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PRELIMINARY SITE STATISTICS
40-80 PLAINS ROAD, BURLINGTON

9 November 2022

18035

GROSS SITE AREA		6823.0	sq.m.	73,445	sf
WIDENING			sq.m.	0	
NET SITE AREA		6823.0	sq.m.	73,445	sf
FSI	Retail	**0.15**	Resident	**4.12**	Total
UPH		**570.13**			

AREA CALCULATIONS

	UNITS					
FLOOR	STUDIO	1B	1B+D	2B	3B	TOTAL
1	1	12		4		17
2	0	34		11		45
3		44		15		59
4	0	40		16		56
5	0	36		15		51
6		32		16		48
7	0	20		12		32
8	0	16		10		26
9	0	14		8		22
10	0	16		6		22
11		8		3		11
12						
TOTAL	1	272	0	116	0	389
Mix	0%	70%	0%	30%	0%	

	GFA					
	RETAIL		RESIDENTIAL		TOTAL	
	sq.m.	sq.ft.	sq.m.	sq.ft.		
	1,027	11,055	2,182	23,488	3,209	34,543
			3,009	32,390	3,009	32,390
			3,613	38,891	3,613	38,891
			3,424	36,857	3,424	36,857
			3,208	34,532	3,208	34,532
			3,023	32,540	3,023	32,540
			2,218	23,875	2,218	23,875
			2,016	21,701	2,016	21,701
			1,812	19,505	1,812	19,505
			1,682	18,105	1,682	18,105
			1,396	15,027	1,396	15,027
			560	6,028	560	6,028
				0		0
	1,027	11,055	28,143	302,939	29,170	313,994

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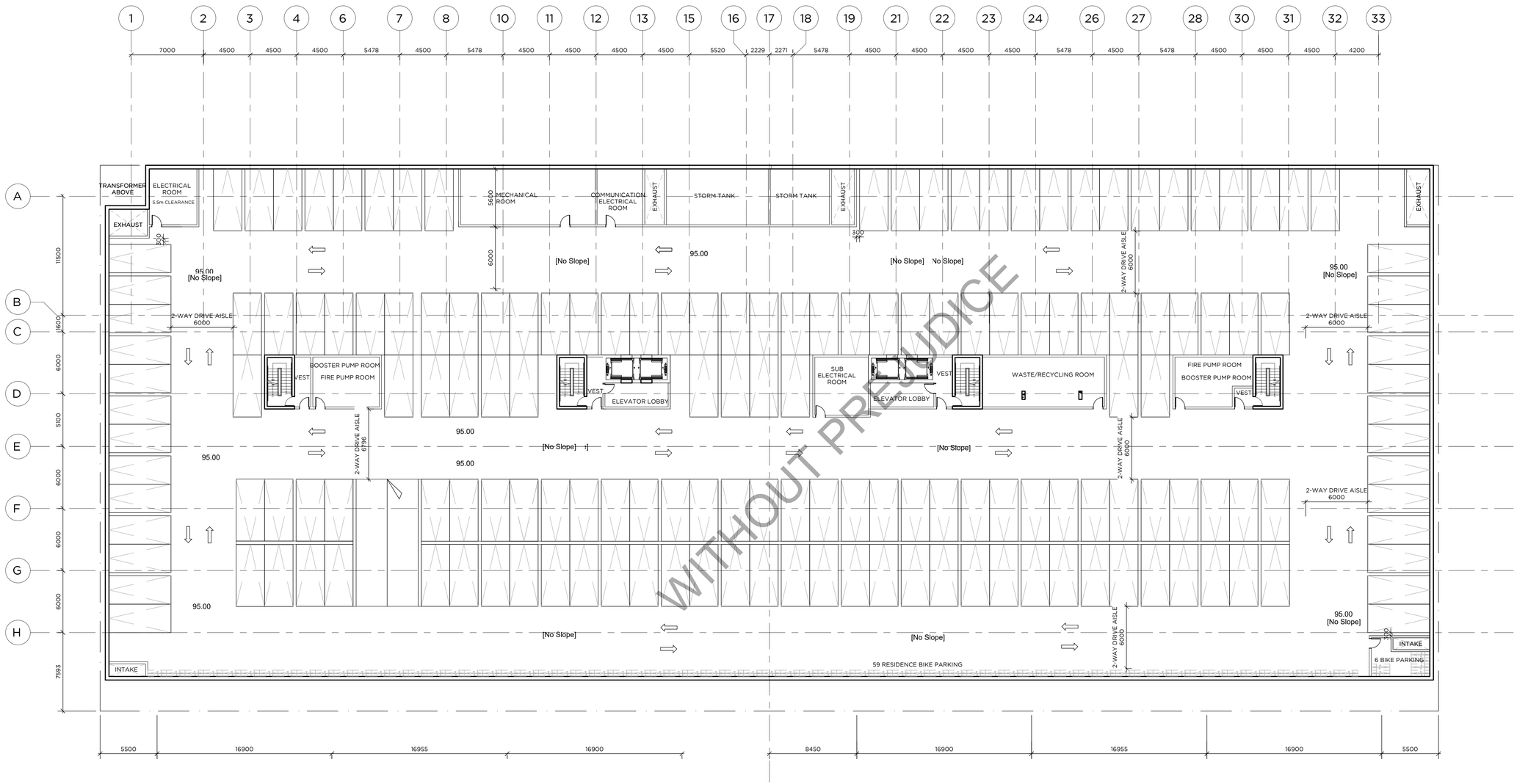
Common Amenity	Provided				
Indoor Amenity	926	sq.m.	9,968	sq.ft.	Total Amenity Area
Outdoor Amenity	1978	sq.m.	21,292	sq.ft.	21.98 m2 Per Unit
Private Amenity (Balconies Terraces)	5645	sq.m.	60,764	sq.ft.	
Landscape Open Space	Provided				
	2623	sq.m.	28,235	sq.ft.	6.74 m2 Per Unit

