

NOTES:

–FOR THE SITE LANDSCAPE DETAILS, PLEASE REFER TO LANDSCAPE DRAWINGS.
–FOR THE SITE GRADING AND SERVICING, PLEASE REFER TO GRADING AND SERVICING PLANS.

01 A001 SITEPLAN 1:250

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

BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 19 & 20 REGISTERED PLAN 338 IN THE CITY OF BURLINGTON
THE SURVEY WAS COMPLETED ON THE 13th DAY OF MAY , 2019.
A. J. CLARKE AND ASSOCIATES LTD.



02 A001 KEY PLAN N.T.S

PROJECT STATISTICS

SITE STATISTICS

	m2	sf	ha	Acre
Lot Area	4024.2	43316.09	0.40242	0.994415341
TOTAL GFA /GBF	3613.5	38895.35		
TOTAL UNITS	24			
UNIT PER HECTARE	60			
UNIT PER ACER	24			
FSI	0.90			
BUILDING AREA	1546	16641.14		
TOTAL GARAGE (EXLUDED FROM GFA/GBFA)	886.1	9537.6		
LOT COVERAGE	38.42%			

PARKING REQUIRED

UNIT TYPE	NUMBER OF UNITS	RSIDENT RATIO	TOTAL
REGULAR TH	16	2	32
BACK TO BACK TH	8	2	16
TOTAL RESIDENT PARKING REQUIRED			48

UNIT TYPE	NUMBER OF UNITS	VISITOR RATIO	TOTAL
REGULAR TH	16	0.5	8
BACK TO BACK TH	8	0.35	2.8
TOTAL VISITOR PARKING REQUIRED			10.8
TOTAL PARKING REQUIRED			58.8

PARKING PROVIDED

Visitor	Residents	Total
7	48	55

BUILDING AREA

	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	GARBAGE ROOM	Total
BUILDING AREA	m2	m2	m2	m2	m2	m2
	339	345	411	451	0	1546

RESIDENTIAL GFA/GBFA BRAKDOWN

REGULAR TOWNHOUSES

	Type	Ground floor		Garage(Excluded from GFA/GBFA)		2ND floor		3RD floor		GFA per unit		Units	Total GFA/GBFA		Total Garage(Excluded from GFA/GBFA)	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2	m2	ft2
BLOCK 1	END UNIT -TYPE G	19.1	205.6	45.9	494.1	66.3	713.7	66.3	713.7	151.7	1632.9	1	151.7	1632.9	45.9	494.1
	END UNIT- TYPE F	29.3	315.4	41.3	444.6	70.6	759.9	70.8	759.9	170.5	1835.3	1	170.5	1835.3	41.3	444.6
	MIDDLE UNIT - TYPE H	19.1	205.6	44.1	474.7	64.4	693.2	64.4	693.2	147.90	1592.0	3	443.70	4775.9	132.30	1424.1
	Total											5.0	765.9	8244.1	219.5	2362.7

	Type	Ground floor		Garage(Excluded from GFA/GBFA)		2ND floor		3RD floor		GFA per unit		Units	Total GFA/GBFA		Total Garage(Excluded from GFA/GBFA)	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2	m2	ft2
BLOCK 2	END UNIT -TYPE A	19.8	213.1	47.2	508.1	68.3	735.2	68.3	735.2	156.4	1683.5	1	156.4	1683.5	47.2	508.1
	END UNIT- TYPE B	21.6	232.5	45.3	487.6	68.2	734.1	68.2	734.1	158	1700.7	1	158	1700.7	45.3	487.6
	MIDDLE UNIT - TYPE C	19.8	213.1	45.3	487.6	66.4	714.7	66.4	714.7	152.60	1642.6	3	457.80	4927.7	135.90	1462.8
	Total											5.0	772.2	8311.9	228.4	2458.5

	Type	Ground floor		Garage(Excluded from GFA/GBFA)		2ND floor		3RD floor		GFA per unit		Units	Total GFA/GBFA		Total Garage(Excluded from GFA/GBFA)	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2	m2	ft2
BLOCK 3	END UNIT- TYPE B	21.6	232.5	45.3	487.6	68.2	734.1	68.2	734.1	158	1700.7	2	316	3401.4	90.6	975.2
	MIDDLE UNIT - TYPE C	19.8	213.1	45.3	487.6	66.4	714.7	66.4	714.7	152.60	1642.6	4	610.40	6570.3	181.20	1950.4
	Total											6.0	926.4	9971.7	271.8	2925.6

