Unit = 150 x 1.25 = 188	P1 = ± 25	
		P2 - P4 = ± 108	
		P5 = ± 22	
Total	**± 188**	**± 155**	
10. Amenity Space (m2)	**Part 6 - 4.11**		
Indoor	20 m2/Unit = 3,000	± 449	
Outdoor		± 4,128	
Total	**3,000**	**± 4,578**	
11. Bicycle Parking	**Part 1 - 2.26 (10)**		
		Ground = ± 24	
Retail	2 + 1 Spaces/1000 m2 = 2 + (584 x 0.001) = 3	P1 = ± 11	
		P2 - P4 = ± 33	
		P5 = ± 11	
Total		**± 79**	

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

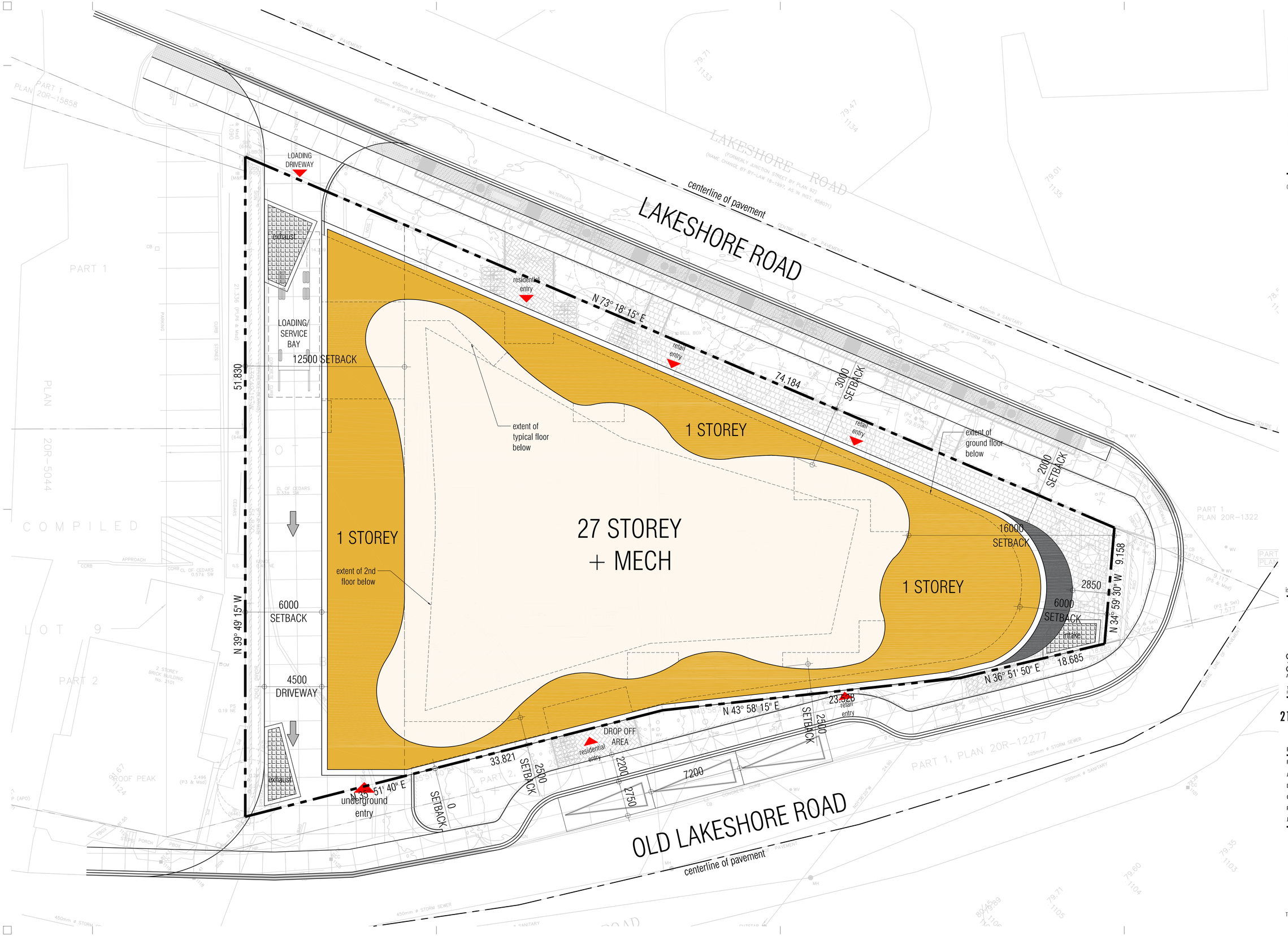
Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

CONTEXT PLAN & STATISTICS

1:500

A101

TITLEBLOCK SIZE: 610 x 950



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

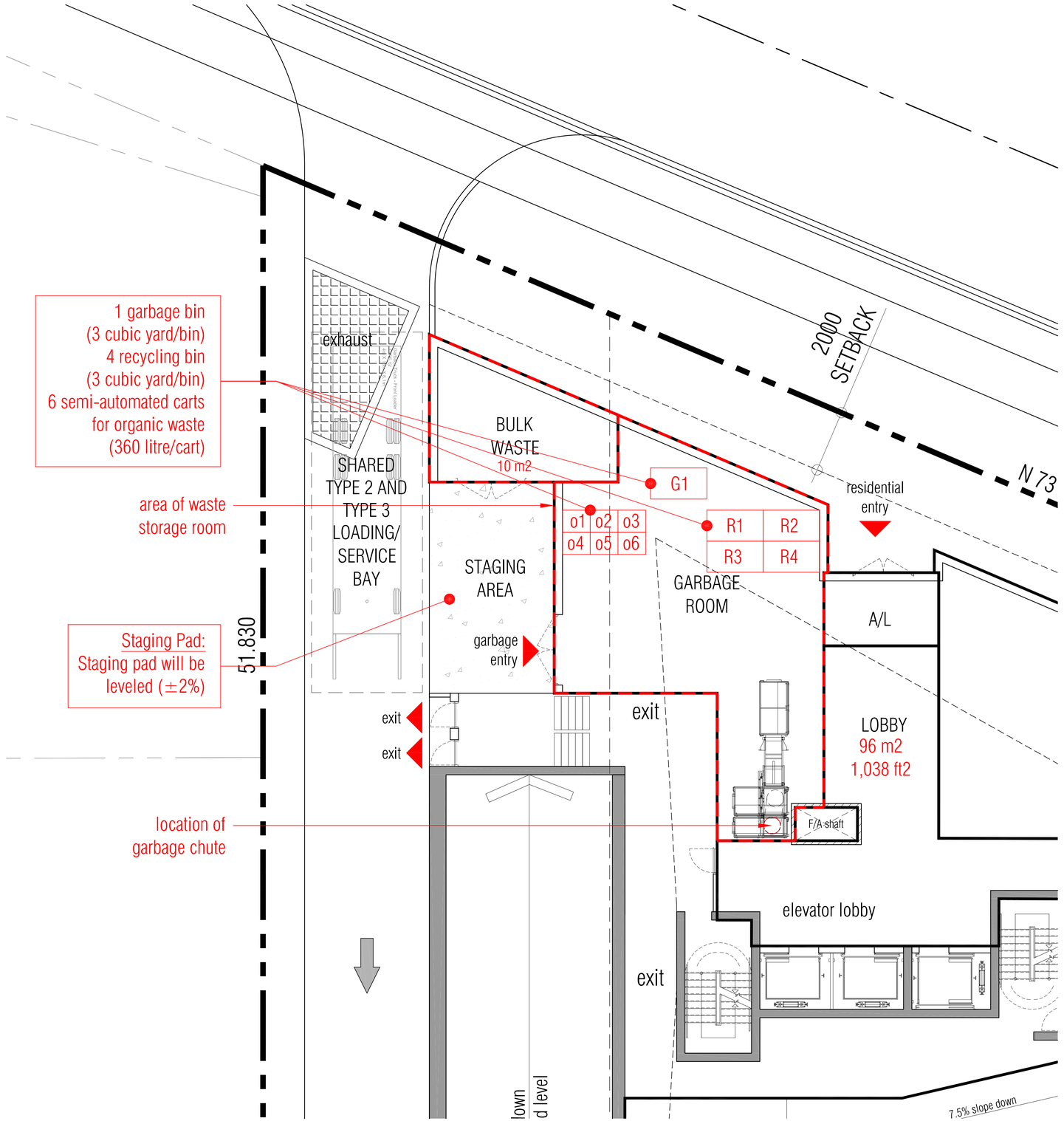
Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

