ARCHITECTURAL DRAWING LIST

A-100	CONTEXT PLAN
A-101	SITE PLAN / STATS
A-104	PARKING PLANS (LEVEL P1, LEVEL P2 & LEVEL P3)
A-201	GROUND & 2ND-5TH FLOOR PLANS
A-202	6TH & 7TH FLOOR PLANS
A-203	8TH & 9TH-11TH FLOOR PLANS
A-410	BUILDING SECTION
A-415	SHADOW STUDY

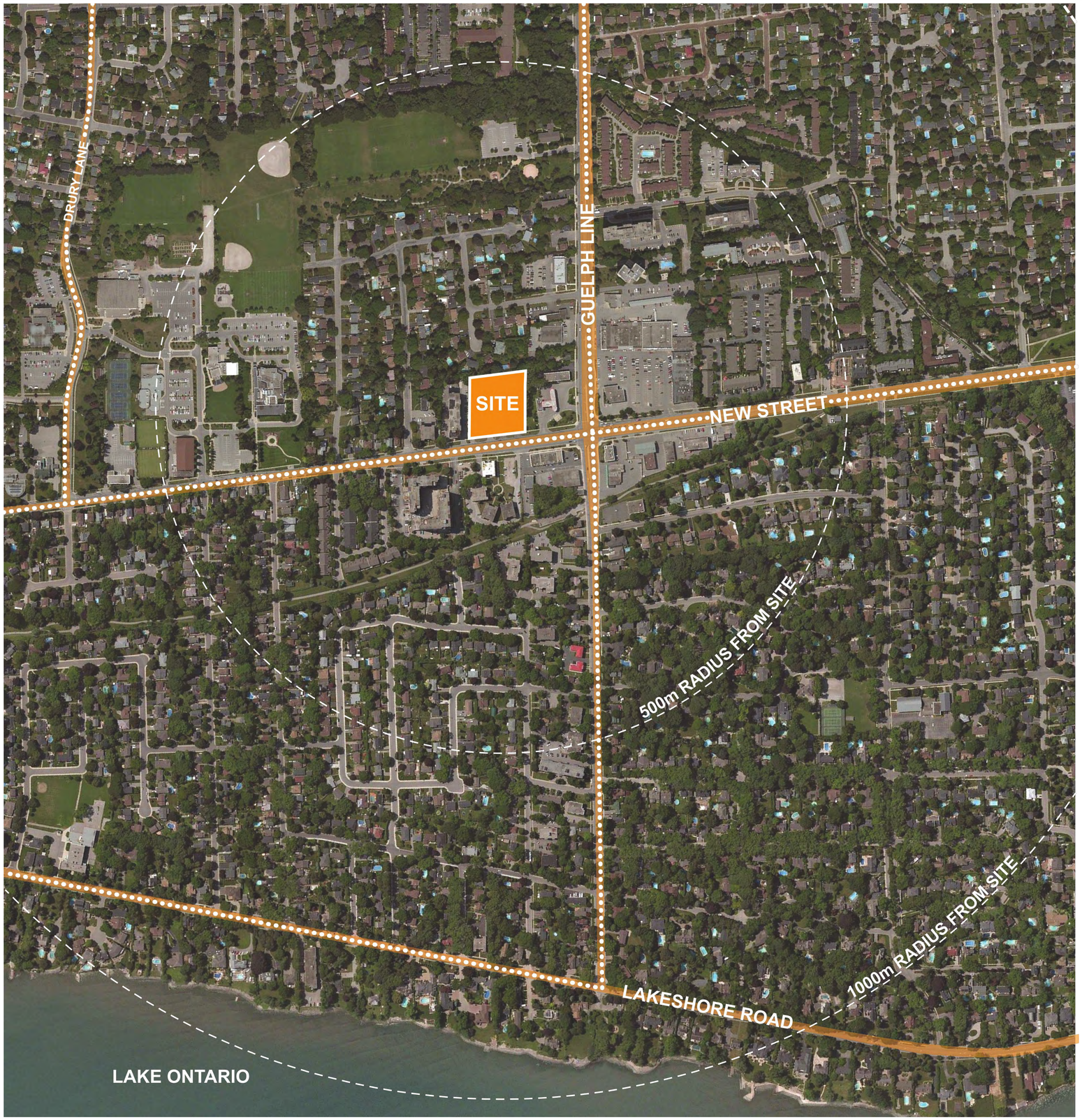
2421 & 2431 NEW STREET, BURLINGTON, ONTARIO

