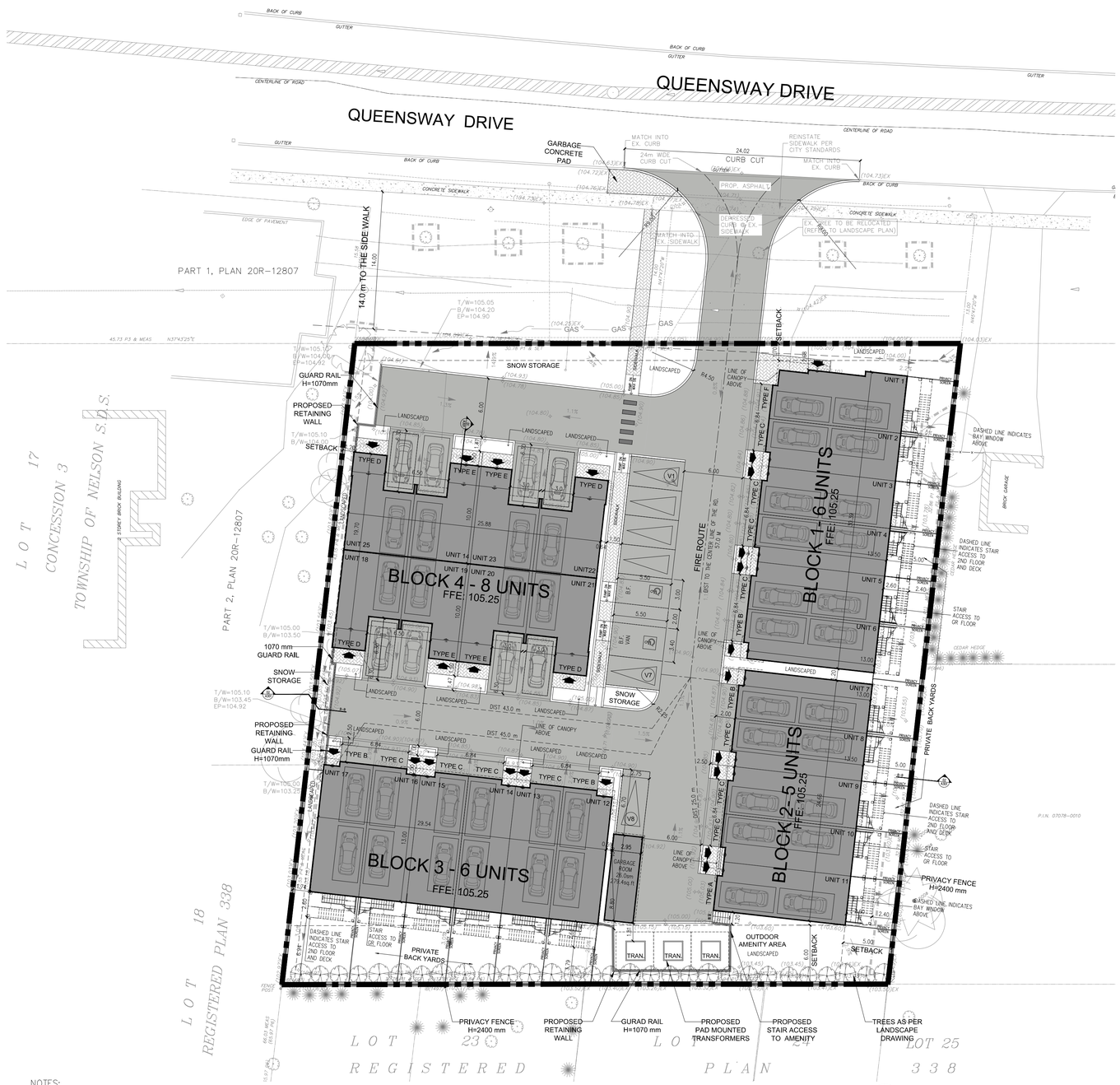


01 A001 SITEPLAN 1:250

NOTES:

-FOR THE SITE LANDSCAPE DETAILS, PLEASE REFER TO LANDSCAPE DRAWINGS.
-FOR THE SITE GRADING AND SERVICING, PLEASE REFER TO GRADING AND SERVICING PLANS.
- 10% OF TOTAL ASPHALT AREA IA PROVIDED AS SNOW STORAGE AS INDICATED IN THE SITE PLAN.

BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 19 & 20 REGISTERED PLAN 338
IN THE CITY OF BURLINGTON
THE SURVEY WAS COMPLETED ON THE 12th DAY OF MARCH , 2019.
A. J. CLARKE AND ASSOCIATES LTD.