SITE PLAN

1:125 A103

TITLEBLOCK SIZE: 610 x 950

SOLID WASTE MANAGEMENT CALCULATIONS		Nov.22.2019
	As per Development Design Guidelines	Proposed
GARBAGE WASTE	1.8.1.1	
	REQUIRED	
	81 - 200 Units = 1 (3 Cubic Yard) Bin	1 (3 Cubic Yard) Bin
RECYCLING	18.1.2	
	REQUIRED	
	1 Semi-Automatic Cart/7 Units= 150 Units/7 Units	
	= 22 semi-automatic carts	
	1 Semi-Automatic Cart = 360 litres	
	22 Carts x 360 litres= 7,920 litres = 10.36 Cubic Yards	
	10.36 Cubic Yards = 4 (3 Cubic Yard) Bins	4 (3 Cubic Yard) Bin
ORGANIC WASTE	18.1.3	
	REQUIRED	
	1 Semi-Automatic Cart/25 Units= 150 Units/25 Units	
	= 6 Semi-Automatic Carts	6 Semi-Automatic Carts
Total		11 Bins
BULK STORAGE	1.9.2.4	
	REQUIRED	
	10 m2	10 m2
LOADING SPACE		
	REQUIRED	
	1 'Type 2' Vehicle Required	1 'Type 2' Vehicle
	1 'Type 3' Vehicle Required	1 'Type 3' Vehicle
NOTES		
The collection point must be level (change of grade must not be more than +/- 2%) and if applicable, must be certified that it is designed and constructed to support a minimum of 35 tonnes (the weight of a fully loaded waste truck)		



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE home to new living

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

WASTE MANAGEMENT PLAN

1:75

A103

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc.. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

centerline of pavement

0 SETBACK

exhaust

N 73° 18' 15" E

74.184

51.830

6000 RAMP

a/l

elevator lobby

a/l

0 SETBACK

11 bicycle lockers

±22 parking spaces

lockers

9.158

N 34° 59' 30" W

0 SETBACK

N 39° 49' 15" W

5% slope down

a/l

lockers

intake

N 36° 51' 50" E

18.685

N 43° 58' 15" E

23.528

0 SETBACK

33.821

exhaust

N 35° 51' 40" E

centerline of pavement

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

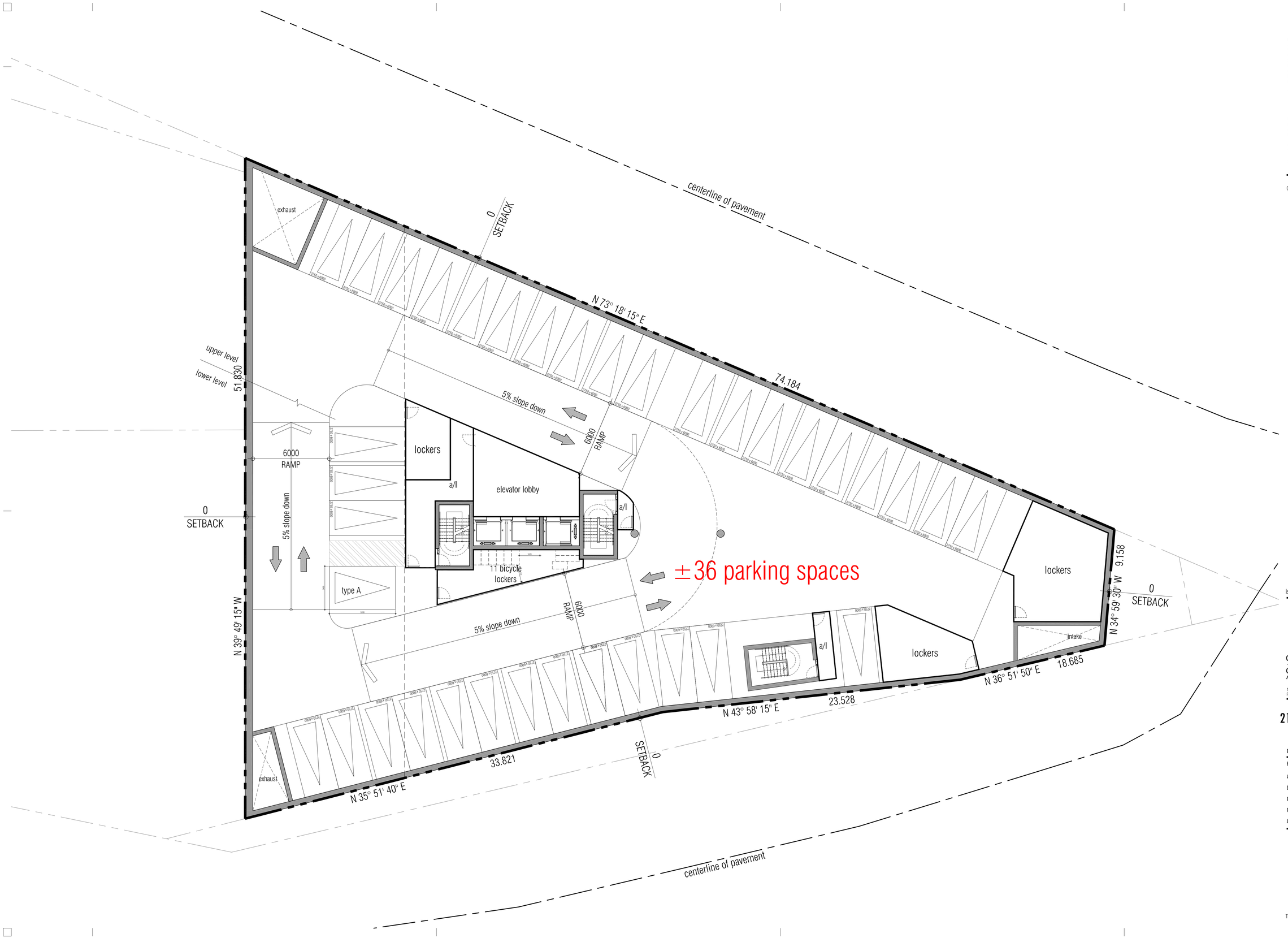
Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