ISSUED FOR OPA AND REZONING - 2019-04-15

PROJECT NUMBER : 06966.000

The Rosseau Group
EST. 2013

WZMH ARCHITECTS



2 CONTEXT PLAN
A100



1 SITE AERIAL VIEW
A100

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

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Key Plan

2421&2431 New Street,
Burlington, Ontario

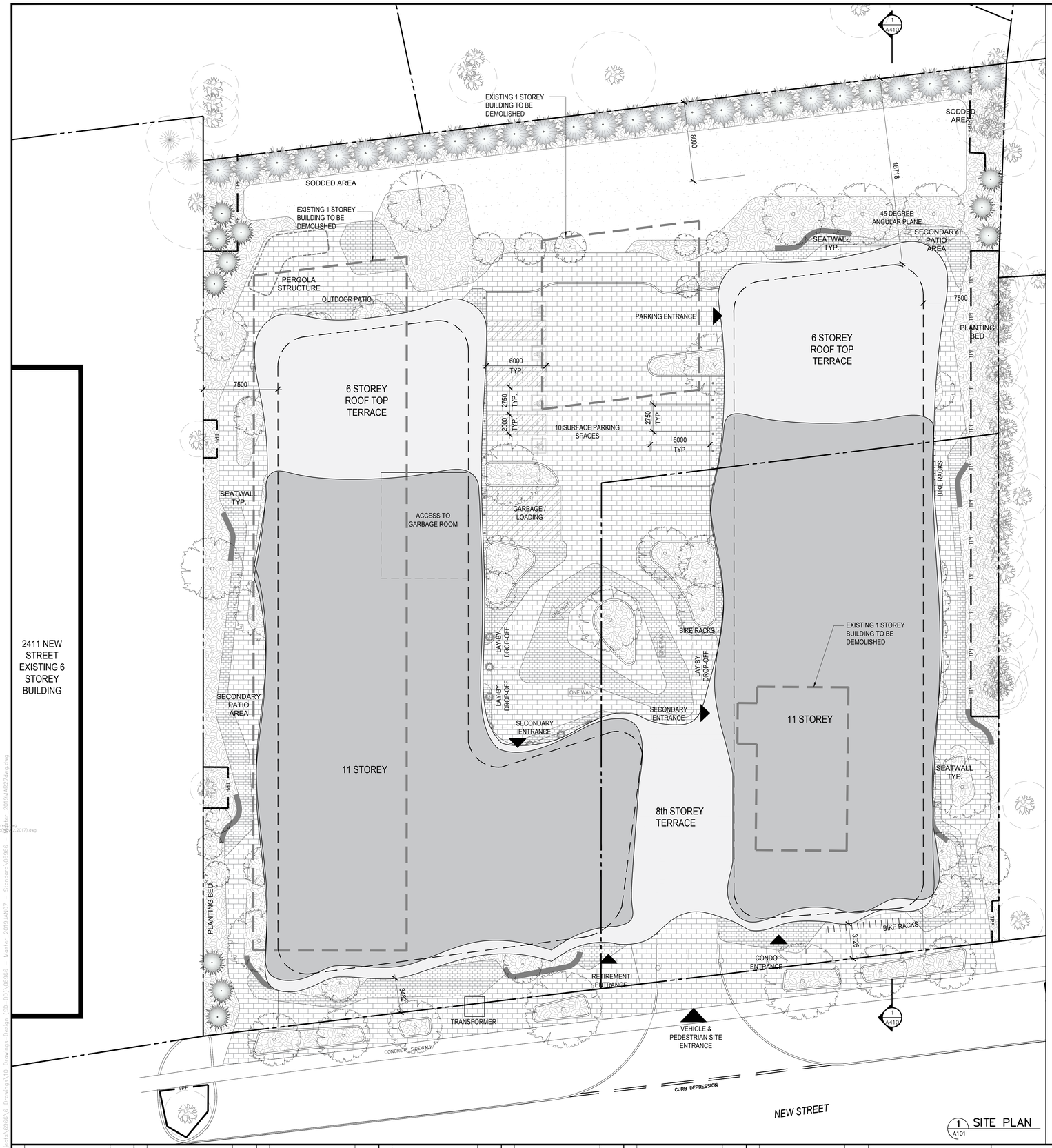
Sheet Title: CONTEXT PLAN

Scale:

Project Number: 06966.000

Drawing Number: A-100

Plot Time: Apr 15, 2019 - 3:44pm
Drawing Name: \\wzmh\Projects\06966\6_Drawings\10_Drawings-Design (SD-DD)\06966 - Master_2019JAN07 - Standard\06966 - Master_2019MAR27dwg.dwg



1 SITE PLAN
A101

1. SITE AREA:

DESCRIPTION	AREA (m2)
SITE AREA	7,032.1 m2
DENSITY (FAR)	3.85

2. UNIT COUNTS

FLOORS	RETIREMENT					CONDO (RESIDENTIAL)			
	STUDIO 1	STUDIO 2	1 BEDROOM	2 BEDROOM	TOTAL RETIREMENT	STUDIO	1 BEDROOM	2 BEDROOM	TOTAL RESIDENTIAL
LEVEL 2		2	18	3	23	-	10	7	17
LEVEL 3		2	18	3	23	-	10	7	17
LEVEL 4		2	18	3	23	-	10	7	17
LEVEL 5		2	18	3	23	-	10	7	17
LEVEL 6		6	13	3	22	-	11	8	19
LEVEL 7	32	-	-	-	32	-	-	-	-
LEVEL 8		6	11	1	18	-	10	3	13
LEVEL 9		6	11	1	18	-	10	3	13
LEVEL 10		6	11	1	18	-	10	3	13
LEVEL 11		6	11	1	18	-	10	3	13
TOTAL UNITS	32	38	129	19	218	-	91	48	139

TOTAL RETIREMENT & RESIDENTIAL UNITS (218 + 139) = 357 UNITS

3. BUILDING AREA (m2)

FLOORS	RETIREMENT	RESIDENTIAL	COMMUNITY INSTITUTION	TOTAL AREA
	m2	m2	m2	m2
LEVEL P2				6,063
LEVEL P1				6,063
SUBTOTAL BELOW GRADE				12,126
GROUND (AMENITY)	1,528	696	521	2,745
LEVEL 2	1,528	1,217		2,745
LEVEL 3	1,528	1,217		2,745
LEVEL 4	1,528	1,217		2,745
LEVEL 5	1,528	1,217		2,745
LEVEL 6	1,480	1,328		2,808
LEVEL 7	2,197			2,197
LEVEL 8	1,190	890		2,080
LEVEL 9	1,190	890		2,080
LEVEL 10	1,190	890		2,080
LEVEL 11	1,190	890		2,080
SUBTOTAL ABOVE GRADE	16,077	10452	521	27,050
TOTAL ABOVE & BELOW GRADE				39,176

4a. AMENITY REQUIREMENT

AMENITY REQUIREMENT**		AREA (m2)
CONDO & RETIREMENT HOUSING		
STUDIO & 1 BEDROOM (<60SM)	290 X 15sm	4,350
2 BEDROOM	67 X 25sm	1,675
TOTAL AMENITY REQUIRED		6,025

**AS PER THE CITY OF BURLINGTON ZONE REQUIREMENTS FOR CN1 ZONE, AMENITY AREA =
25 sm PER UNIT (2 BEDROOMS)
15 sm PER EFFICIENCY UNIT < 60SM (STUDIO & 1BEDROOM)

4b. AMENITY AREA PROVIDED

AMENITY PROVIDED	INDOOR AREA (sm)	OUTDOOR AREA (sm)
RESIDENTIAL		
GROUND	405	1,285
LEVEL 7	-	298
LEVEL 8	-	136
TOTAL CONDO AMENITY	405	1,719
RETIREMENT HOUSING		
GROUND	1,338	1,273
LEVEL 7	-	713
TOTAL RETIREMENT AMENITY	1,338	1,986
TOTAL RETIREMENT & CONDO AMENITY	1,743	3,705
TOTAL INDOOR & OUTDOOR	5,448	

5a. PARKING REQUIREMENTS

	UNIT BREAKDOWN		REQ. RATE	REQ. SPACES	IBI RATE	IBI REQ. SPACES
CONDO (RESIDENTIAL)	1 BEDROOM	91	1.25/unit	114	1.00/unit	97
	2 BEDROOM	48	1.50/unit	72	1.25/unit	60
	VISITOR	139	0.35/unit	49	0.20/unit	28
	SERVICE	139	1/ Building	1	1/ 75 unit	2
TOTAL CONDO REQUIREMENT				236		187
RETIREMENT HOUSING	OCCUPANT SPACES (studio , 1bedroom & 2 bedroom)	186	0.50/unit	93	0.60/unit	112
	VISITOR	186	0.25/unit	47	0.25/unit	47
	EMPLOYEE	0	0	0	0	0
	SERVICE	186	1/ Building	1	1/50 unit	4
TOTAL RETIREMENT REQUIREMENT				141		163
MEMORY CARE (LONG-TERM CARE USE)	PATIENT/ VISITOR	32	0.25/unit	8	0.35/unit	12
	EMPLOYEE	20	0.85/unit	17	0	0
	SERVICE	32	Incl. in retirement	0	1 for every 50	1
TOTAL MEMORY CARE REQUIREMENT				25		13
COMMUNITY INSTITUTION	521 m2	1	-	20	-	20
TOTAL COMMUNITY INSTITUTION REQUIREMENT				20		20
TOTAL SITE REQUIREMENT ON SITE (ALL USES)				422		383
TOTAL ACCESSIBLE PARKING SPACES			3%	13		