BACK TO BACK TOWNHOUSES

	Type	Ground		Garage(Excluded from GFA/GBFA)		2nd Floor		3rd Floor		Rooftop Terrace		GFA per unit		Units	Total GFA/GBFA		Total Garage(Excluded from GFA/GBFA)	
		m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2	m2	ft2		m2	ft2	m2	ft2
BLOCK 4	END UNIT - TYPE D	28	301.4	20.8	223.9	50.6	544.7	50.4	542.5	16.7	179.8	145.7	1568.3	4	582.8	6273.2592	83.2	895.232
	MIDDLE UNIT- TYPE E	26.3	283.1	20.8	223.9	49.5	532.8	49.3	530.1	16.5	177.6	141.6	1523.6	4	566.20	6094.5	83.20	895.6
	Total													8.0	1149.0	12367.8	166.4	1790.8

NOTE:PARKING AREA IS EXCLUDED FROM GFA/GBFA

BEDROOM BREAKDOWN

DESCRIPTION	1 BD	2 BD	3BD
	0	23	1
TOTAL NUMBER OF UNITS		24	

AMENITY AREA

REQUIRED AMENITY AREA :	REQUIRED (m²)	RATIO (m²)	NUMBER OF UNITS	NUMBER OF BEDROOMS
AMENITY AREA PER BED ROOM FOR REGULAR T/Hs	825	25	N/A	33
AMENITY FOR BACK TO BACKT/Hs	200	25	8	N/A
TOTAL REQUIRED AMENITY AREA	1025	N/A	N/A	N/A

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

PROPOSED AMENITY AREA :	AMENITY AREA (m²)
ROOF TOP TERRACES (BACK TO BACK T/Hs)	87.60
PRIVATE BACK YARDS(REGULAR T/Hs)	423.60
DECKS (REGULAR T/Hs)	115.20
BALCONIES (BACK TO BACK T/Hs)	86.40
OUTDOOR AMENITY AREA	158
OPEN SPACE LANDSCAPED AREA(EXCLUDING SNOW STORAGE AREA)	240
TOTAL PROPOSED AMENITY AREA	1110.80

TOTAL REQUIRED AMENITY AREA :	1025.00
TOTAL PROPOSED AMENITY AREA :	1110.80
TOTAL PROPOSED PRIVACY AREA :	712.80
PROPOSED PRIVACY AREA PER UNIT :	29.70

SNOW STORAGE AREA

TYPE	AREA m2	PERCENTAGE
ASPHALT AREA	1143.7	N/A
PROPOSED SNOW STORAGE AREA	110	9.60%

BUILDING HEIGHT

Type & Block	Unit Number	Fixed Grade Elevation (m)	BUILDING HEIGHT To Top of ROOF DECK (m)	BUILDING HEIGHT ToTop of MPH (m)
BLOCK 1	1.00	104.85	10.40	N/A
	2.00	104.84	10.41	N/A
	3.00	104.84	10.41	N/A
	4.00	104.86	10.39	N/A
	5.00	104.84	10.41	N/A
BLOCK 2	6.00	104.87	10.38	N/A
	7.00	104.84	10.41	N/A
	8.00	104.86	10.39	N/A
	9.00	104.91	10.34	N/A
	10.00	104.97	10.28	N/A
BLOCK 3	12.00	104.90	10.35	N/A
	13.00	104.88	10.37	N/A
	14.00	104.86	10.39	N/A
	15.00	104.86	10.39	N/A
	16.00	104.89	10.36	N/A
	17.00	104.91	10.34	N/A
BLOCK 4	18.00	104.91	10.34	13.54
	19.00	104.88	10.37	13.57
	20.00	104.84	10.41	13.61
	21.00	104.86	10.39	13.59
	22.00	104.90	10.35	13.55
	23.00	104.90	10.35	13.55
	24.00	104.90	10.35	13.55
	25.00	104.95	10.30	13.50

NOTE : BUILDING HEIGHT IS CALCULATED TO TOP OF THE ROOF DECK

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1.0	PRE CONSULT. MEETING	19-04-08

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PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

DRAWING TITLE: SITE PLAN AND STATISTICS

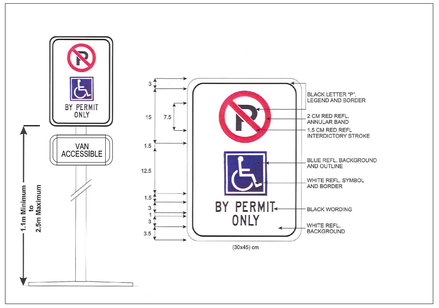
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Project No. 18119
Drawn by: MF
Checked by: RE
Drawing No. A001