P5 UNDERGROUND PLAN

1:125

A201

TITLEBLOCK SIZE: 610 x 950



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

TYPICAL UNDERGROUND PLAN

1:125

A202

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

centerline of pavement

0 SETBACK

exhaust

N 73° 18' 15" E

74.184

upper level

lower level

51.830

5% slope down

6000 RAMP

lockers

a/l

elevator lobby

11 bicycle lockers

±36 parking spaces

6000 RAMP

5% slope down

0 SETBACK

N 39° 49' 15" W

type A

lockers

intake

N 34° 59' 30" W 9.158

0 SETBACK

N 36° 51' 50" E 18.685

N 43° 58' 15" E 23.528

0 SETBACK

33.821

N 35° 51' 40" E

exhaust

centerline of pavement

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE home to new living

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

P2 UNDERGROUND PLAN

1:125

A203

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

LAKESHORE ROAD

centerline of pavement

0 SETBACK

P2 Parking Below

exhaust

N 73° 18' 15" E

74.184

P2 Level

P1 Level

51.830

15% Slope to ground

7.5%

6000 RAMP

a/l

elevator lobby

11 bicycle lockers

5% slope down

type B

water entry room

storm water tank

line of building above

elect. room

intake

±25 parking spaces

N 39° 49' 15" W

N 34° 59' 30" W

9.158

N 36° 51' 50" E

18.685

N 43° 58' 15" E

23.528

N 35° 51' 40" E

33.821

OLD LAKESHORE ROAD

centerline of pavement

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE home to new living

BURLINGTON ONTARIO

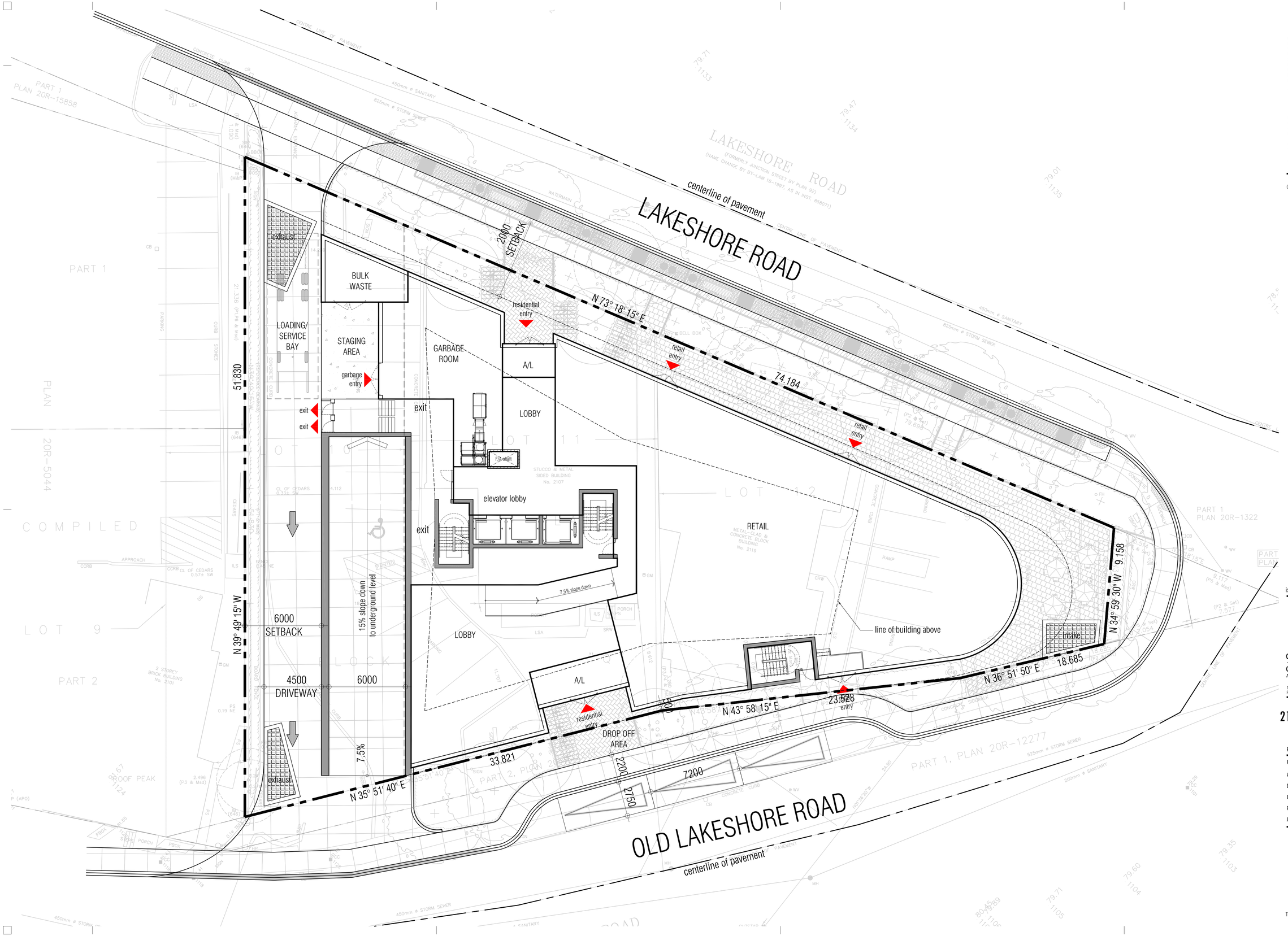
Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

P1 UNDERGROUND PLAN

1:125

A204

TITLEBLOCK SIZE: 610 x 950



This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for;
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