VEHICLE PARKING

PROVIDED	Surface	P1	P2	Total	
Resident	0	165	190	355	0.91
Visitor	24	0	0	24	0.06
Retail	(shared with Visitor)				
TOTAL	**24**	**165**	**190**	**379**	0.97

BICYCLE PARKING

	PROVIDED			
	G	P1	P2	Total
RESIDENTIAL		71	71	142
VISITOR	6			6
RETAIL				0
TOTAL				6



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INFINITY GROUP

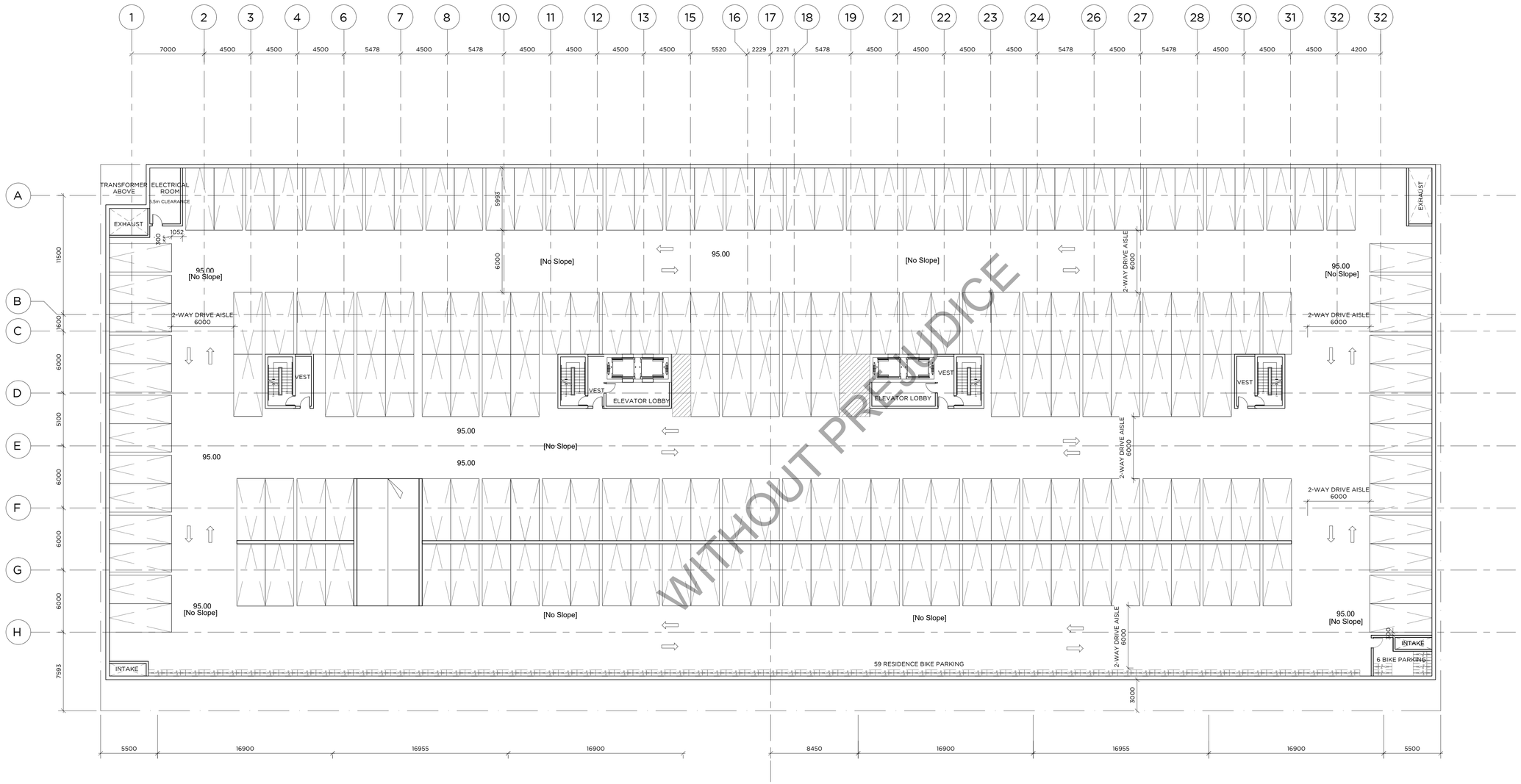
PARKING LEVEL 01

1 : 200

A101

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PARKING LEVEL 02

1 : 200

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COOKE BLVD CENTERLINE

PLAINS ROAD CENTERLINE

1 2 3 4 6 7 8 10 11 12 13 15 16 17 18 19 21 22 23 24 26 27 28 30 31 32 33

7000 4500 4500 4500 5478 4500 5478 4500 4500 4500 4500 5520 2229 2271 5478 4500 4500 4500 4500 5478 4500 5478 4500 4500 4500 4200

OUTER LINE OF CURB

INCOMING WATER FIRE, REFER TO CIVIL

RELOCATE EX. FIRE HYDRANT

MSU

6000

6000

R 10.07 m

R 10.07 m

R 10.07 m

R 10.07 m

9096

12591

A

B

C

D

E

F

G

H

J

11500

1600

6000

5100

6000

6000

6000

7593

TRANSFORMER PAD

LINE OF BUILDING ABOVE

6500

EXHAUST