5b. PARKING PROVIDED

FLOORS	
LEVEL P3	69
LEVEL P2	157
LEVEL P1	150 (INCLUDES 9 ACCESSIBLE SPACES)
SUBTOTAL BELOW GRADE	376
GROUND	10 (INCLUDES 4 ACCESSIBLE SPACES)
SUBTOTAL ABOVE GRADE	10
TOTAL BELOW & ABOVE GRADE	386

2 STATISTICS
A101

ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
B	ISSUED FOR OPA AND REZONING APPLICATION	2019.01.09
C	BUD	2019.01.29
D	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15

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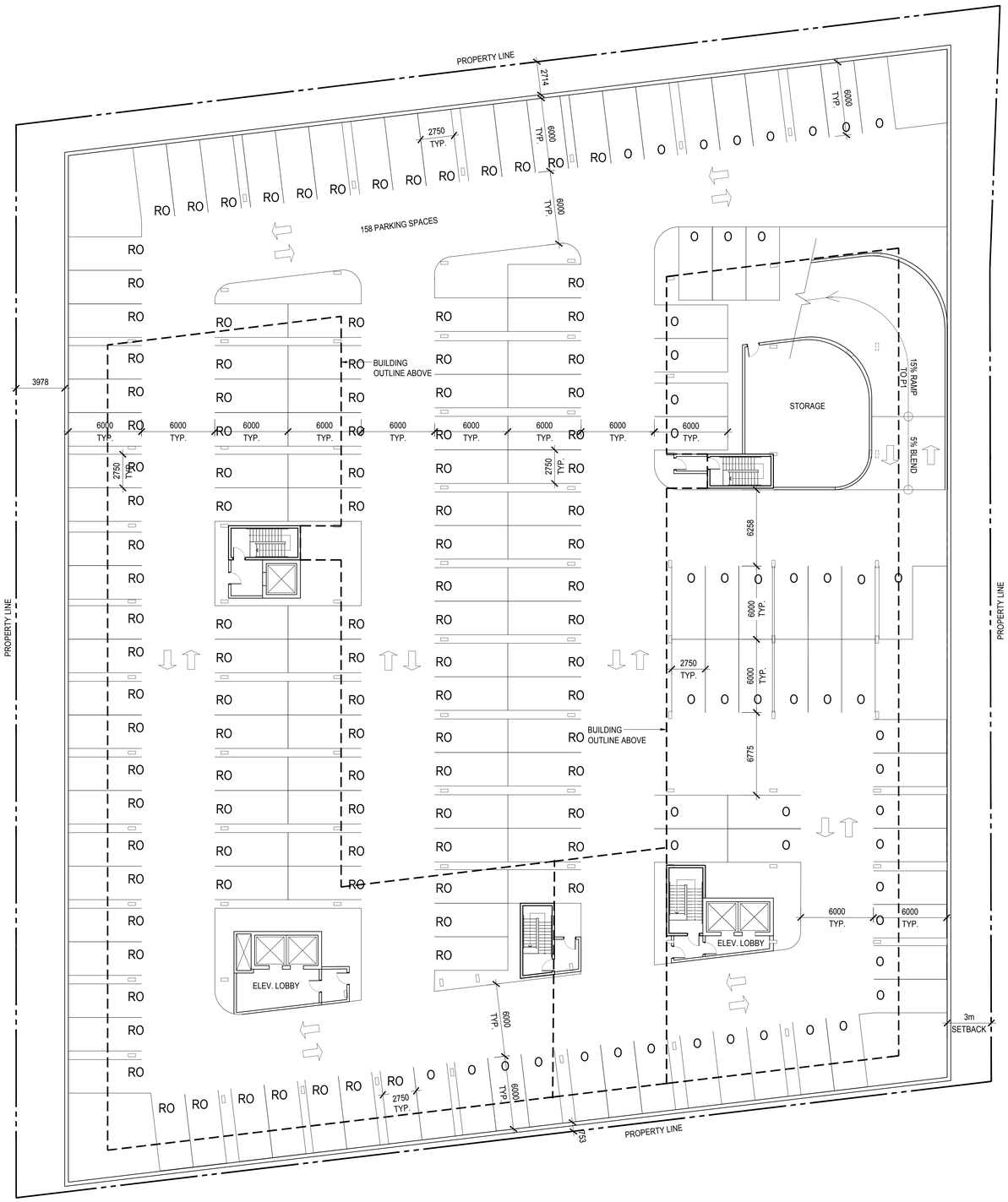
Key Plan

2421&2431 New Street, Burlington, Ontario

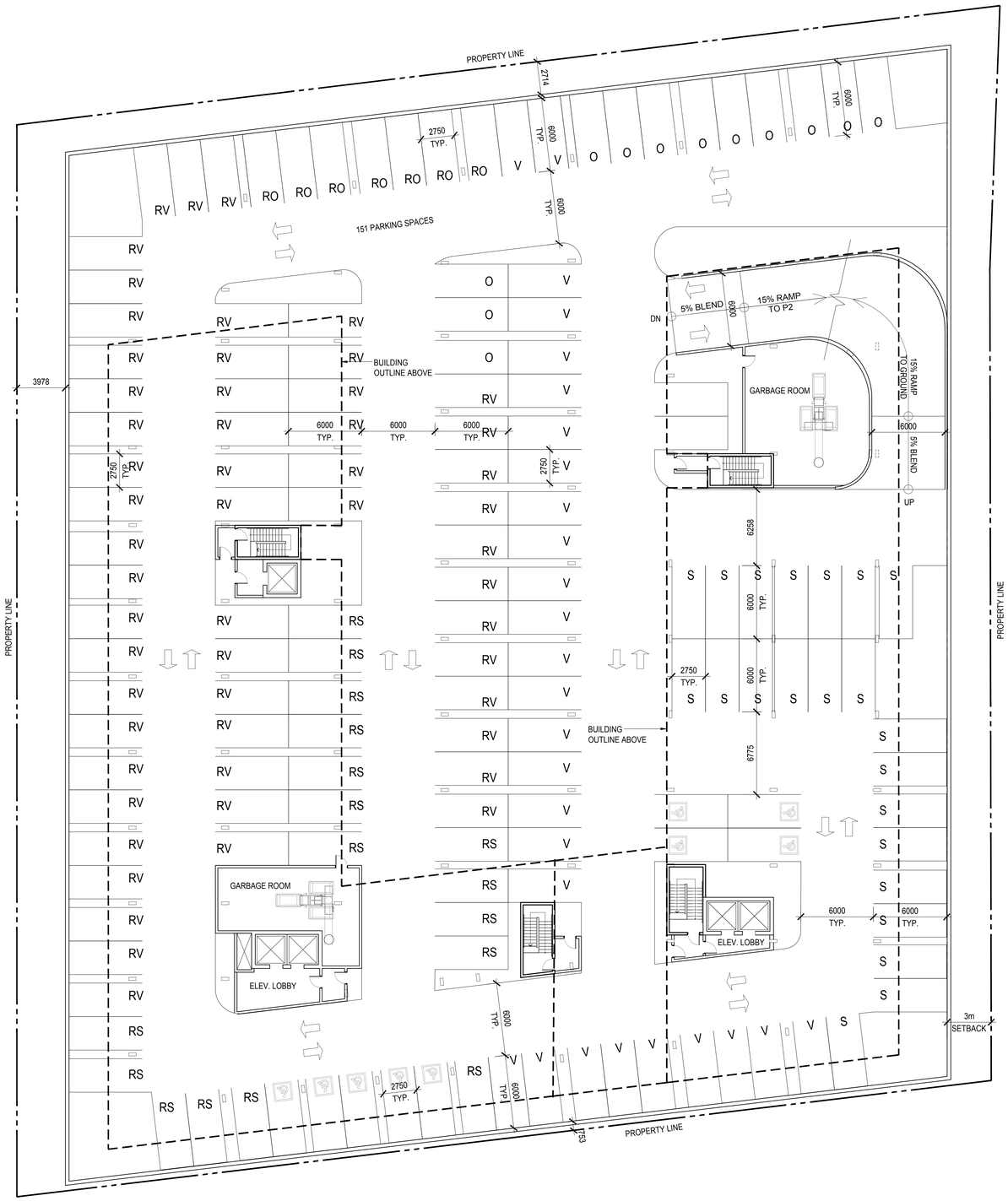
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Drawing Number: A–101