LEGEND

- BUILDING ACCESS/EGRESS POINTS
- OVERHEAD WIRES
- FIRE HYDRANT
- PAINTED ARROWS
- CB CATCH BASIN
- CONCRETE CURBS
- UTILITY POLE
- GUY WIRE
- STOP SIGN
- 00.00 EXISTING GRADE
- FIRE DEPARTMENT CONNECTION
- MH MANHOLE

PROJECT STATISTICS

SITE STATISTICS

	m2	sf	ha	Acre
Lot Area	4024.2	43316.09	0.40242	0.994415341
TOTAL GFA	3767.2	40549.76		
TOTAL UNITS	25			
UNIT PER HECTARE	62			
UNIT PER ACER	25			
FSI	0.94			
BUILDING AREA	1654	17803.49		
LOT COVERAGE	41.10%			

PARKING REQUIRED

UNITS	VISITOR RATIO	RESIDENTS RATIO	Total
25.0	0.25	2	56.25
	6.25	50	

PARKING PROVIDED

Visitor	Residents	Total
8	50	58

RESIDENTIAL UNIT BRAKDOWN

REGULAR TOWNHOUSES

	Type	Ground		2ND floor		3RD floor		GFA per unit		Units	Total GFA	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2
BLOCK 1	END UINT -TYPE B	19	204.5	68.3	735.2	68.3	735.2	155.6	1674.9	1	155.6	1674.9
	END UINT- TYPE F	16	172.2	71.5	769.6	72.7	782.5	160.2	1724.4	1	160.2	1724.4
	MIDDLE UNIT - TYPE C	17.1	184.1	66.4	714.7	66.4	714.7	149.90	1613.5	4	599.60	6454.0
	Total									6.0	915.4	9853.3
BLOCK 2	Type	Ground		2ND floor		3RD floor		GFA per unit		Units	Total GFA	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2
	END UINT -TYPE A	17.1	184.1	68.3	735.2	68.3	735.2	153.7	1654.4	1	153.7	1654.4
	END UINT- TYPE B	19	204.5	68.3	735.2	68.3	735.2	155.6	1674.9	1	155.6	1674.9
	MIDDLE UNIT - TYPE C	17.1	184.1	66.4	714.7	66.4	714.7	149.90	1613.5	3	449.70	4840.5
	Total									5.0	759.0	8169.8
BLOCK 3	Type	Ground		2ND floor		3RD floor		GFA per unit		Units	Total GFA	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2
	END UINT- TYPE B	19	204.5	68.3	735.2	68.3	735.2	155.6	1674.9	2	311.2	3349.8
	MIDDLE UNIT - TYPE C	17.1	184.1	66.4	714.7	66.4	714.7	149.90	1613.5	4	599.60	6454.0
	Total									6.0	910.8	9803.8

BACK TO BACK TOWNHOUSES

	Type	Ground		2nd Floor		3rd Floor		Rooftop Terrace		GFA per unit		Units	Total GFA	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2
BLOCK 4	END UNIT - TYPE D	28	301.4	51.5	554.3	50.4	542.5	16.7	179.8	146.6	1578.0	4	586.4	6312.01
	MIDDLE UNIT- TYPE E	27.0	290.6	49.9	537.1	49.3	530.1	16.0	172.2	142.15	1530.1	4	568.60	6120.4
	Total											8.0	1155.0	12432.4

AMENITY AREA

REQUIRED AMENITY AREA :	REQUIRED (m²)	RATIO (m²)	NUMBER OF UNITS	NUMBER OF BEDROOMS
AMENITY AREA PER BED ROOM FOR REGULAR T/Hs	875	25	17	35
AMENITY FOR BACK TO BACKT/Hs	200	25	8	16
TOTAL REQUIRED AMENITY AREA	1075	N/A	N/A	N/A

NOTE: REQUIRED AMENITY AREA FOR REGULAR T/Hs : 25 m² PER BEDROOM
REQUIRED AMENITY AREA FOR BACK TO BACK T/Hs : 25 m² PER UNIT

PROPOSED AMENITY AREA :	AMENITY AREA (m²)
ROOF TOP TERRACES	88.80
PRIVATE BACK YARDS	400.30
DECKS (REGULAR T/Hs)	51.20
BALCONIES (BACK TO BACK T/Hs)	86.40
LANDSCAPED AREA	450
TOTAL PROPOSED AMENITY AREA	1076.70

TOTAL REQUIRED AMENITY AREA :	1075.00
TOTAL PROPOSED AMENITY AREA :	1076.70
TOTAL PROPOSED PRIVACY AREA :	626.70
PROPOSED PRIVACY AREA PER UNIT :	25.07

BUILDING HEIGHT

Type & Block	Unit Number	Fixed Grade Elevation (m)	BUILDING HEIGHT From Top of Parapet (m)	From Top of Rooftop Access Stair (m)
BLOCK 1	1.00	104.88	11.17	N/A
	2.00	104.85	11.20	N/A
	3.00	104.82	11.23	N/A
	4.00	104.80	11.25	N/A
	5.00	104.83	11.22	N/A
	6.00	104.87	11.18	N/A
BLOCK 2	7.00	104.85	11.20	N/A
	8.00	104.83	11.22	N/A
	9.00	104.86	11.19	N/A
	10.00	104.90	11.15	N/A
	11.00	104.94	11.11	N/A
	12.00	104.90	11.15	N/A
BLOCK 3	13.00	104.88	11.17	N/A
	14.00	104.86	11.19	N/A
	15.00	104.86	11.19	N/A
	16.00	104.88	11.17	N/A
	17.00	104.91	11.14	N/A
BLOCK 4	18.00	104.91	11.39	13.54
	19.00	104.86	11.44	13.59
	20.00	104.84	11.46	13.61
	21.00	104.86	11.44	13.59
	22.00	104.82	11.48	13.63
	23.00	104.79	11.51	13.66
	24.00	104.80	11.50	13.65
	25.00	104.85	11.45	13.60