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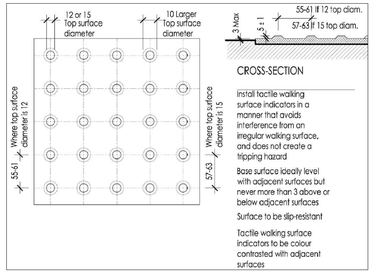


PRIVATE BACK YARD	423.60m^2
SNOW STORAGE	110.0 Mm^2
OUTDOOR AMENITY AREA	158.0m^2
OPEN SPACE SOFT LANDSCAPED AREA	240.0m^2

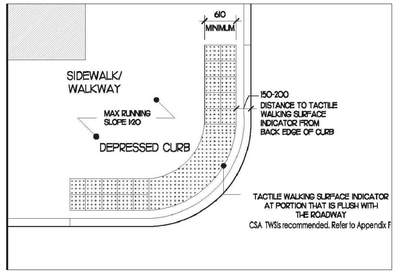
01 A002 AMENITY PLAN
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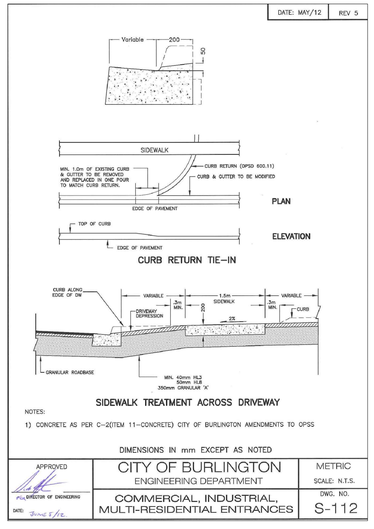
02 A002 BARRIER FREE PARKING SIGN
N.T.S.



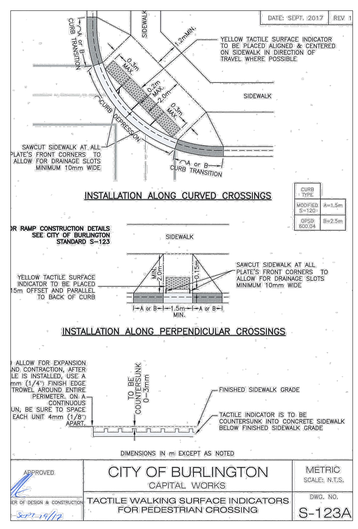
03 A002 CSA STANDARD FOR TWSIs
N.T.S.



04 A002 ACCESSIBILITY STANDARD (DOPS)
N.T.S.



05 A002 MULTI-RESIDENTIAL ENTRANCES
N.T.S



06 A011 TACTILE WALKING SURFACE INDICATORS
N.T.S N.T.S

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PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