GROUND FLOOR PLAN

1:125

A301

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc.. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

centerline of pavement

2000 SETBACK

N 73° 18' 15" E

74.184

2000 SETBACK

12500 SETBACK

51.830

N 39° 49' 15" W

OUTDOOR AMENITY
865 m2

F/A shaft

mech. riser

elect. closet

elevator lobby

exit

INDOOR AMENITY
449 m2

line of building above

2850

9.158

N 34° 59' 30" W

line of canopy

N 36° 51' 50" E

18.685

N 43° 58' 15" E

23.528

33.821

SETBACK 0

N 35° 51' 40" E

centerline of pavement

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

2ND FLOOR PLAN

1:125

A302

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

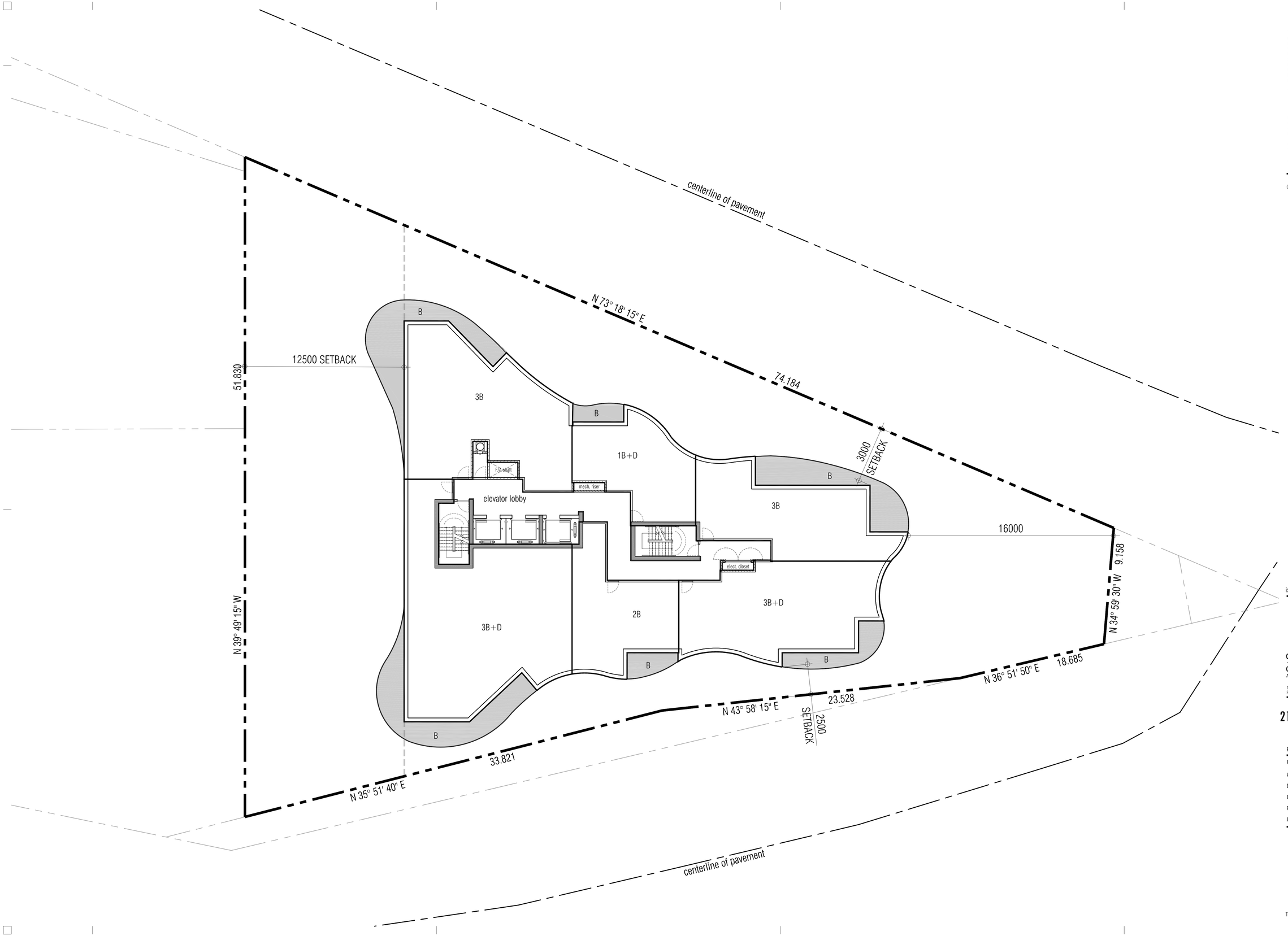
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION



issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

TYPICAL FLOOR PLAN A

1:125

A303

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

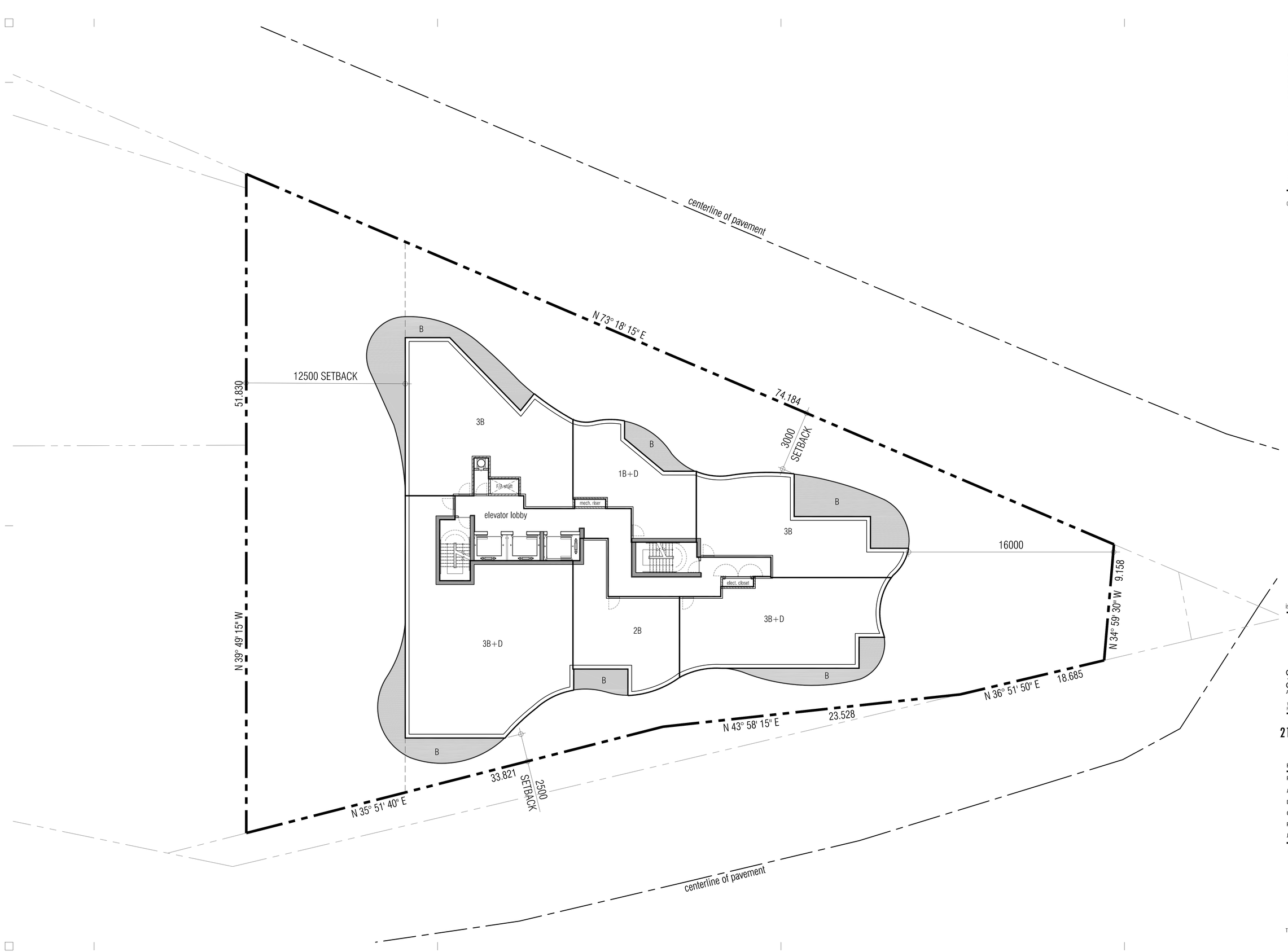
This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION



issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

TYPICAL FLOOR PLAN B

1:125

A304

TITLEBLOCK SIZE: 610 x 950

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

centerline of pavement

3000 SETBACK

N 73° 18' 15" E

74.184

3000 SETBACK

51.830

12500 SETBACK

MECHANICAL PENTHOUSE

F/A shaft

ELEVATOR OVER RUN

mech. riser

16000

9.158

N 34° 59' 30" W

N 39° 49' 15" W

OUTDOOR AMENITY
282 m2

N 36° 51' 50" E

18.685

N 43° 58' 15" E

23.528

N 35° 51' 40" E

33.821

centerline of pavement

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

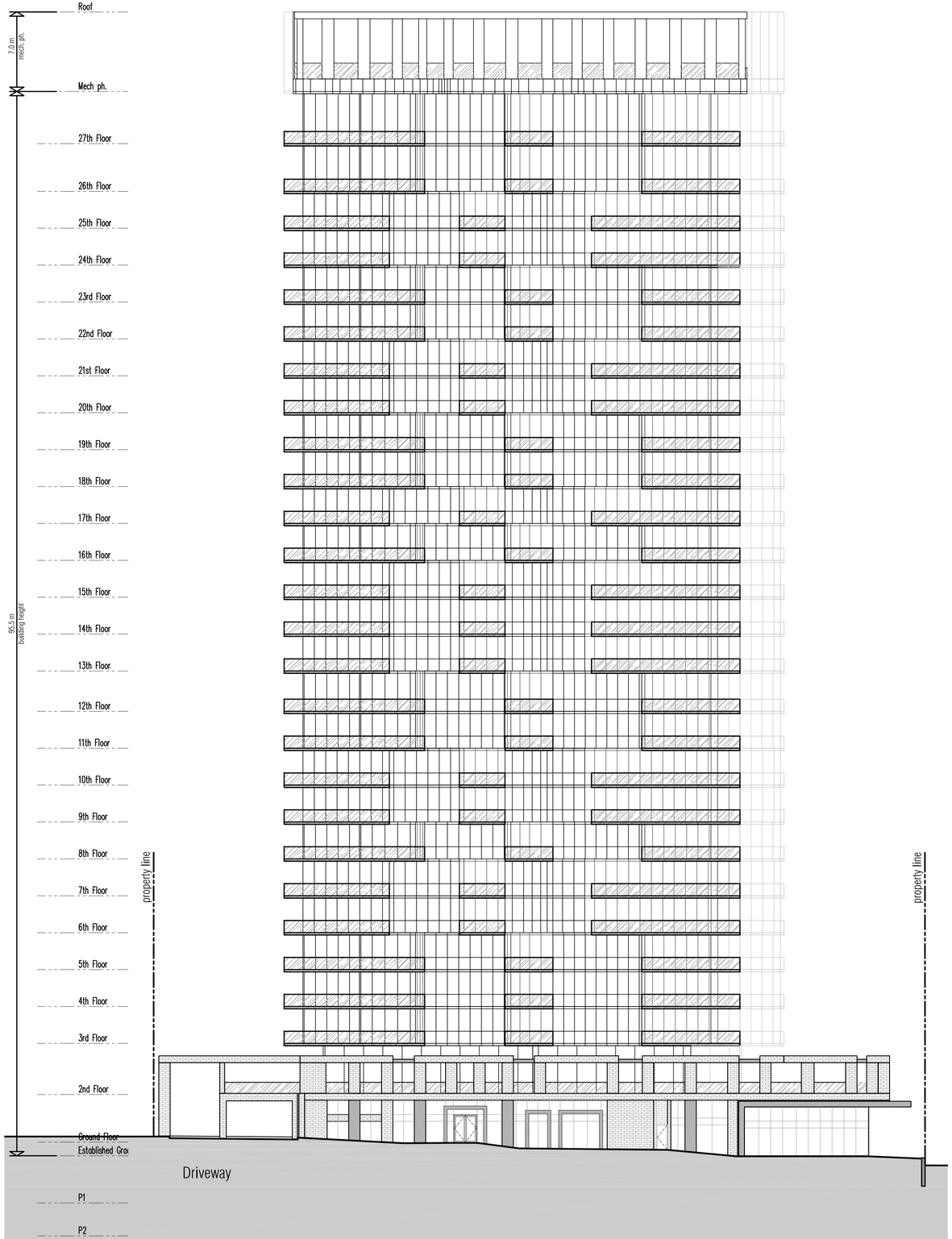
Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