BEDROOM BREAKDOWN

DESCRIOTION	1 BD	2 BD	3BD
TOTAL NUMBER OF UNITS	0	24	1
	25		

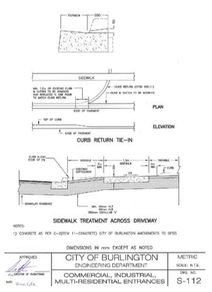
BUILDING AREA

BUILDING AREA	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	GARBAGE ROOM	Total
	m2	m2	m2	m2	m2	m2
	420	345	411	451	27	1654

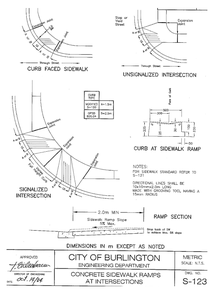
NOTE : STAIR ACCESS TO DECK AND DECK ON 2ND FLOOR ARE EXCLUDED FROM BUILDING AREA FOR RERLUAR T/Hs.



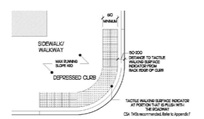
02 A001 CONTEXT PLAN N.T.S



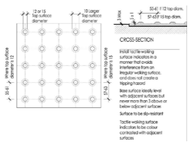
03 A001 MULTI-RESIDENTIAL ENTRANCES N.T.S



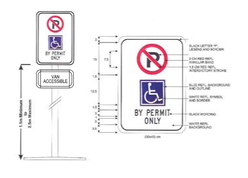
04 A001 CONCRETE SIDEWALK RAMPS N.T.S.



05 A001 ACCESSIBILITY STANDARD (DOPS) DEPRESSED CURB N.T.S.



06 A001 CSA STANDARD FOR TWSIs N.T.S.



07 A001 BARRIER FREE PARKING SIGN N.T.S.

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PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

