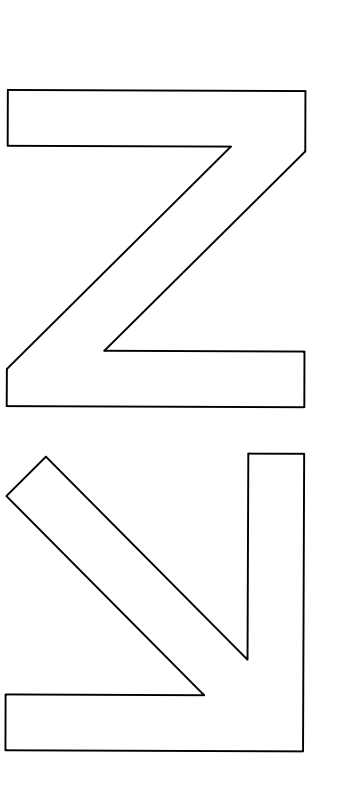


CONTRACTOR IS TO CHECK AND VERIFY ALL DIMENSIONS ON THE JOB SITE AND NOTIFY DESIGNERS OF ALL DISCREPANCIES BEFORE INITIATING WORK. ALL DRAWINGS ARE THE PROPERTY OF THINKGIRAFFE DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DESIGNERS. PRINTS ARE NOT TO BE SCALED.



Dec 3, 2018
Re-issue for Zoning By-Law Amendment

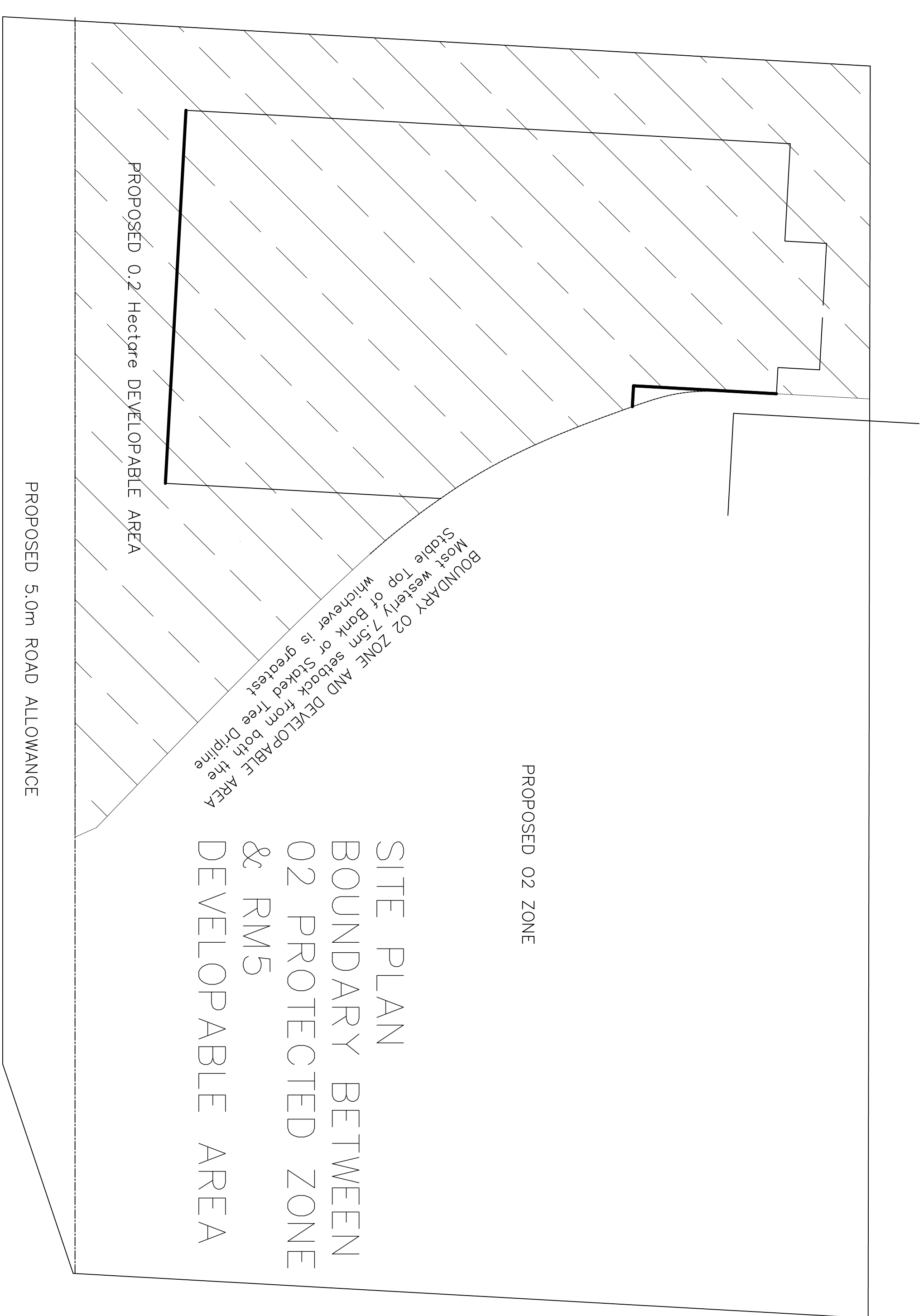
REMARKS	DATE	NO.