MECHANICAL FLOOR PLAN

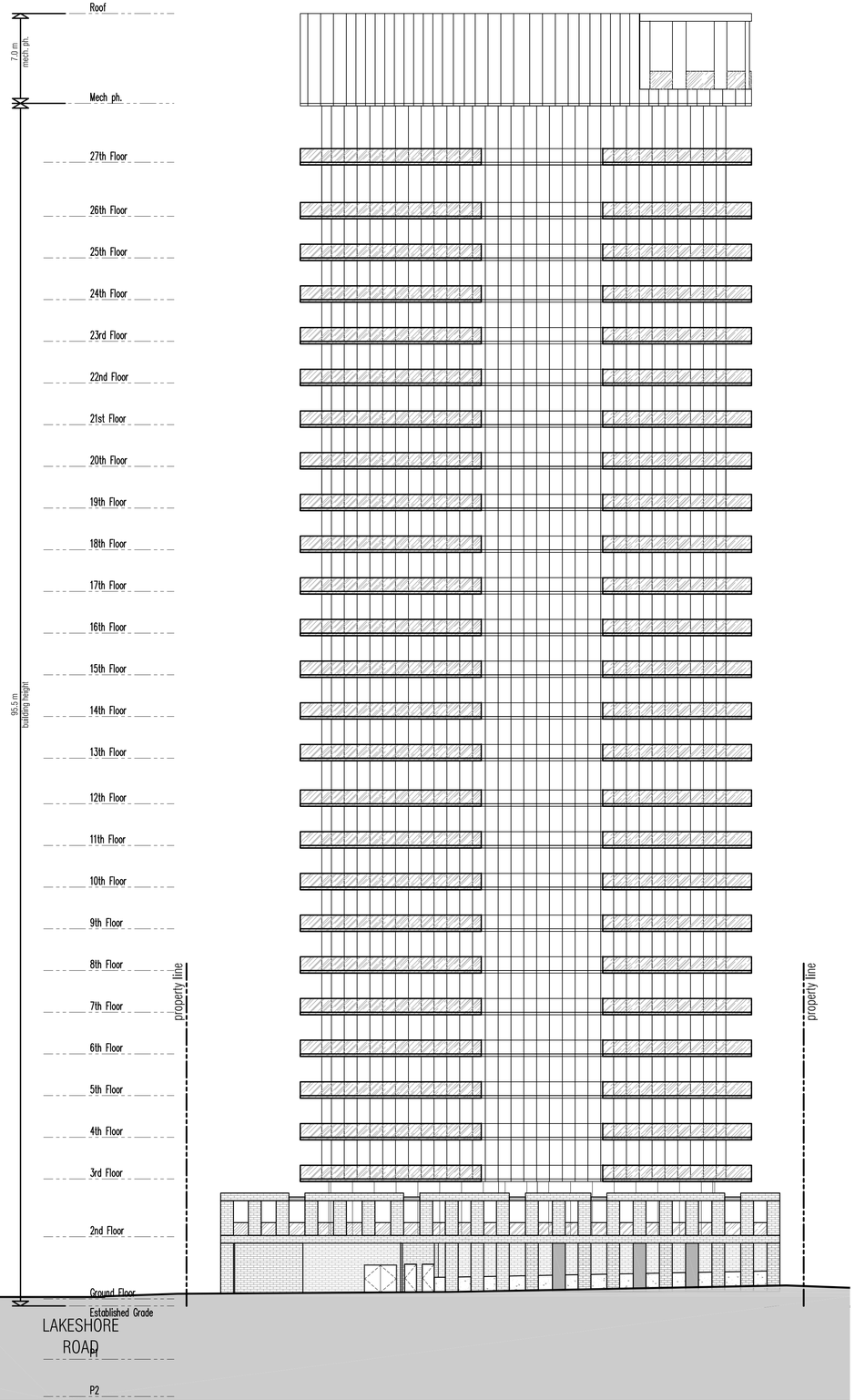
1:125

A305

TITLEBLOCK SIZE: 610 x 950



South Elevation 1
SCALE – 1:200 A401



West Elevation 1
SCALE – 1:200 A401

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

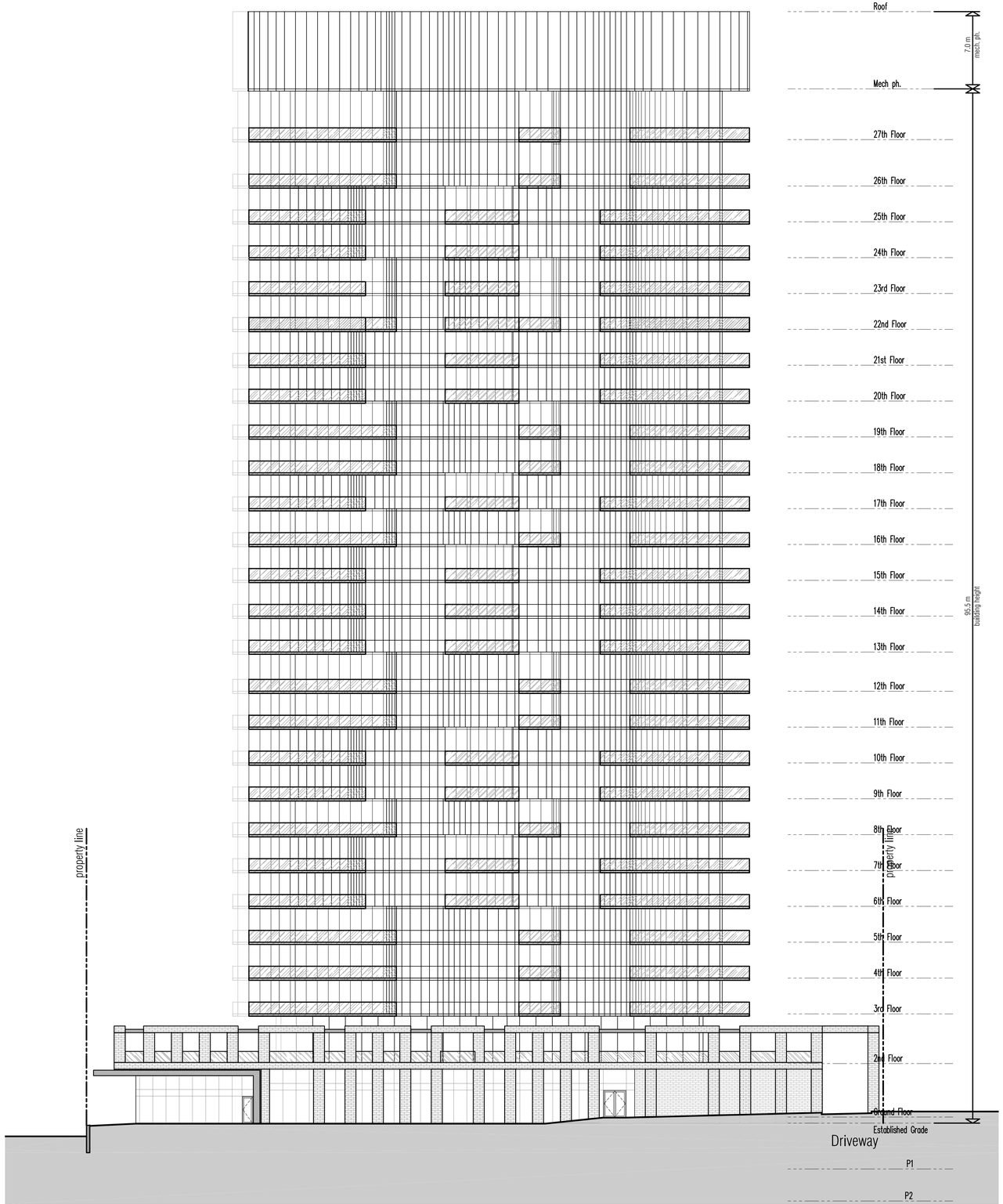
BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