DRAWING TITLE

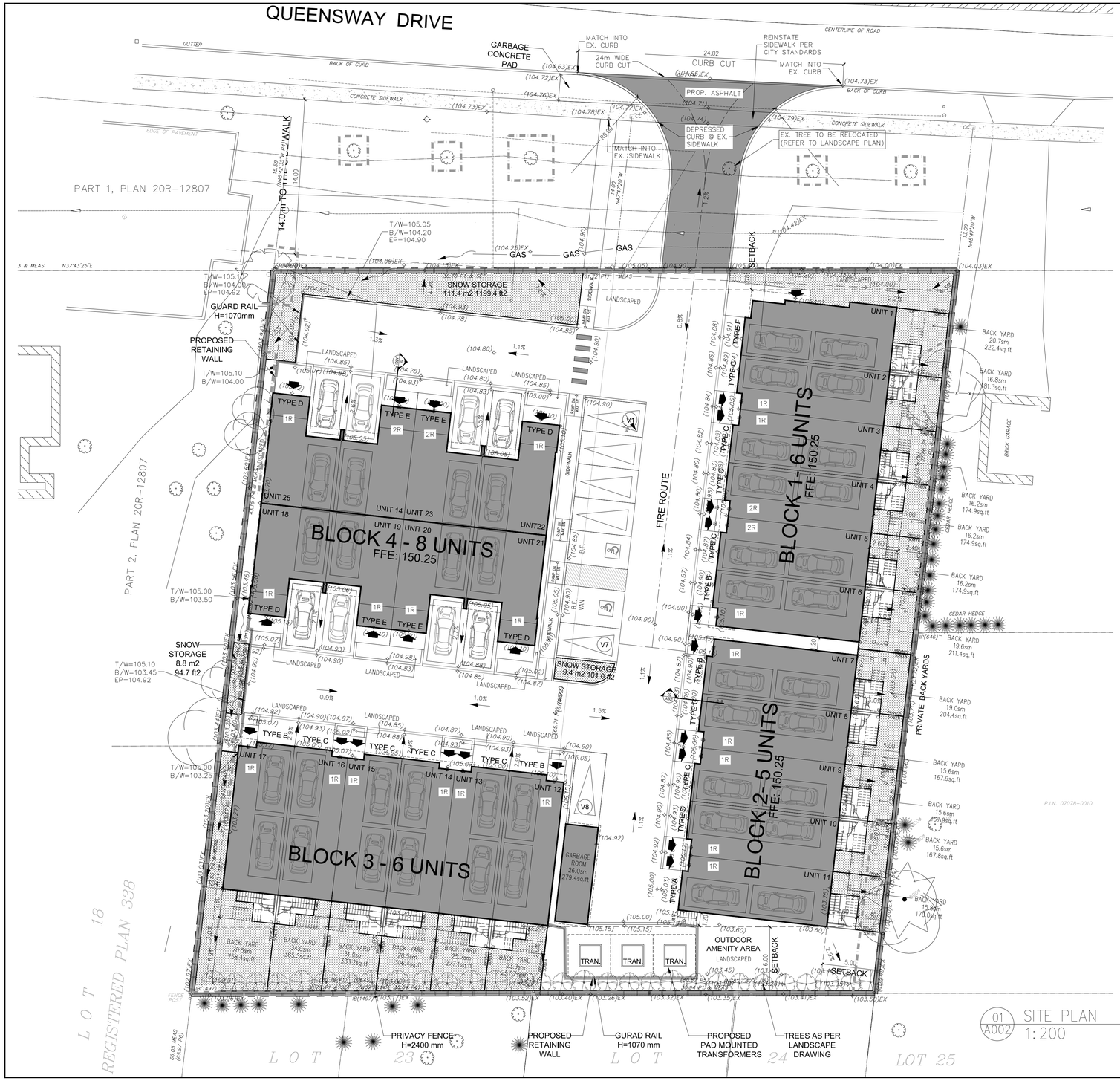
SITE PLAN AND STATISTICS

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Date: 19-11-15
Project No. 18119

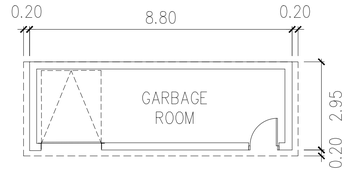
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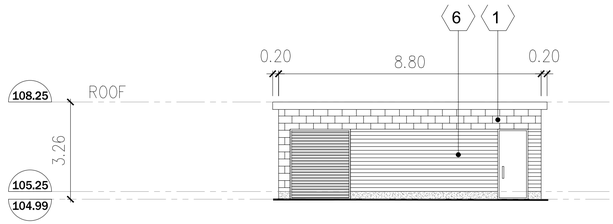
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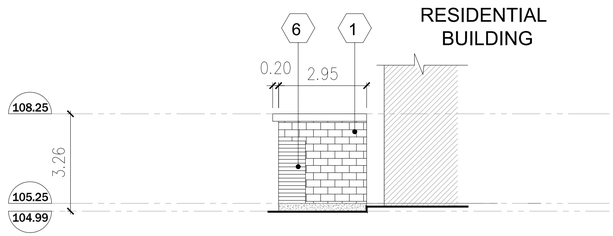
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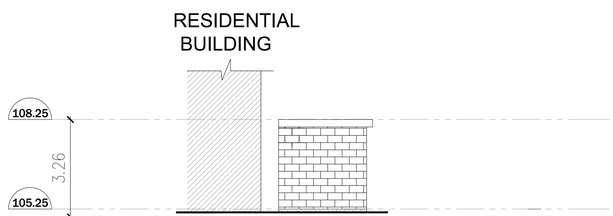
02 A002 GARBAGE ROOM- FLOOR PLAN
1:100



02 A002 GARBAGE ROOM- EAST ELEV.
1:100



03 A002 GARBAGE ROOM- NORTH ELEV.
1:100



04 A002 GARBAGE ROOM- SOUTH ELEV.
1:100

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LICENCE
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PROJECT TITLE
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

DRAWING TITLE
SNOW STORAGE AREAS & GARBAGE ROOM

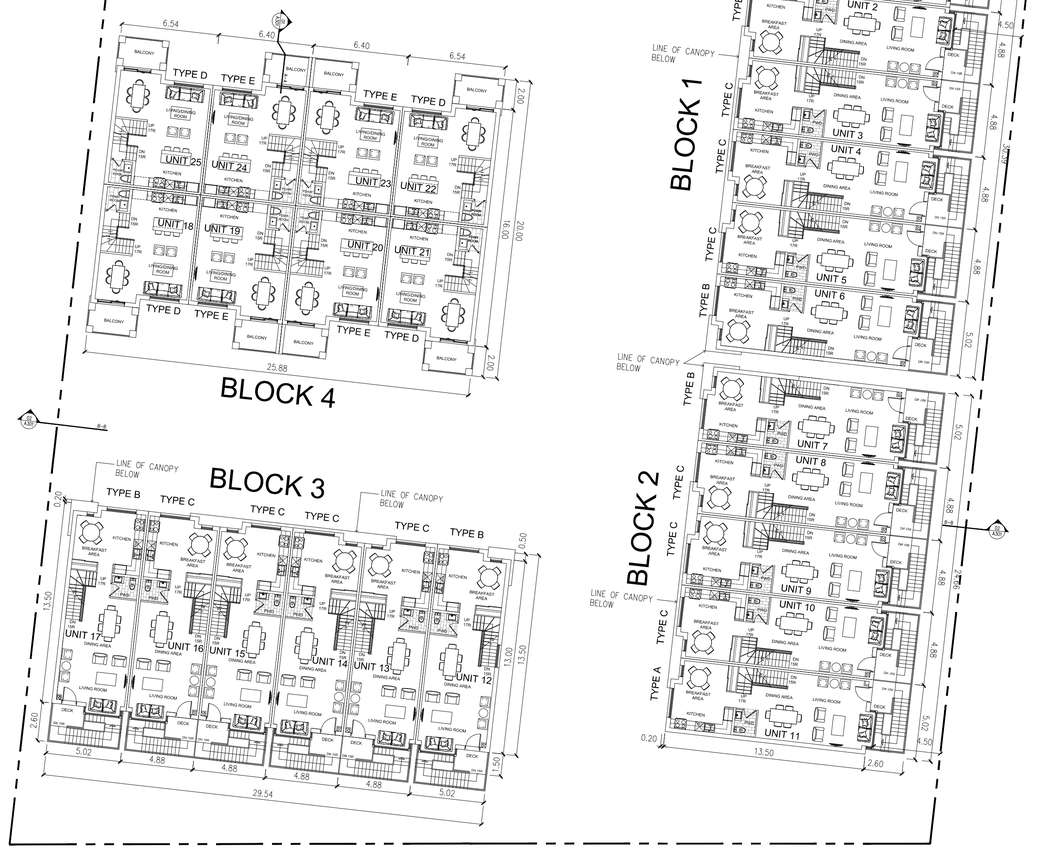
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01 A101 GROUND FLOOR PLAN
1:200