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NIOSA.dwg



2 P2–PARKING PLAN
A104



1 P1–PARKING PLAN
A104

ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
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C	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15

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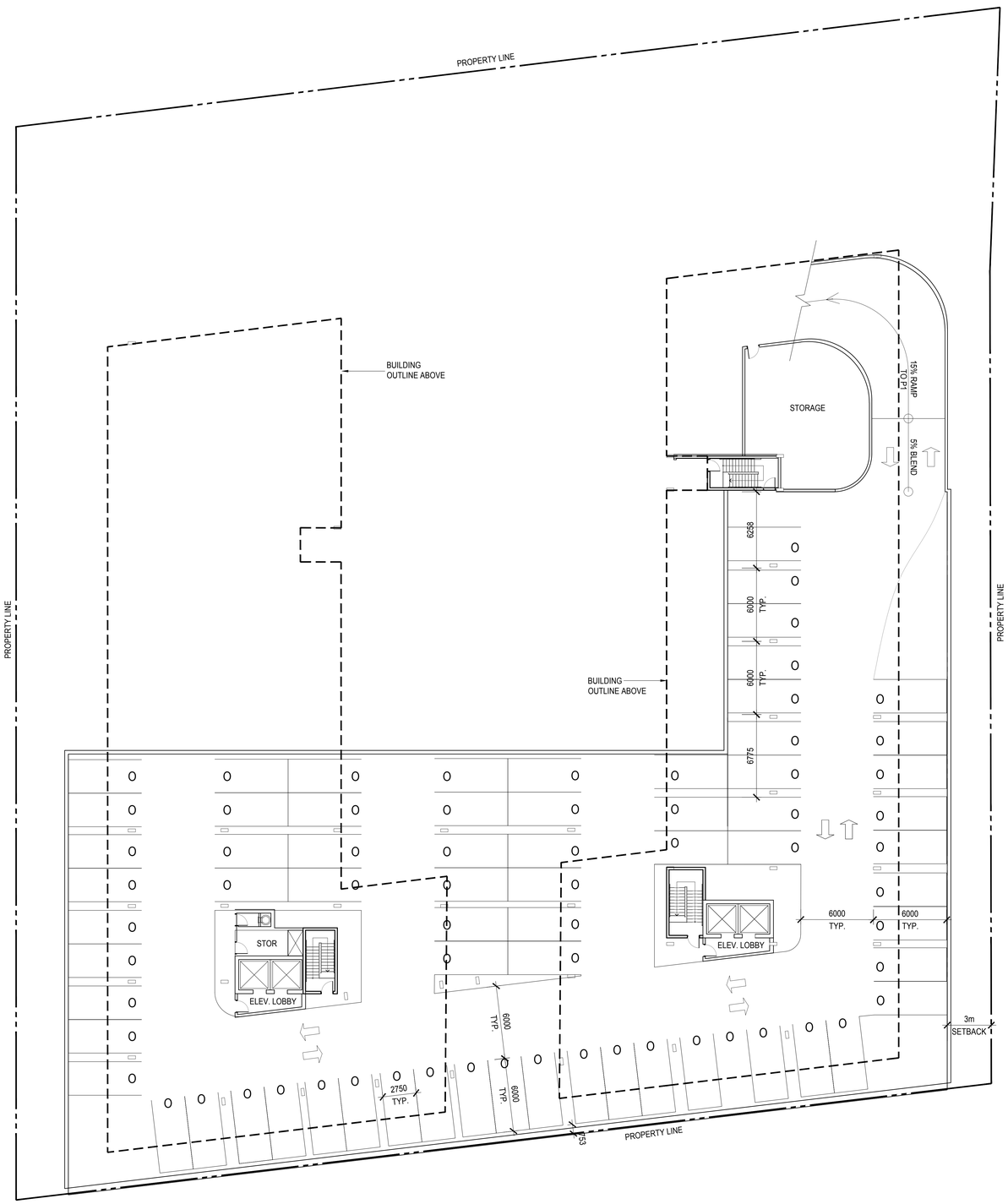
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LEVEL P1
LEVEL P2