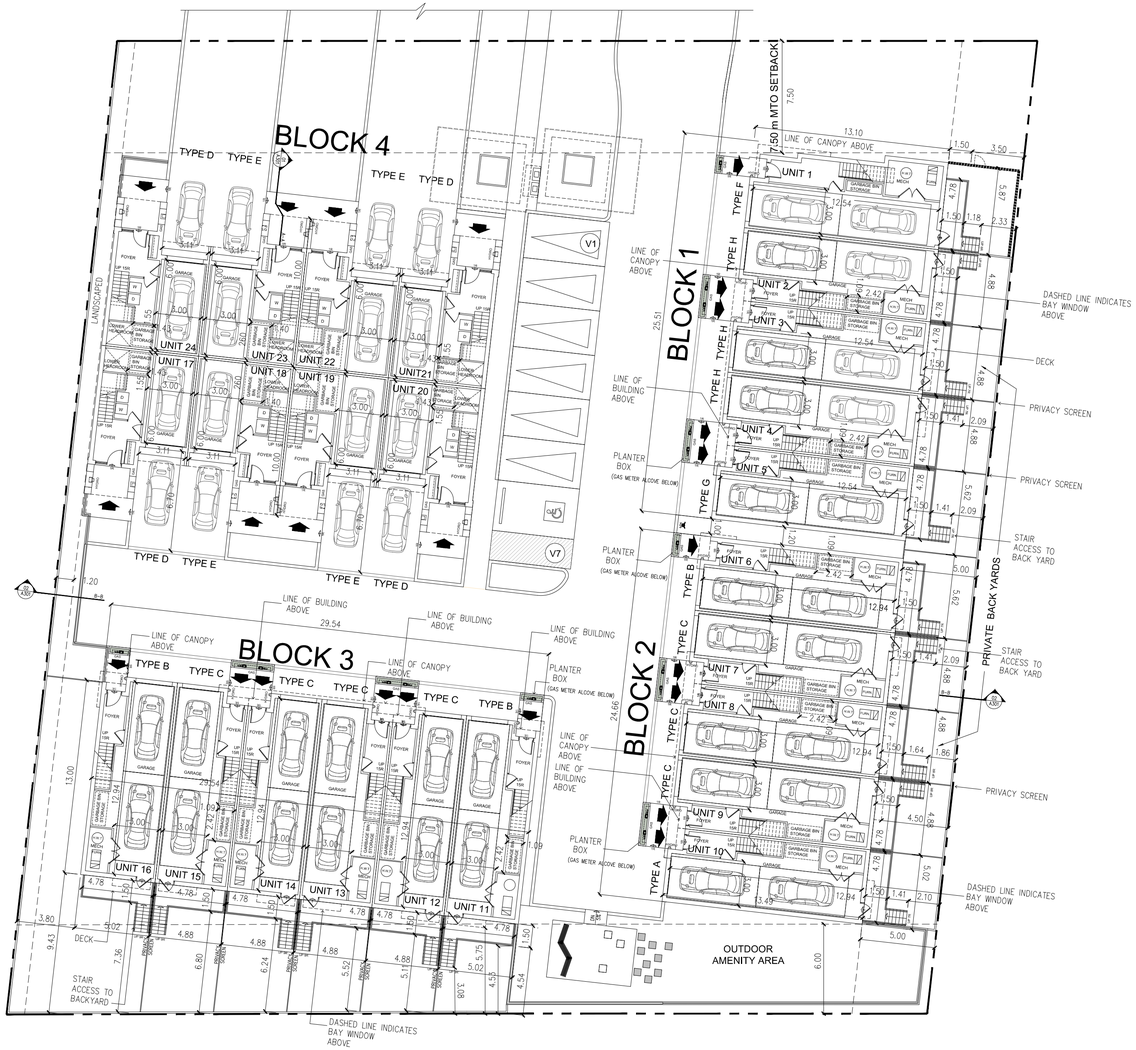
PROPOSED TOWNHOUSES

DRAWING TITLE
AMENITY PLAN AND STANDARD DETAILS

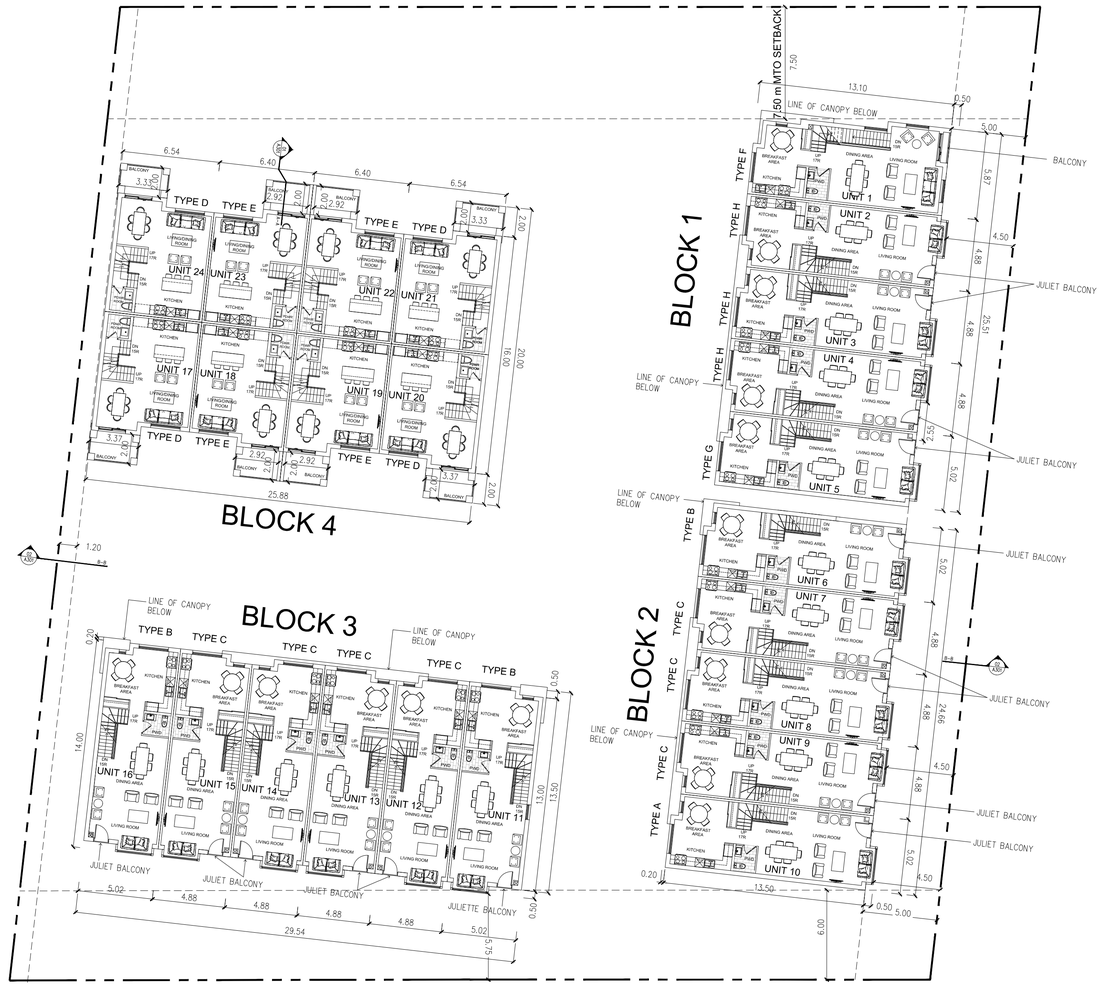
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Drawing No. A002