02 A101 2ND FLOOR PLAN
1:200

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PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

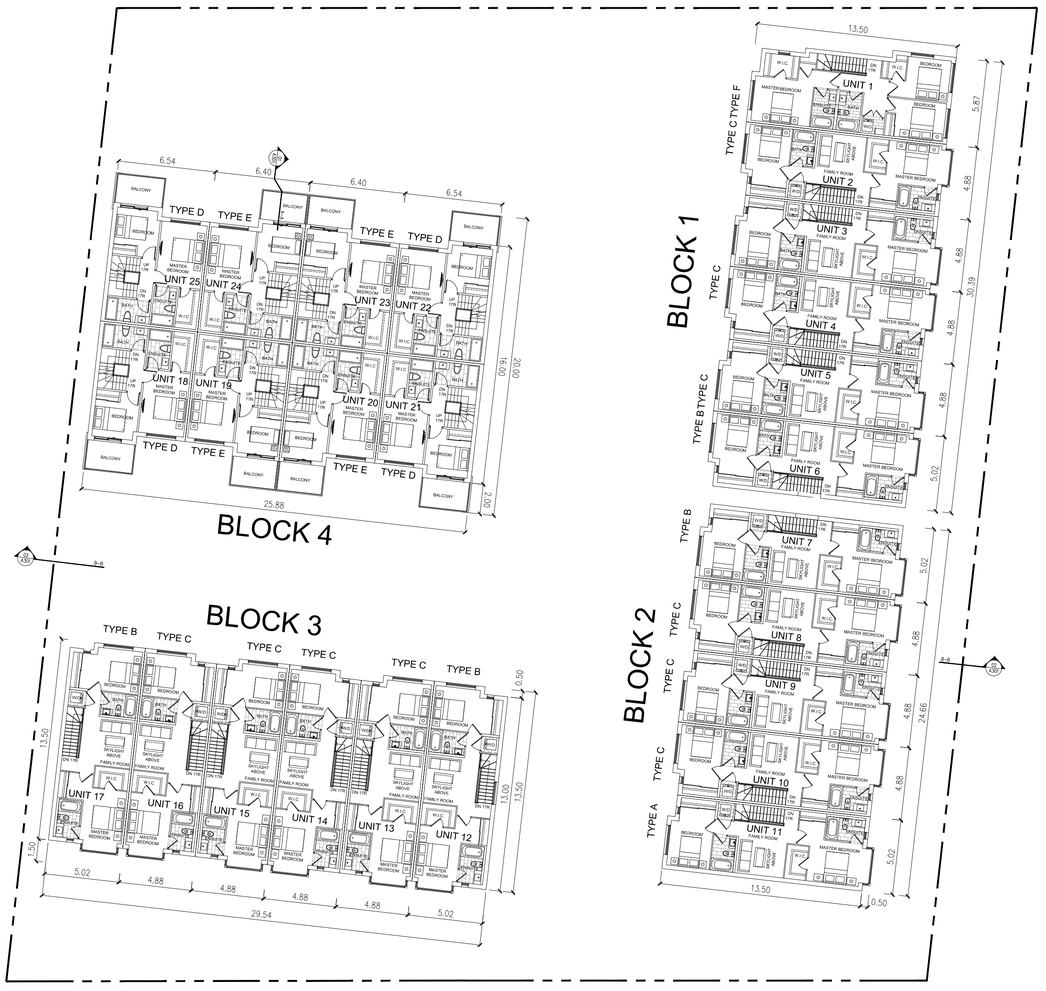
PROPOSED TOWNHOUSES

DRAWING TITLE
FLOOR PLANS

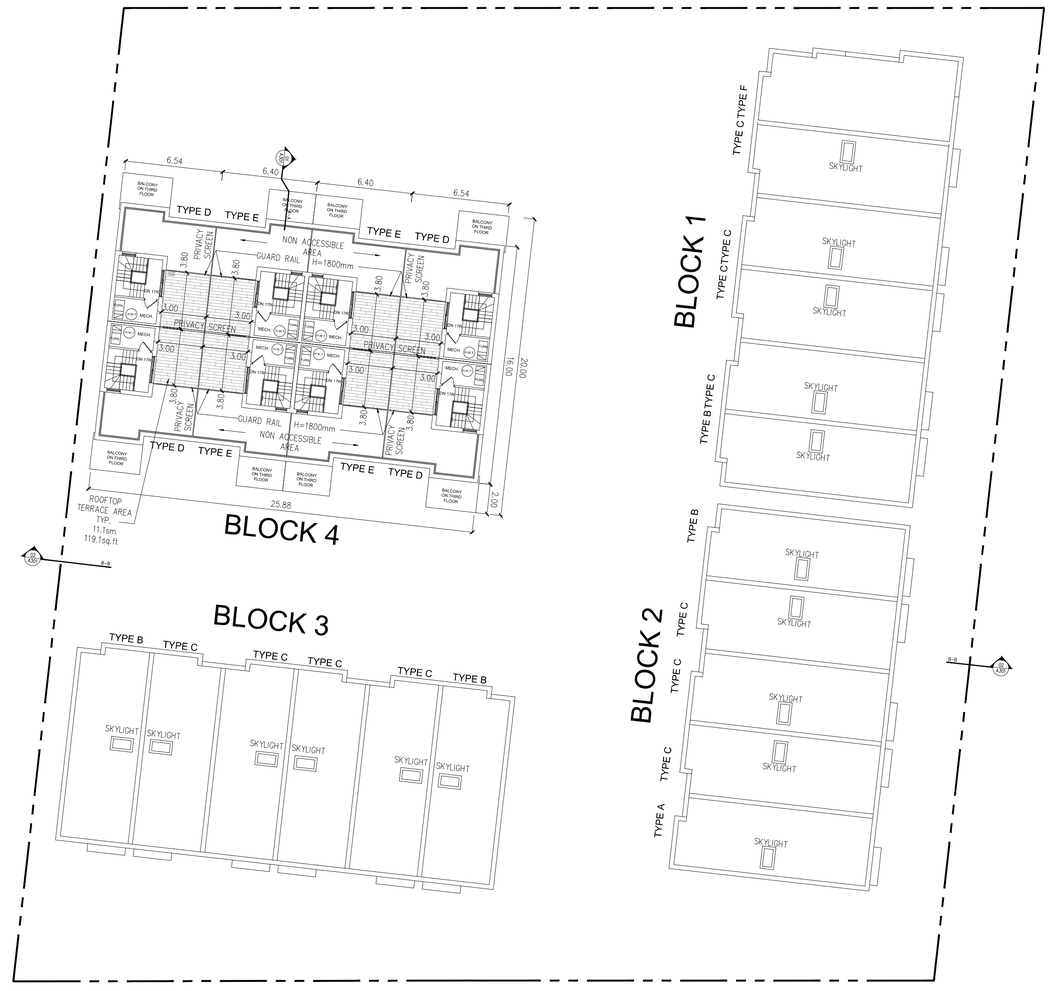
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Checked by: RE
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ICON ARCHITECTS



01 A102 3RD FLOOR PLAN
1:200



02 A102 ROOF/ROOF TERRACE PLAN
1:200

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LICENCE