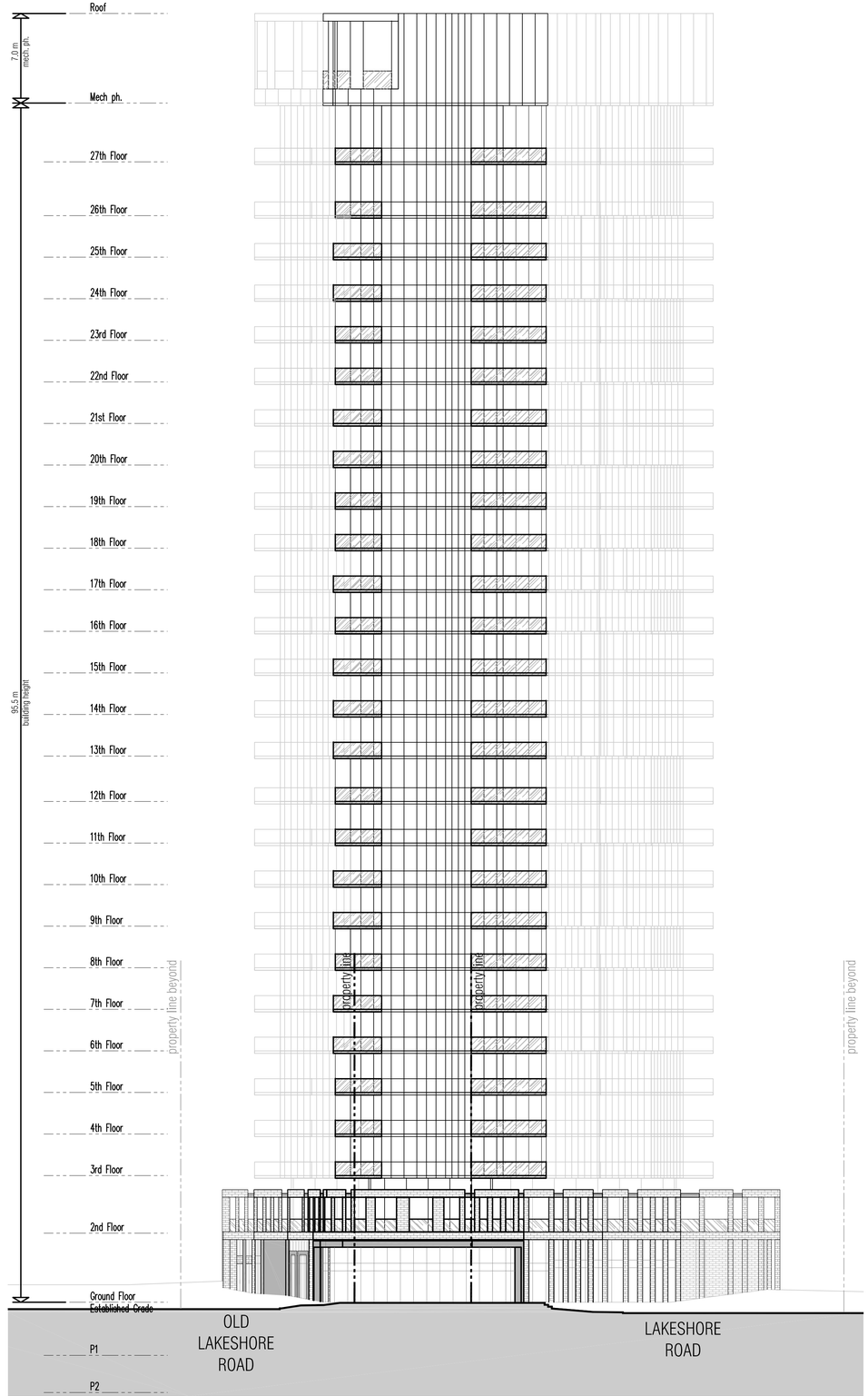
SOUTH AND WEST ELEVATIONS

1:200 A401

TITLEBLOCK SIZE: 610 x 950



North Elevation 2 / A402
SCALE – 1:200



East Elevation 2 / A402
SCALE – 1:200

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc.. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

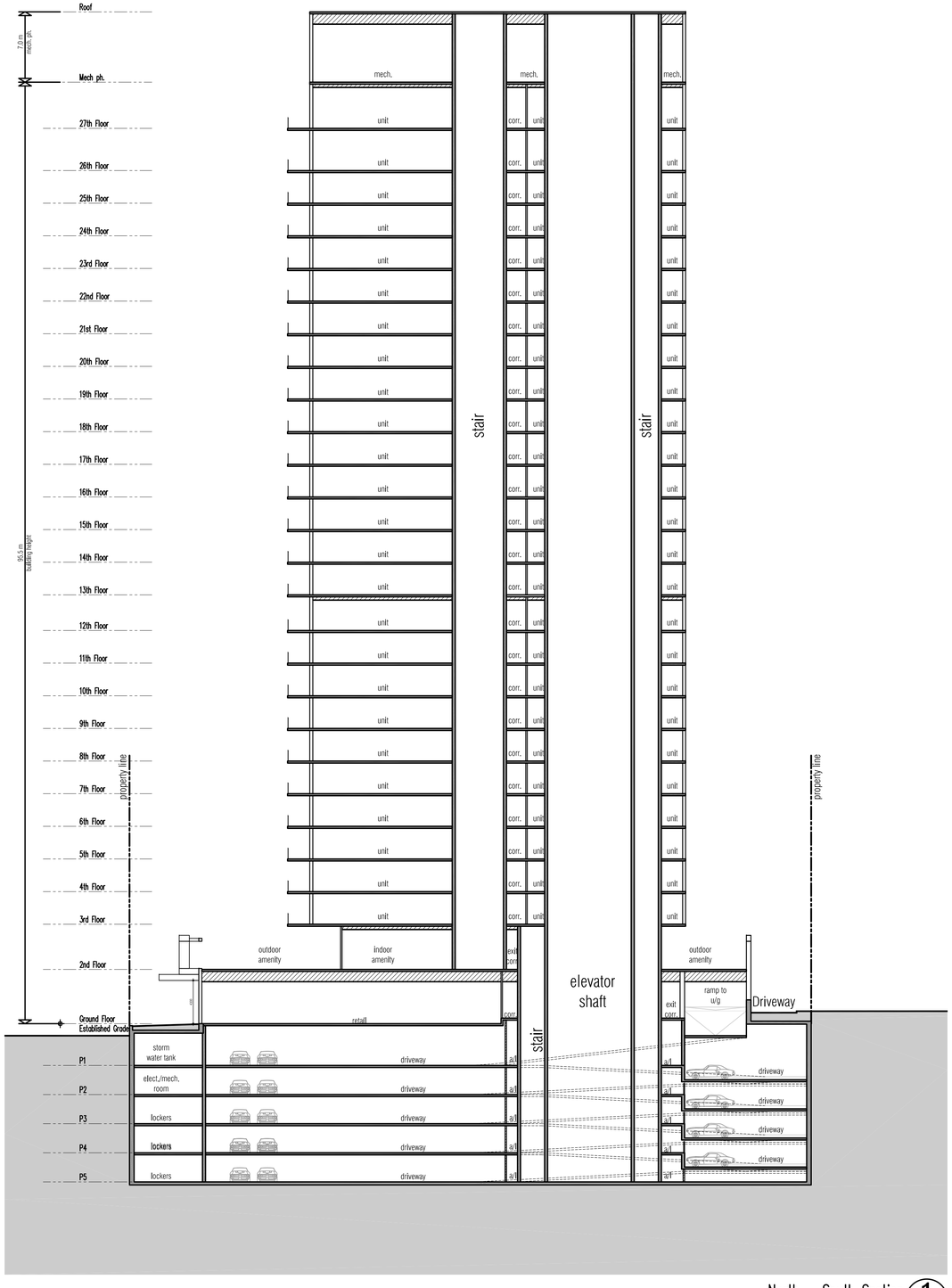
BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