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ICON ARCHITECTS



01 A101 GROUND FLOOR PLAN
1:200



02 A101 2ND FLOOR PLAN
1:200

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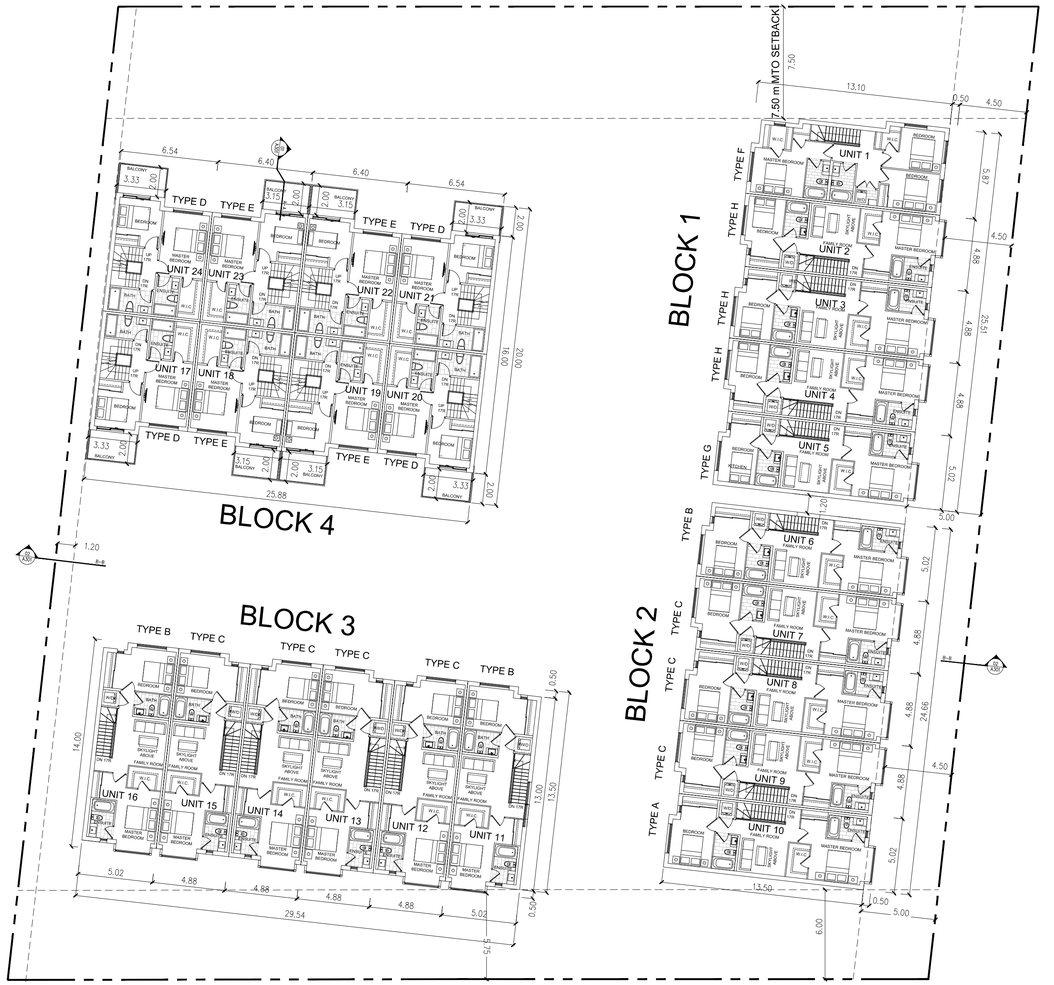
PROPOSED TOWNHOUSES