6225

PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

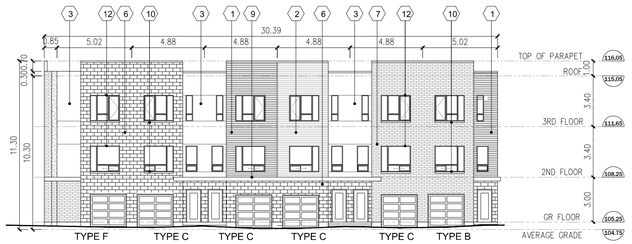
PROPOSED TOWNHOUSES

DRAWING TITLE
FLOOR PLANS

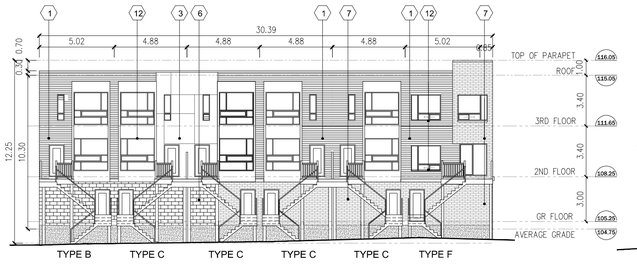
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Project No. 18119

Drawn by: MF
Checked by: RE
Drawing No. A102

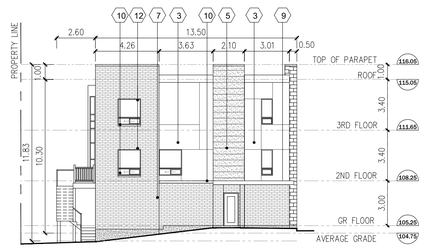
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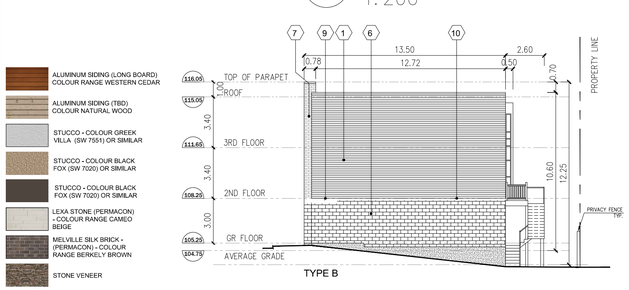
01 A201 BLOCK 1– WEST ELEVATION
1:200