thinkGiraffe
E N T R A P R T A L
16 Sulphur Springs Road,
Ancaster, ON, L9G 1L8
905 304 1496
thinkgiraffe@belnet.ca

PROJECT
Proposed 8 Storey
Apartment Building
4063 Upper Middle Rd
Burlington

SHEET TITLE	
SITE STATISTICS	
FOLDER	DRAWN BY
FILE	M.F. / M.S.
DATE	SCALE
	1:200
	NUMBER

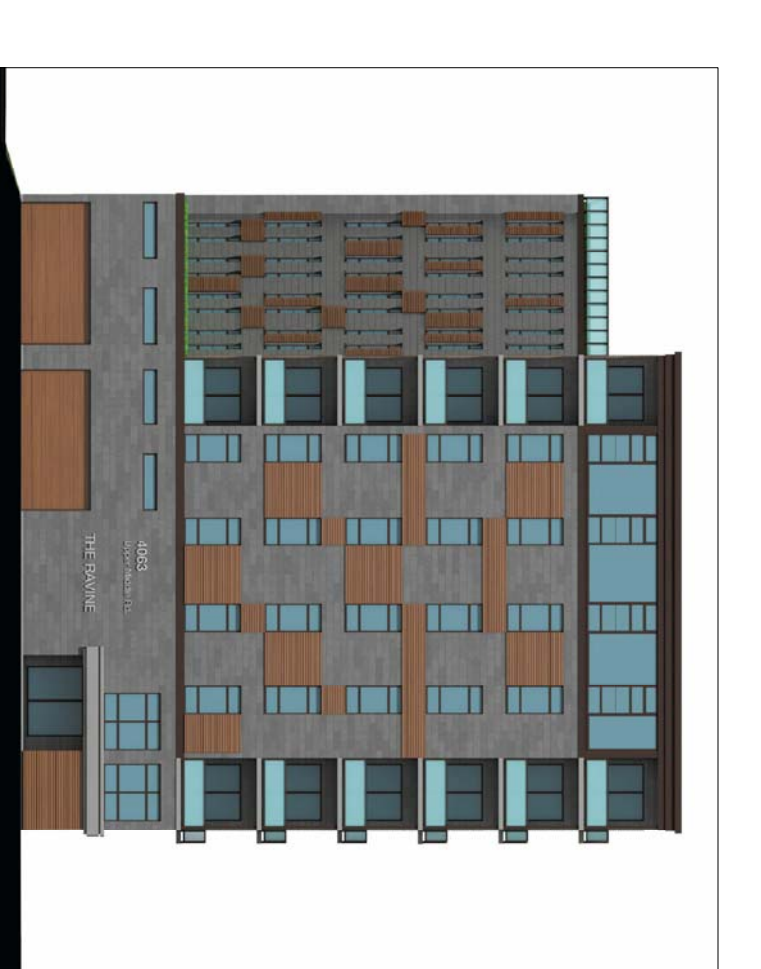
A1



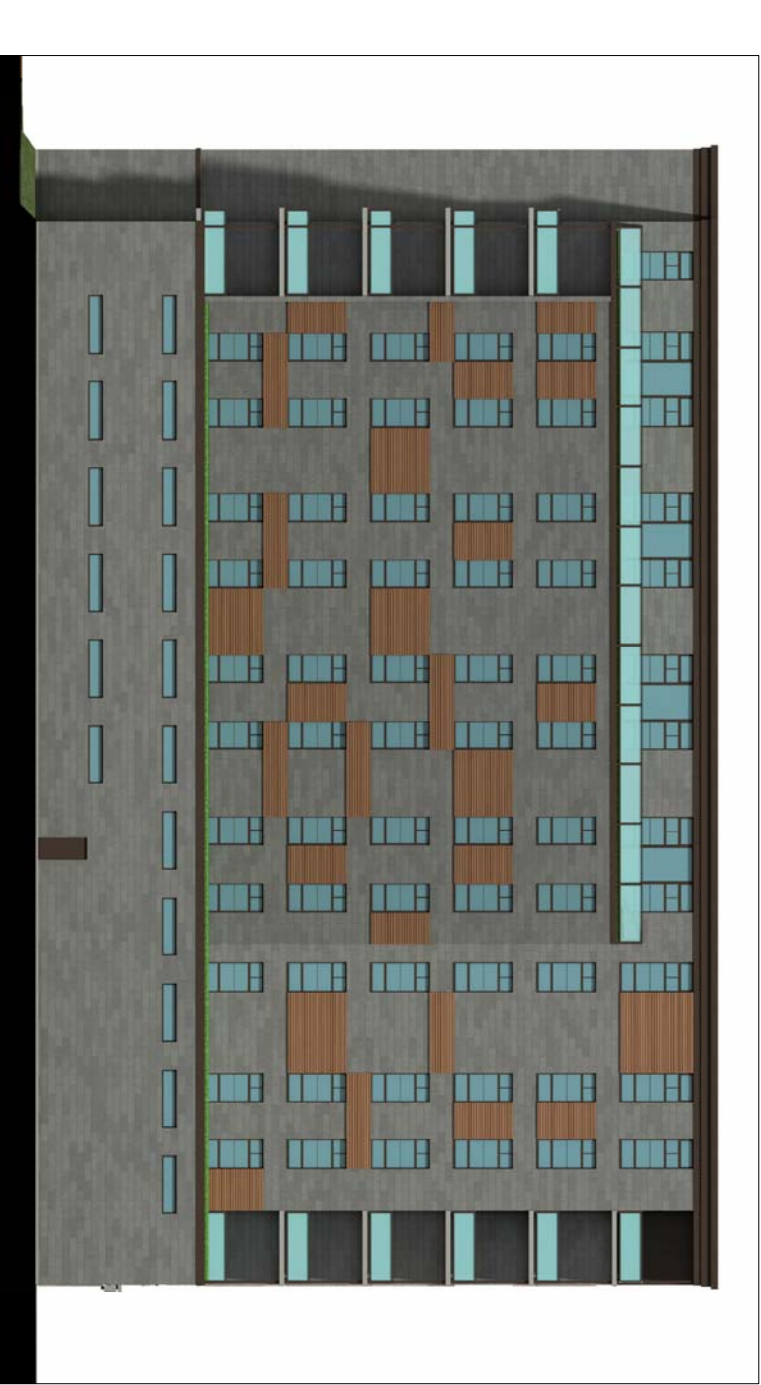
VIEW FROM UPPER MIDDLE ROAD



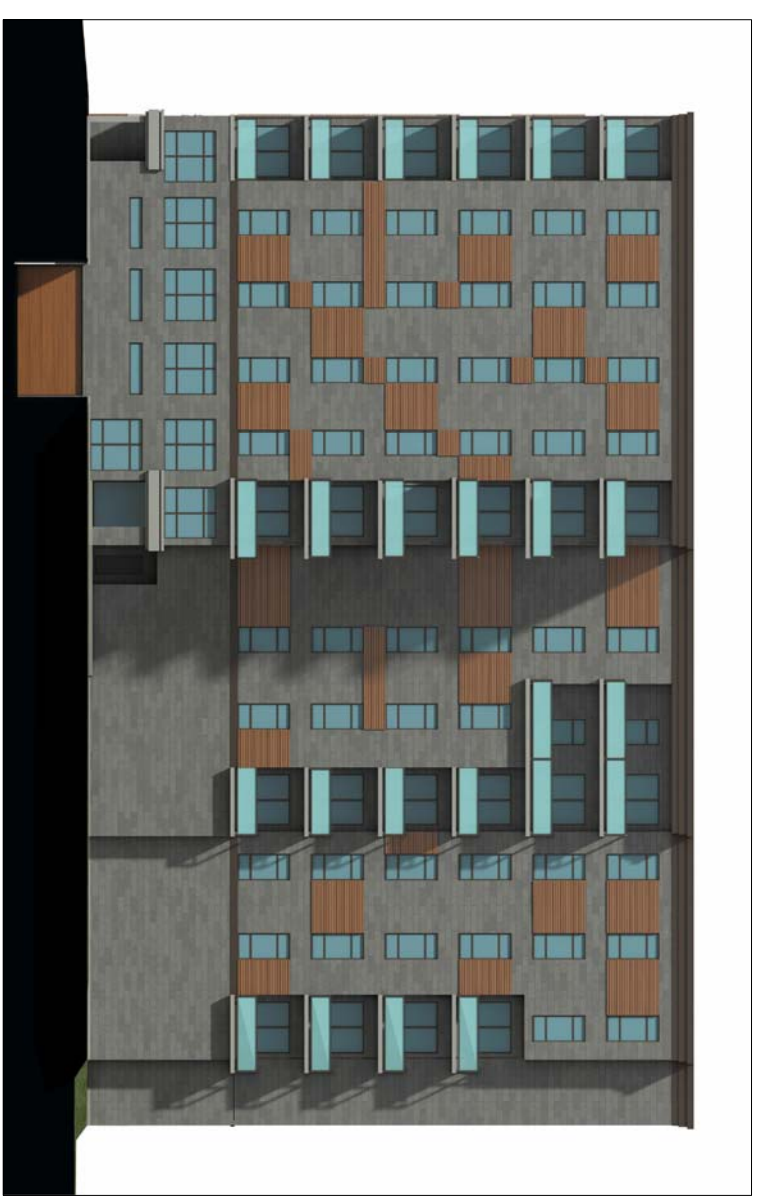
VIEW FROM ADJACENT TOWNHOUSES



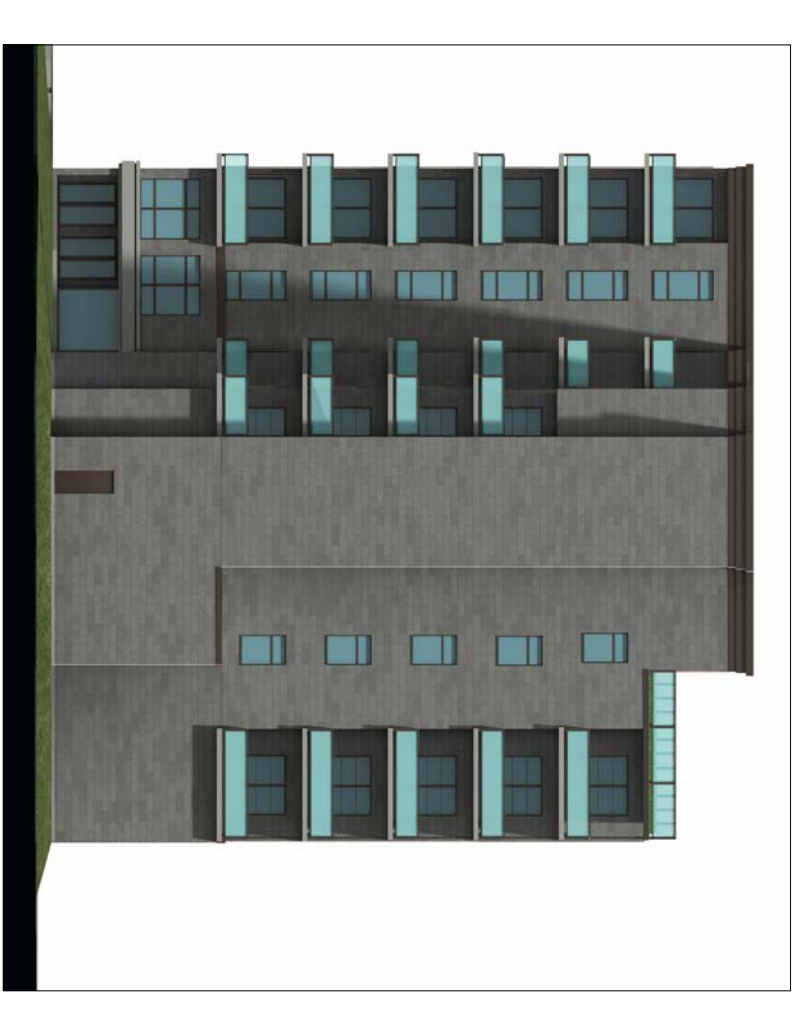
FRONT ELEVATION



WEST ELEVATION



EAST ELEVATION



REAR ELEVATION

SITE STATISTICS - 4063 UPPER MIDDLE RD

Existing Zoning: D
Existing Official Plan Designation: Residential High Density / Watercourse