DRAWING TITLE
FLOOR PLANS

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Project No. 18119
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Checked by: RE
Drawing No. A101

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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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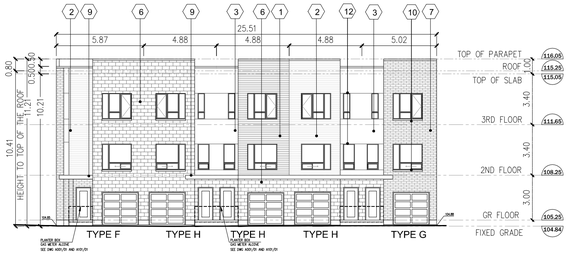
PROPOSED TOWNHOUSES

DRAWING TITLE
FLOOR PLANS

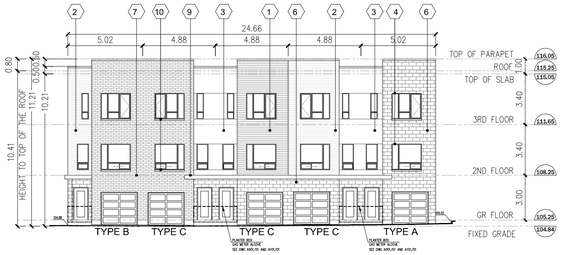
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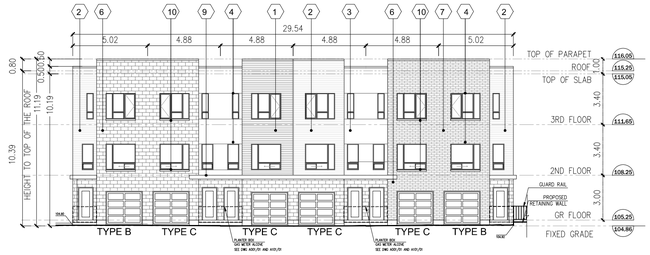
ICON ARCHITECTS



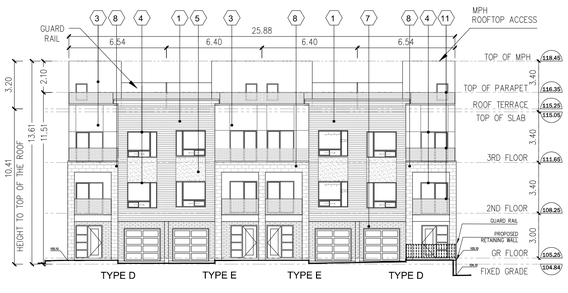
01 A201 BLOCK 1– WEST ELEVATION
1:200



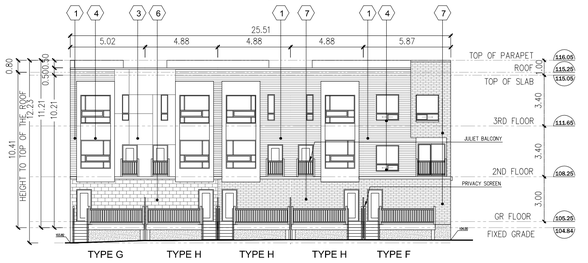
05 A201 BLOCK 2– WEST ELEVATION
1:200



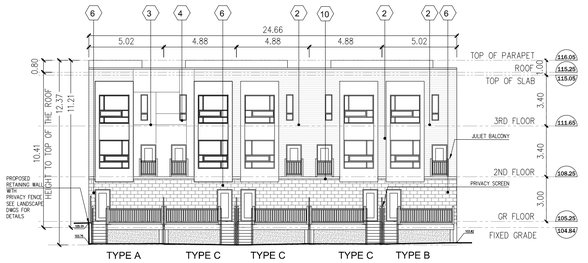
09 A201 BLOCK 3– NORTH ELEVATION
1:200



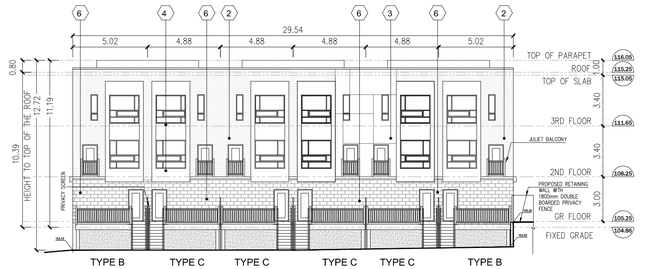
13 A201 BLOCK 4– NORTH ELEVATION
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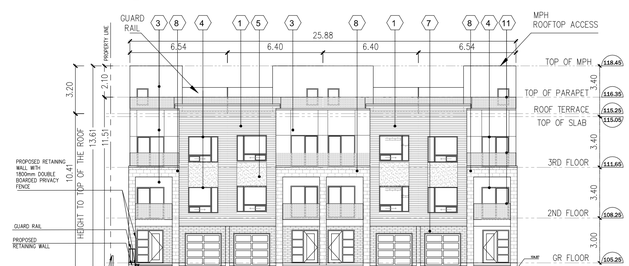
02 A201 BLOCK 1– EAST ELEVATION
1:200