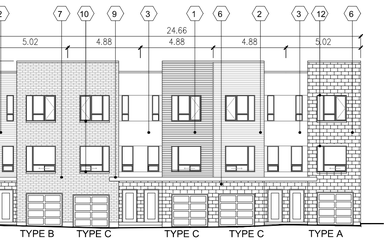
02 A201 BLOCK 1– EAST ELEVATION
1:200



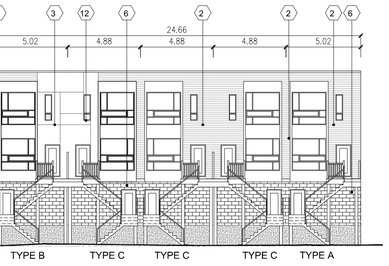
03 A201 BLOCK 1– NORTH ELEVATION
1:200



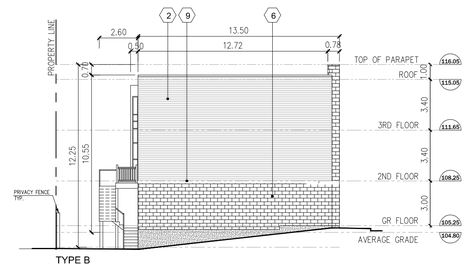
04 A201 BLOCK 1– SOUTH ELEVATION
1:200



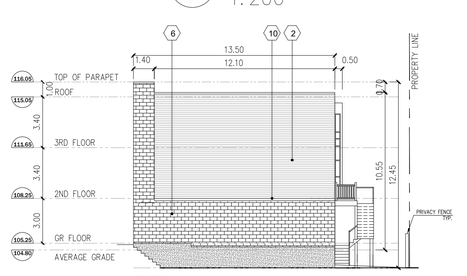
05 A201 BLOCK 2– WEST ELEVATION
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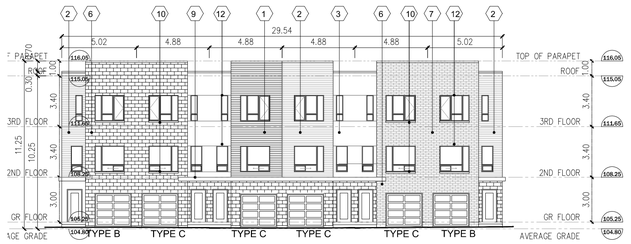
06 A201 BLOCK 2– EAST ELEVATION
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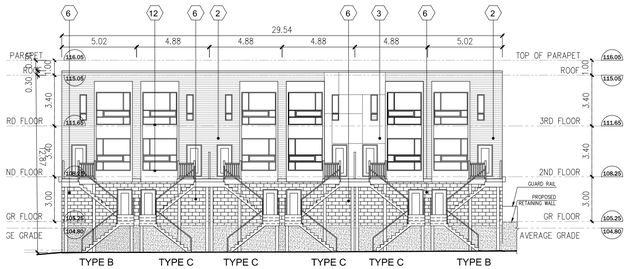
07 A201 BLOCK 2– NORTHTH ELEVATION
1:200



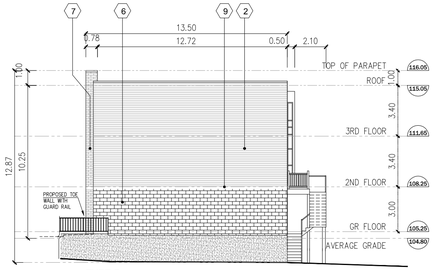
08 A201 BLOCK 2– SOUTH ELEVATION
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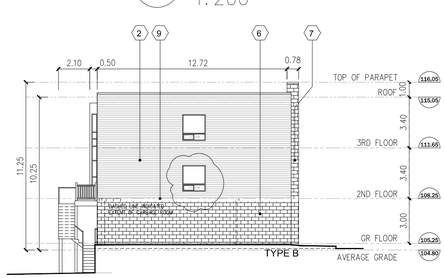
09 A201 BLOCK 3– NORTH ELEVATION
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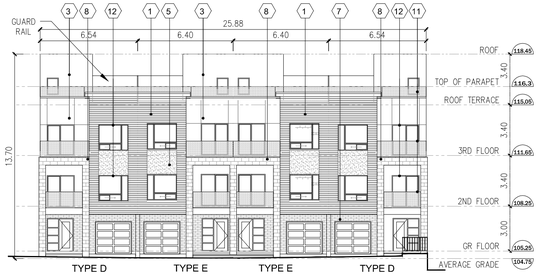
10 A201 BLOCK 3– SOUTH ELEVATION
1:200