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Drawing Number: A–104

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1 A105 P3–PARKING PLAN

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ISSUES/REVISIONS

Item	Description	Date
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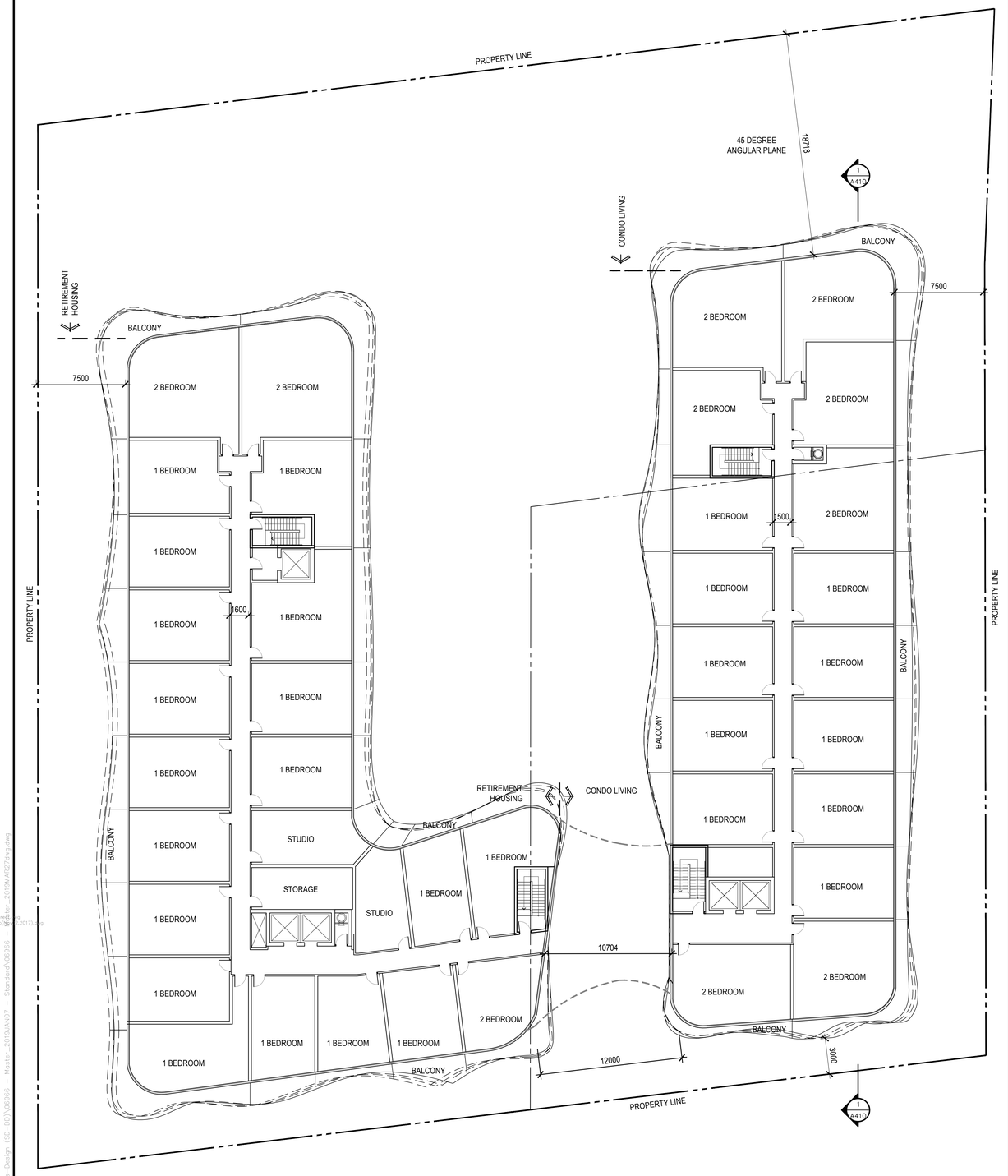
2421&2431 New Street, Burlington, Ontario

Sheet Title: LEVEL P1 LEVEL P2

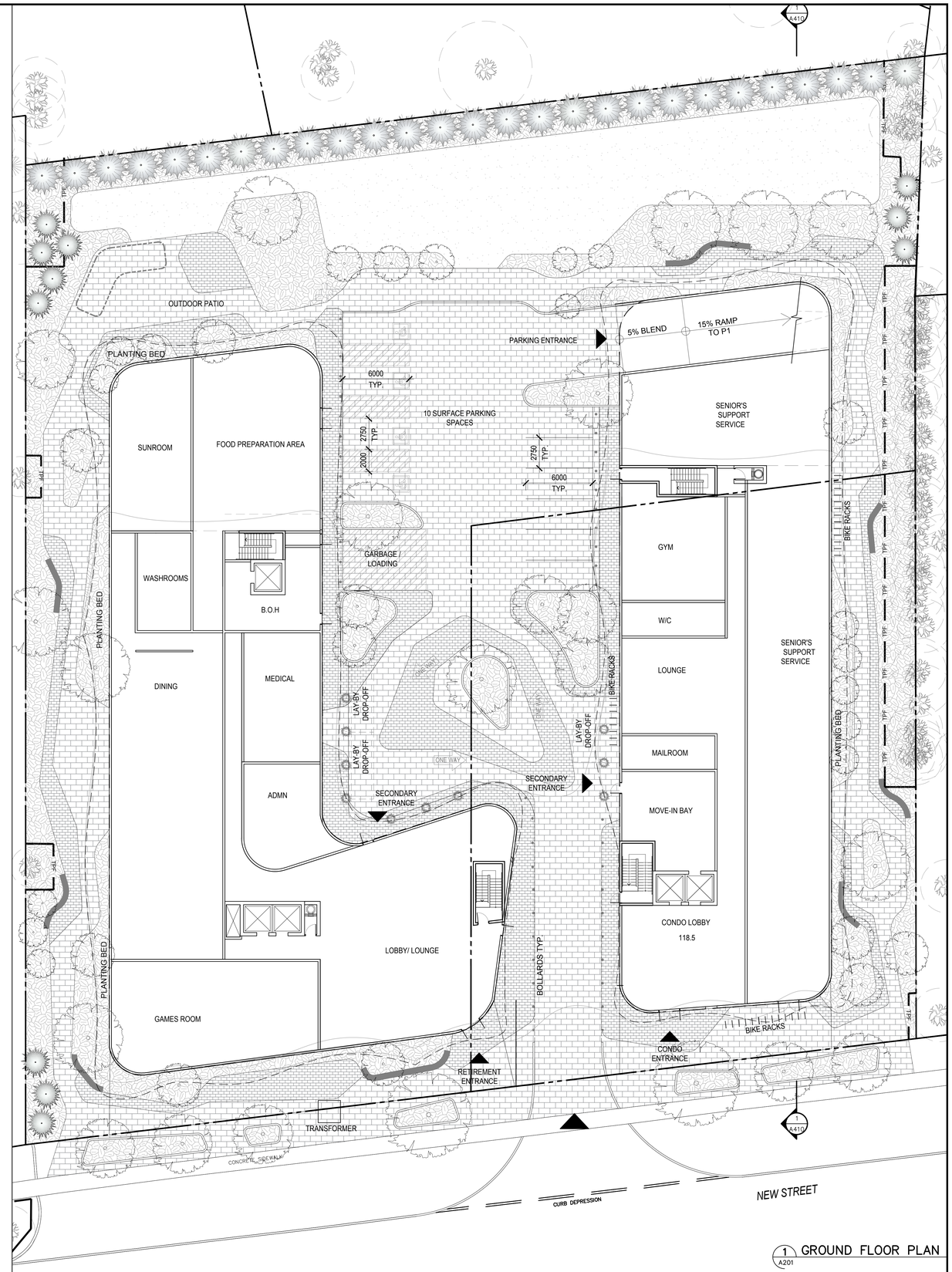
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Project Number: 06966.000