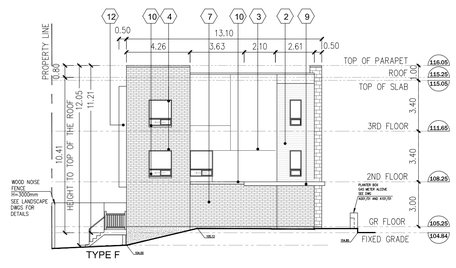
06 A201 BLOCK 2– EAST ELEVATION
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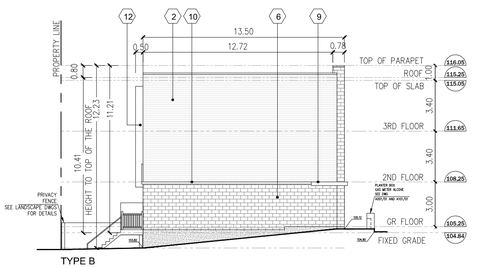
10 A201 BLOCK 3– SOUTH ELEVATION
1:200



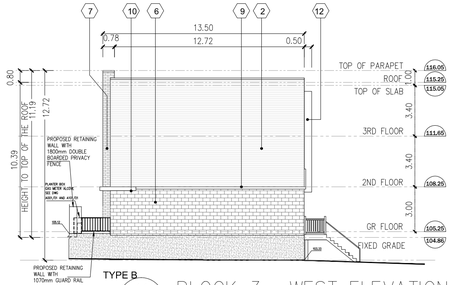
14 A201 BLOCK 4– SOUTH ELEVATION
1:200



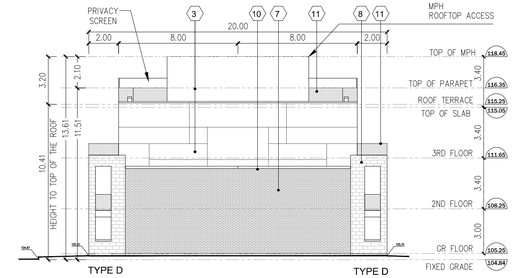
03 A201 BLOCK 1– NORTH ELEVATION
1:200



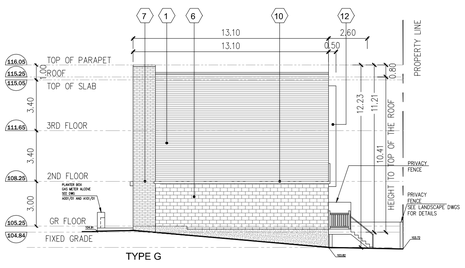
07 A201 BLOCK 2– NORTHTH ELEVATION
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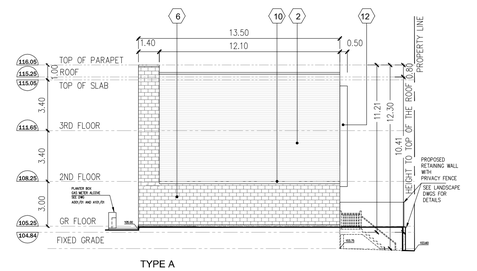
11 A201 BLOCK 3– WEST ELEVATION
1:200