11 A201 BLOCK 3– WEST ELEVATION
1:200



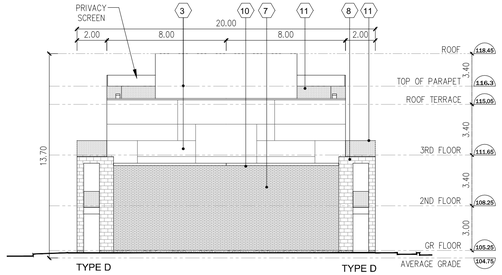
12 A201 BLOCK 3– EAST ELEVATION
1:200



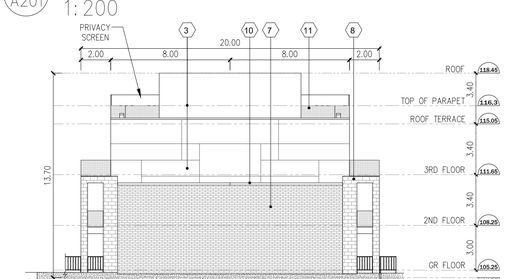
13 A201 BLOCK 4– NORTH ELEVATION
1:200



14 A201 BLOCK 4– SOUTH ELEVATION
1:200



15 A201 BLOCK 4– EAST ELEVATION
1:200



16 A201 BLOCK 4– WEST ELEVATION
1:200

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LEGEND

1. ALUMINUM SIDING (LONG BOARD) COLOUR RANGE WESTERN CEDAR
2. ALUMINUM SIDING (TBD) COLOUR RANGE NATURAL WOOD
3. STUCCO – COLOUR GREEK VILLA (SW 7551) OR SIMILAR
4. STUCCO – COLOUR IRISH CREAM (SW 7537) OR SIMILAR
5. STUCCO – COLOUR BLACK FOX (SW 7020) OR SIMILAR
6. LEXA STONE (PERMACON) – COLOUR RANGE CAMEO BEIGE
7. MELVILLE SILK BRICK – (PERMACON) – COLOUR RANGE BERKELY BROWN
8. STONE VENEER
9. CANOPY
10. PRECAST CONCRETE SILL
11. GLASS RAILING
12. DOUBLE GLAZED WINDOW – CLEAR GLASS

NOT FOR CONSTRUCTION

NO.	REVISION/ISSUE	DATE
2.0	ZBA/OPA SUBMISSION	19-08-16
1.0	PRE CONSULT. MEETING	19-04-08

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NORTH

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
M. REZA ESLAMI
LICENCE
6225

PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

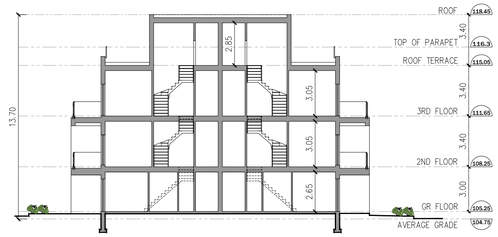
PROPOSED TOWNHOUSES

DRAWING TITLE
ELEVATIONS

Scale: 1:200
Date: 19-11-15
Project No. 18119
Drawn by: MF
Checked by: RE
Drawing No. A201

813 - 4789 YONGE ST. TORONTO
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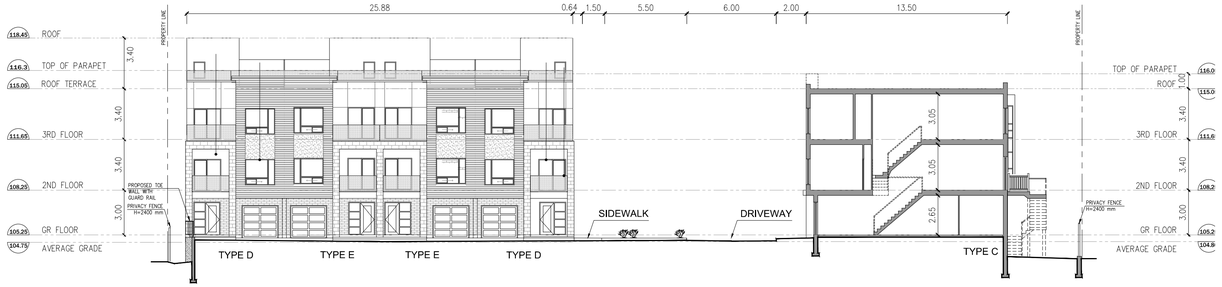
ICON ARCHITECTS



01 A301 SECTION A–A
1:200



04 A301 PERSPECTIVE
N.T.S



02 A301 SECTION B–B
1:200



03 A301 PERSPECTIVE
N.T.S



05 A301 PERSPECTIVE
N.T.S

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LEGEND

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2.0	ZBA/OPA SUBMISSION	19–08–16
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SEAL
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M. REZA ESLAMI
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6225

PROJECT TITLE
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

DRAWING TITLE
SECTIONS AND PERSPECTIVES

Scale: AS NOTED
Date: 19–11–15
Project No. 18119
Drawn by: MF
Checked by: RE
Drawing No. A301

813 - 4789 YONGE ST., TORONTO
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ICON ARCHITECTS