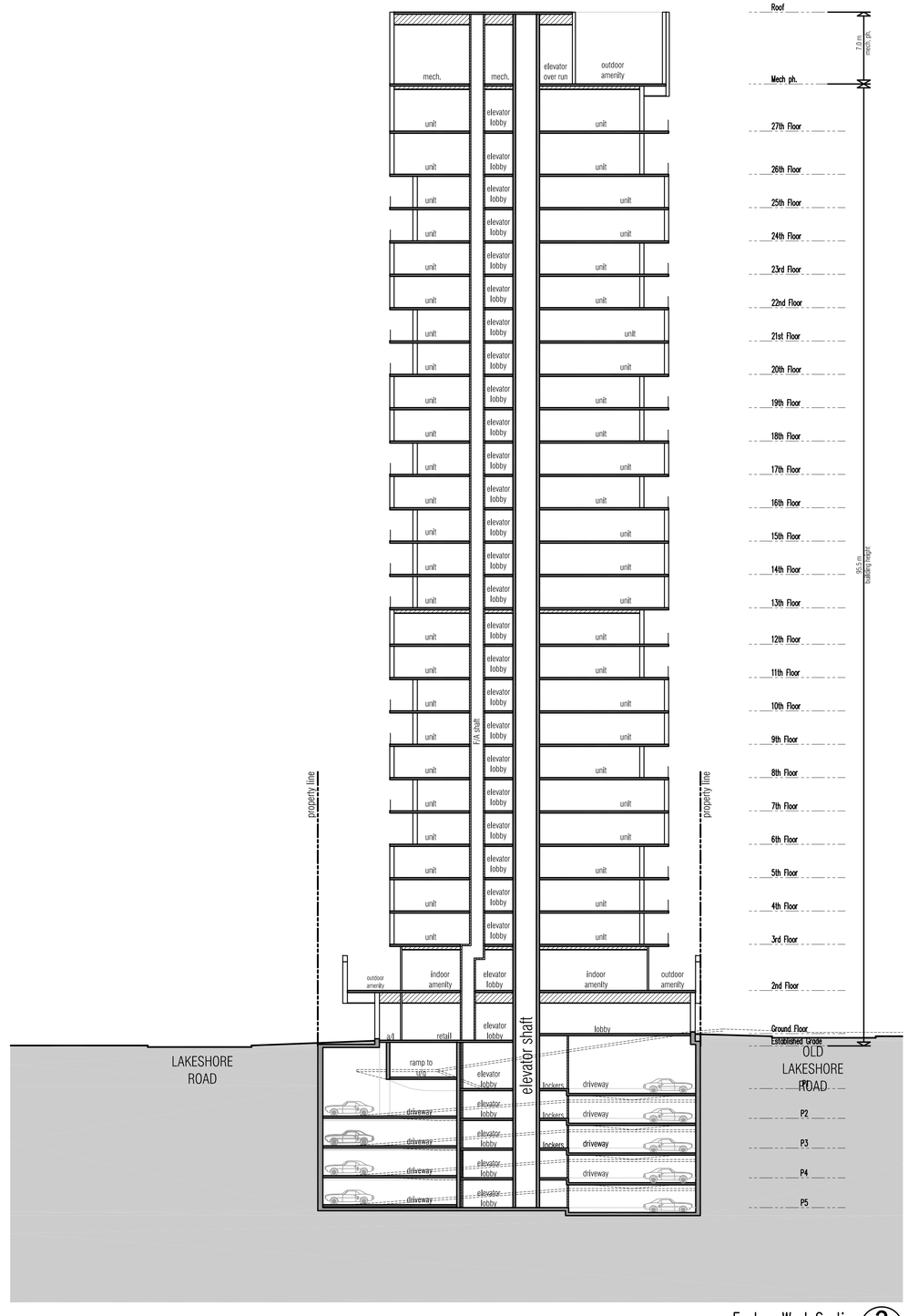
NORTH AND EAST ELEVATIONS

1:200 **A402**

TITLEBLOCK SIZE: 610 x 950



North – South Section 1
SCALE – 1:250 A501



East – West Section 2
SCALE – 1:250 A501

This drawing, as an instrument of service, is provided by and is the property of Graziani + Corazza Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Graziani + Corazza Architects Inc. of any variations from the supplied information. Graziani + Corazza Architects Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Unless otherwise noted, no investigation has been undertaken or reported on by this office in regards to the environmental condition of this site.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

Conditions for electronic information transfer

Electronic information is supplied to the other associated firms to assist them in the execution of their work/review. The recipient firms must determine the completeness/appropriateness/relevance of the information in respect to their particular responsibility.

Graziani + Corazza Architects Inc. shall not be responsible for:
1. Errors, omissions, incompleteness due to loss of information in whole or part when information is transferred.
2. Transmission of any virus or damage to the receiving electronic system when information is transferred.

01. DEC.16.2019 ISSUED FOR REZONING APPLICATION

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

ONTARIO ASSOCIATION OF ARCHITECTS
ENZO M. CORAZZA
LICENCE 4702

1320 Shawson Drive, Suite 100 Mississauga Ontario L4W 1C3
Phone. 905.795.2601 Fax.905.795.2844 www.gc-architects.com

PROPOSED MIXED USE DEVELOPMENT

2107-2119 OLD LAKESHORE ROAD

CARRIAGEGATE
home to new living

BURLINGTON ONTARIO

Project Architect:	E. CORAZZA
Assistant Designer:	M.FAUSTINO
Drawn By:	M.FAUSTINO/W. CHIU
Checked By:	D. BIASE
Plot Date:	Dec. 16, 2019
Job #	1537.17

SECTIONS

1:250 A501

TITLEBLOCK SIZE: 610 x 950