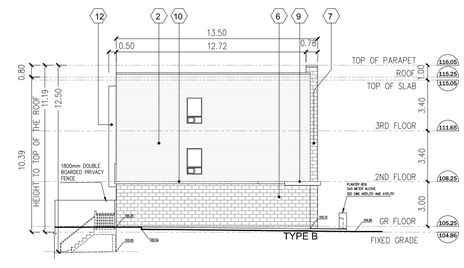
15 A201 BLOCK 4– EAST ELEVATION
1:200



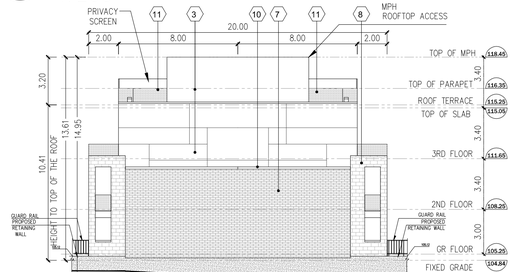
04 A201 BLOCK 1– SOUTH ELEVATION
1:200



08 A201 BLOCK 2– SOUTH ELEVATION
1:200



12 A201 BLOCK 3– EAST ELEVATION
1:200



16 A201 BLOCK 4– WEST ELEVATION
1:200

METAL PANEL
COLOUR RANGE WESTERN CEDAR

METAL PANEL
COLOUR NATURAL WOOD

EIFS SYSTEM
COLOUR GREEK VILLA

STONE FINISH
COLOUR RANGE CAMEO BEIGE

BRICK FINISH
COLOUR RANGE BROWN

STONE FINISH
COLOUR RANGE BERKELEY BROWN

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LEGEND

1. METAL PANEL– COLOUR RANGE WESTERN CEDAR
2. METAL PANEL– COLOUR RANGE NATURAL WOOD
3. EIFS SYSTEM – COLOUR GREEK VILLA OR SIMILAR
4. DOUBLE GLAZED WINDOW – CLEAR GLASS
5. EIFS SYSTE – COLOUR BLACK FOX (SW 7020) OR SIMILAR
6. STONE FINISH – COLOUR RANGE CAMEO BEIGE
7. BRICK FINISH – COLOUR RANGE BROWN
8. STONE FINISH – COLOUR RANGE BERKELY BROWN
9. CANOPY
10. PRECAST CONCRETE SILL/CAP
11. GLASS RAILING
12. METAL PANEL

NOT FOR CONSTRUCTION

NO.	REVISION/ISSUE	DATE
3.0	RE-ISSUED FOR ZBA/OPA	20-12-08
2.0	ISSUED FOR ZBA/OPA	19-08-16
1.0	PRE CONSULT. MEETING	19-04-08

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NORTH

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
M. REZA ISLAMI
LICENCE
6225

PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

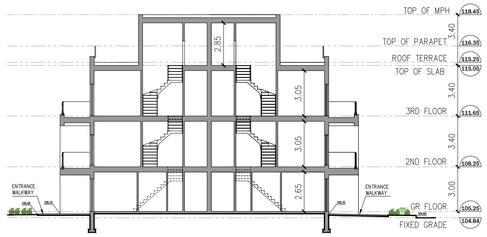
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Date: 20-12-08
Project No. 18119

Drawn by: MF
Checked by: RE
Drawing No. A201

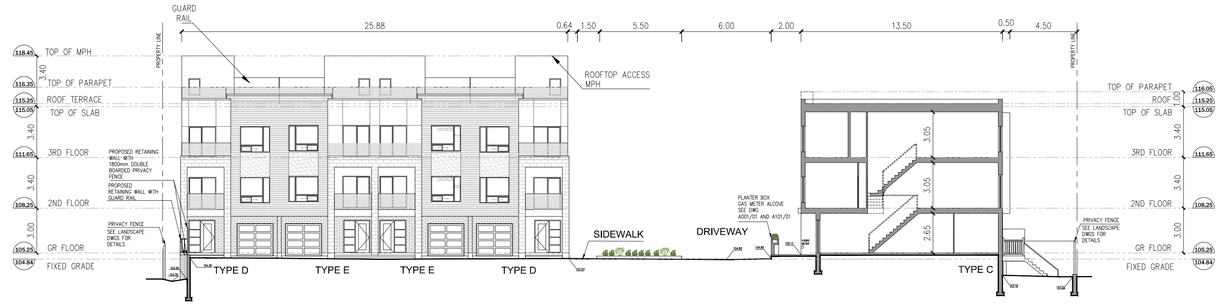
813 - 4789 YONGE ST., TORONTO
ONTARIO, CANADA M2N 0G3
T:416-224-0505 F:416-224-0504

ICON ARCHITECTS



01 A301 SECTION A–A
1:200





02 A301 SECTION B–B
1:200



04 A301 PERSPECTIVE
N.T.S

05 A301 PERSPECTIVE
N.T.S



03 A301 PERSPECTIVE
N.T.S



06 A301 PERSPECTIVE
N.T.S

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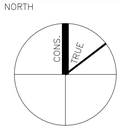
LEGEND

NOT FOR CONSTRUCTION

NO.	REVISION/ISSUE	DATE
3.0	RE-ISSUED FOR ZBA/OPA	20-12-08
2.0	ISSUED FOR ZBA/OPA	19-08-16
1.0	PRE CONSULT. MEETING	19-04-08

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NORTH



SEAL



PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

DRAWING TITLE
SECTIONS AND PERSPECTIVES

Scale: AS NOTED
Date: 20-12-08
Project No. 18119

Drawn by: MF
Checked by: RE
Drawing No. A301

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