Drawing Number: A–105



2 2ND – 5TH FLOOR PLANS
A201



1 GROUND FLOOR PLAN
A201

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

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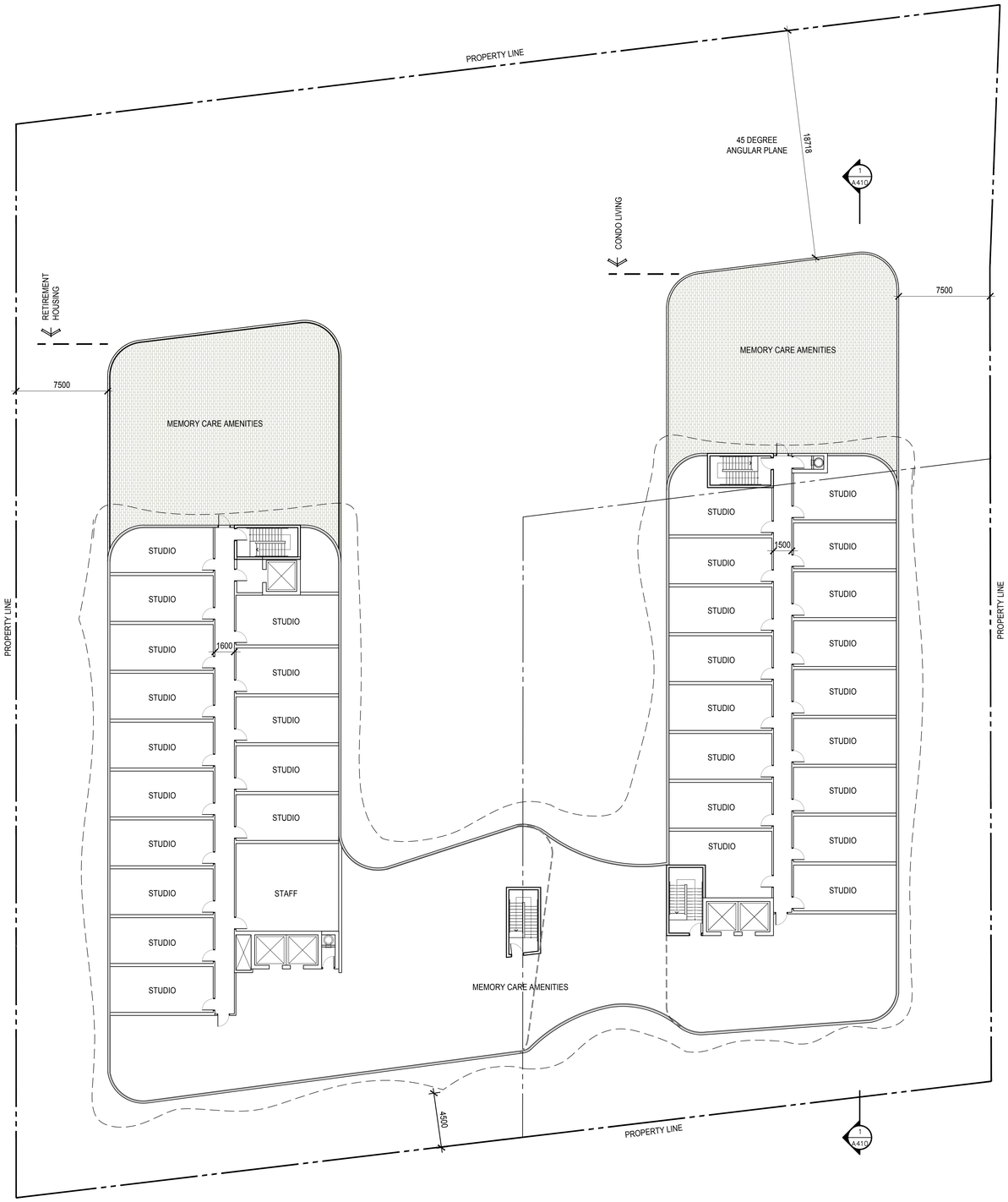
Key Plan

2421&2431 New Street,
Burlington, Ontario

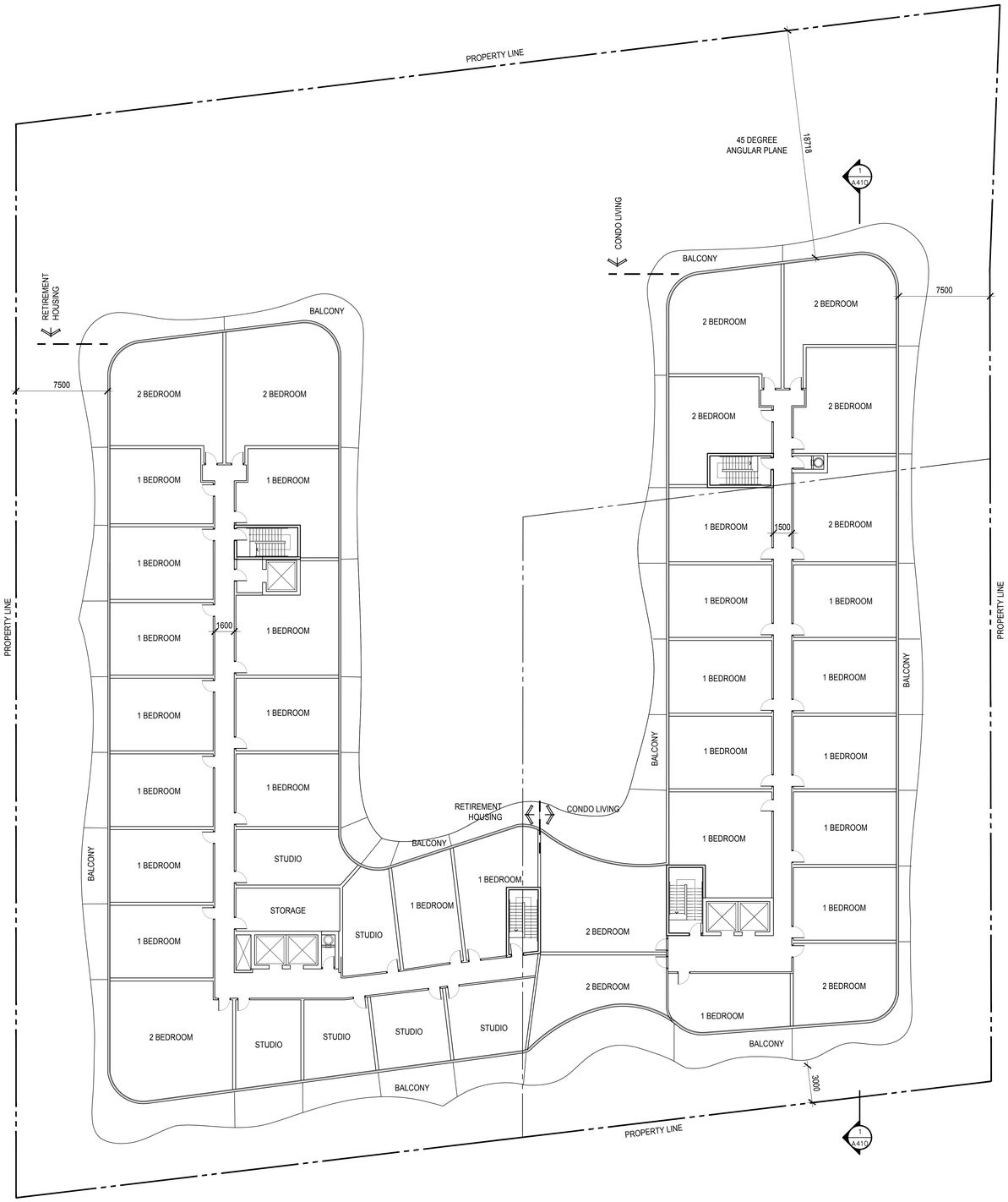
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GROUND FLOOR
2ND – 5TH FLOOR PLANS