Zoning Amendment Required: R41 and O2 Zones

Total Lot Area: 0.55Ha
Total Developable Area: 2.0Ha (2007.18m²)
Road Allowance 5.0m

Proposed Gross Floor Area

Floor	Area (m ²)
Basement	1,037.06m ²
1st Floor	1,037.06m ²
2nd Floor	1,037.06m ²
3rd Floor	833.9 m ²
4th Floor	833.9 m ²
5th Floor	833.9 m ²
6th Floor	833.9 m ²
7th Floor	833.9 m ²
8th Floor	716.0 m ²

(Covered) Terraces Included

Floor	Area (m ²)
Basement	1,037.06m ²
1st Floor	1,037.06m ²
2nd Floor	1,037.06m ²
3rd Floor	833.9 m ²
4th Floor	833.9 m ²
5th Floor	833.9 m ²
6th Floor	833.9 m ²
7th Floor	833.9 m ²
8th Floor	716.0 m ²

Gross Floor incl Main, 2nd Level Parking & Terraces: 6,959.02 Basement Excluded
Basement (Parking) 1,037.06

Proposed Number of Units

Floor	Units
3rd Floor (6)	6
4th Floor (6)	6
5th Floor (6)	6
6th Floor (6)	6
7th Floor (5)	5
8th Floor (3)	3
Total	32 Units Total

Lot Coverage / 2007.18m² Building Area+172.5m² Ramp Area = 1,164.55m²
Developable Area = 58.01% (Ramp Included)

Number of Parking Spaces
57 (Main Level, 2nd Level & Underground)
Including 2 Exterior

32 Units:
1.5 per 2 Bed Unit Required = 32x1.5= 48
.35 Visitor Spaces per Unit = 32x.35 = 10
Total Spaces Required: 58
57 Provided, 1 Space Reduction

Locked Interior 4
Public Outdoor 6

Associated with Building: 845.84m²

Amenity Space
25m² per bedroom
50 x 32 = 1,600m² Required
1,149.43m² Provided

Levels 3-8 Apartments 375 m² total terrace area
Level 3: 12 Apartments, 125 m² Terrace, 25m² Green Roof, 25m² Terrace
Level 4: 12 Apartments, 125 m² Terrace, 25m² Green Roof, 25m² Terrace
Level 5: 12 Apartments, 125 m² Terrace, 25m² Green Roof, 25m² Terrace
Level 6: 12 Apartments, 125 m² Terrace, 25m² Green Roof, 25m² Terrace
Level 7: 12 Apartments, 125 m² Terrace, 25m² Green Roof, 25m² Terrace
Level 8: 12 Apartments, 125 m² Terrace, 25m² Green Roof, 25m² Terrace
Level 8 Green Roof Tenant Access: 77.55m²

Associated with Community Garden Outdoor Area
303.59m² West Outdoor Tenant / Dog Area

8 Storages / 30 m²
Average Grade = 138.6m

Max Building Height Proposed