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Drawing Number: A–201

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2 7TH FLOOR PLAN
A202



1 6TH FLOOR PLAN
A202

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

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Key Plan

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Burlington, Ontario

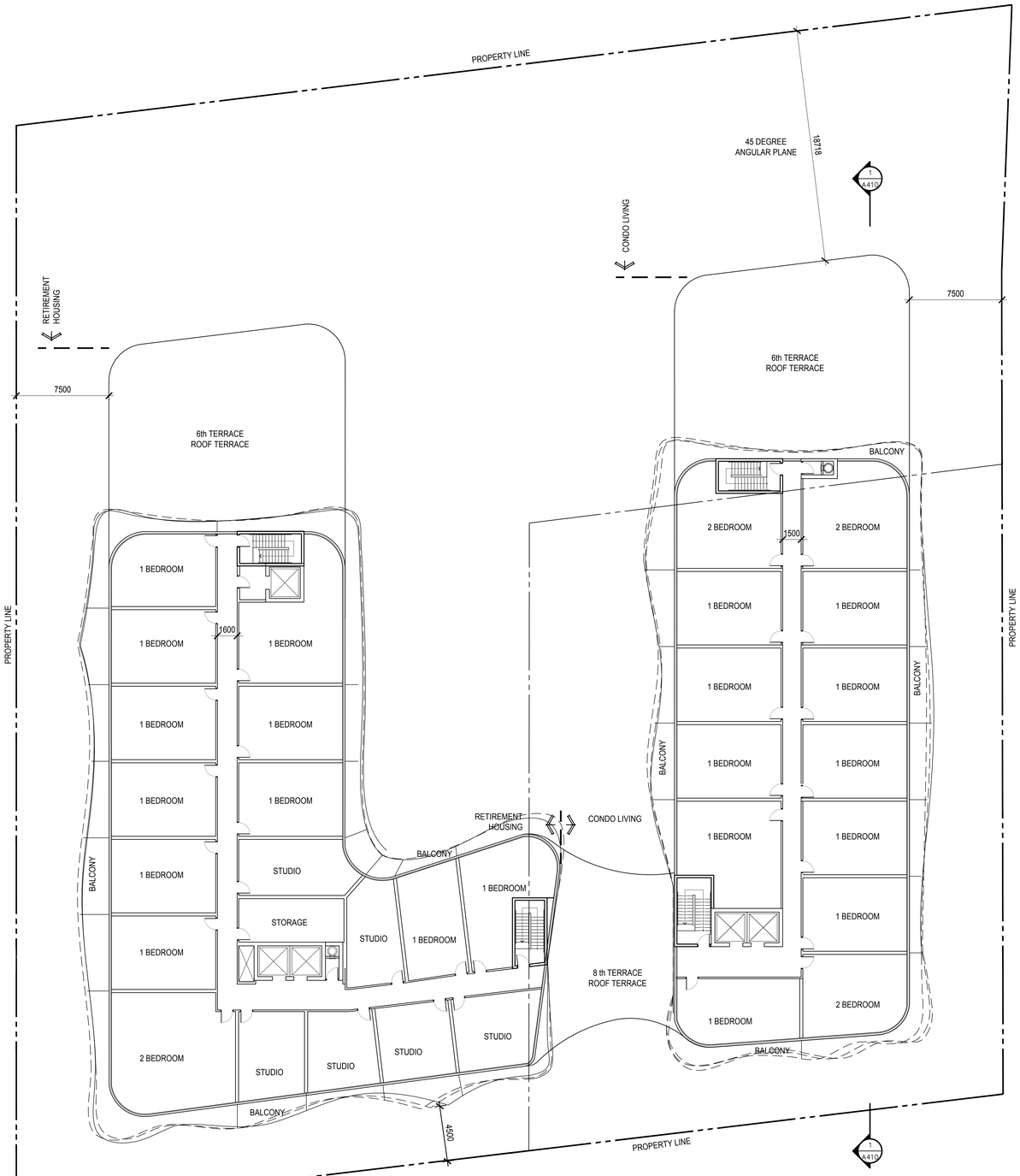
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6TH FLOOR
7TH FLOOR (MEMORY CARE)

Scale: 1:150

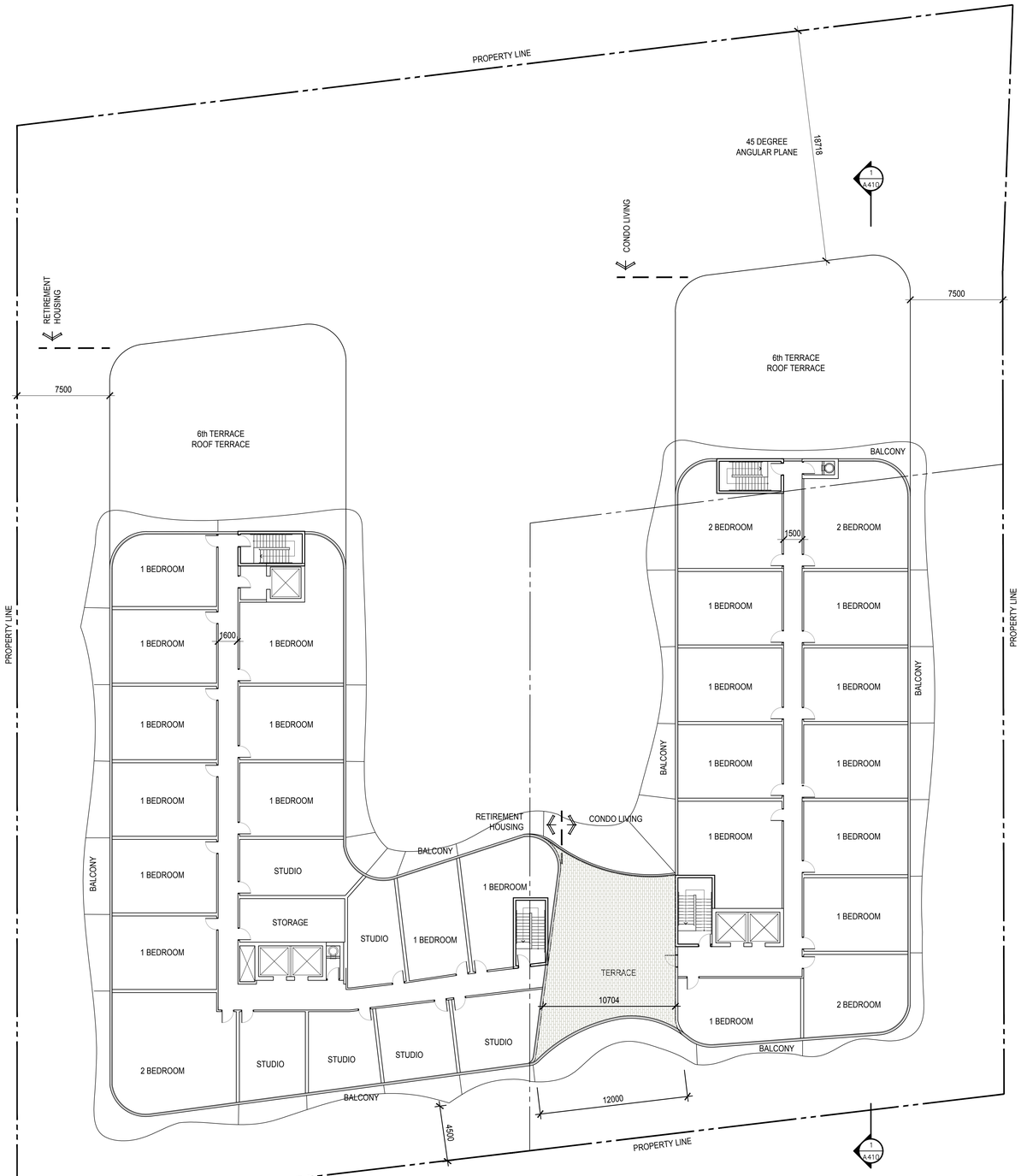
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2 A203 9TH – 11TH FLOOR PLANS



1 A203 8TH FLOOR PLAN

ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
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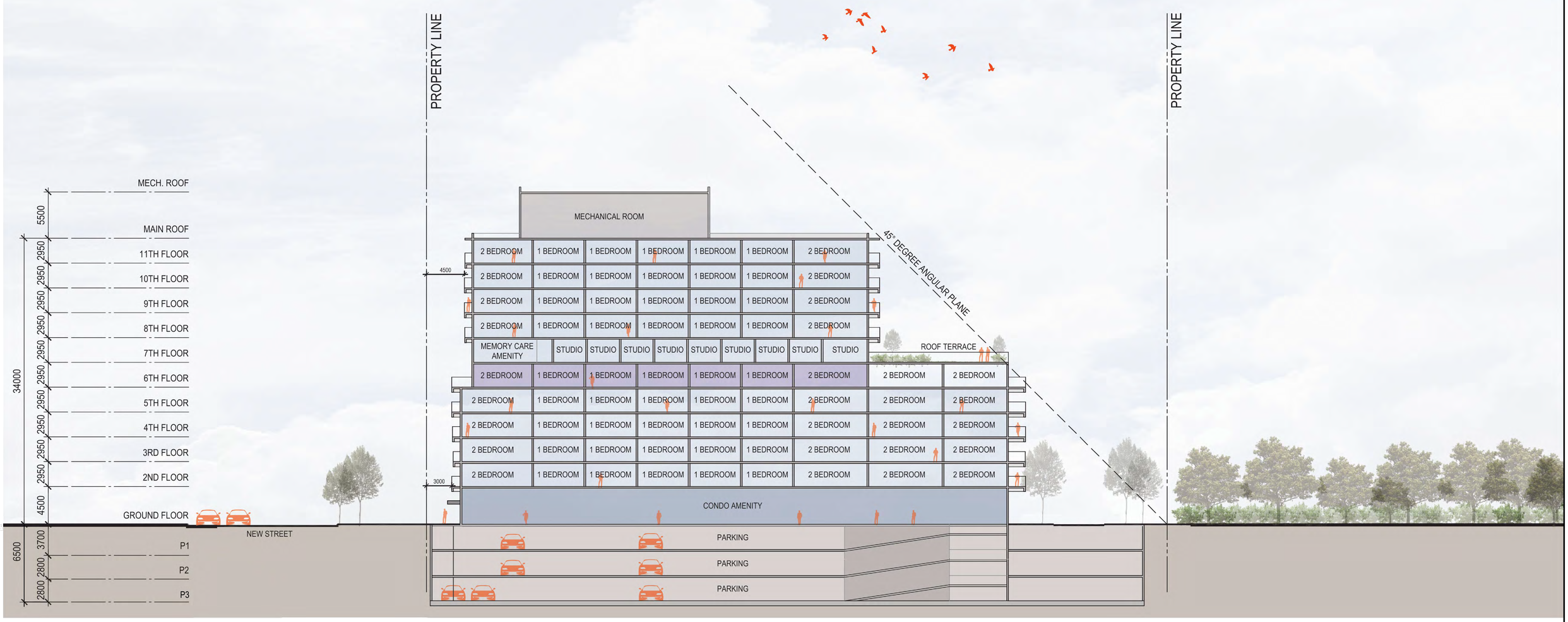
Sheet Title:
8TH FLOOR
9TH – 11TH FLOOR PLANS

Scale: 1:150

Project Number: 06966.000

Drawing Number: A–203

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ISSUES/REVISIONS		
Item	Description	Date
A	ISSUED FOR OPA AND REZONING APPLICATION	2017.12.13
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C	ISSUED FOR OPA AND REZONING APPLICATION	2019.04.15

Check and verify all dimensions and report any discrepancies to the Architect before work is carried to the affected work. This drawing is not to be scaled for the purpose of verifying dimensions.

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Key Plan

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Burlington, Ontario

Sheet Title: BUILDING SECTION

Scale: 1:150

Project Number: 06966.000

Drawing Number: A-410

Plot Time: Apr 15, 2019 - 8:22pm
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Jun. 21 @ 9:30 am



Jun. 21 @ 12:30 pm



Jun. 21 @ 3:30 pm



Mar. 21 @ 9:30 am



Mar. 21 @ 12:30 pm



Mar. 21 @ 3:30 pm



Dec. 21 @ 9:30 am



Dec. 21 @ 12:30 pm



Dec. 21 @ 3:30 pm

ISSUES/REVISIONS

Item	Description	Date
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Key Plan

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Sheet Title: SUN/SHADOW STUDY

Scale: NTS

Project Number: 06966.000

Drawing Number: A–415

Plot Time: Apr 15, 2019 – 2:20pm
Drawing Name: \\wzmh\Projects\06966\6_Drawings\10_Drawings–Design (SD–00)\06966 – Master_2019JAN07 – Standard\06966 – Master_2019MAR27dwg.dwg