6 BIKE PARKING

100.50

100.50

RETAIL
1644 SQ.M
17698 SQ.FT

CAFE

MAIL ROOM

SERVICE
1007 SQ.M
10837 SQ.FT

ELEC.

EXIT

139
1
ELEC. ROOM
1162 SQ.FT

131
1
RMU ROOM
1011 SQ.FT

130
1
ELEC. ROOM
1161 SQ.FT

122
1
ELEC. ROOM
4246 SQ.FT

EXIT

PRIVATE AMENITY
########

138
1
ELEC. ROOM
1289 SQ.FT

132
1
ELEC. ROOM
1008 SQ.FT

129
1
ELEC. ROOM
1191 SQ.FT

123
1
ELEC. ROOM
4243 SQ.FT

137
1
ELEC. ROOM
4418 SQ.FT

133
1
ELEC. ROOM
1215 SQ.FT

128
1
ELEC. ROOM
4418 SQ.FT

124
1
ELEC. ROOM
4418 SQ.FT

136
1
ELEC. ROOM
1007 SQ.FT

135
1
ELEC. ROOM
1148 SQ.FT

134
1
ELEC. ROOM
1007 SQ.FT

127
1
ELEC. ROOM
1007 SQ.FT

126
1
ELEC. ROOM
1156 SQ.FT

125
1
ELEC. ROOM
1007 SQ.FT

OUTDOOR AMENITY

13194

INDOOR AMENITY
6958 SQ.FT
5958 SQ.FT

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EXIST. 20.0 CONC. CURB, 0.15m DEEP, 1.5m W. SLOPE, 2.45% TOWARDS ZONE, 2.45% TOWARDS CONC.

2.45%

6000

LINE OF BUILDING ABOVE

INTAKE

INTAKE

6000

10593

8593

2000

########

3000

5593

101.45

5500 16900 16955 16900 8450 16900 16955 16900 5500

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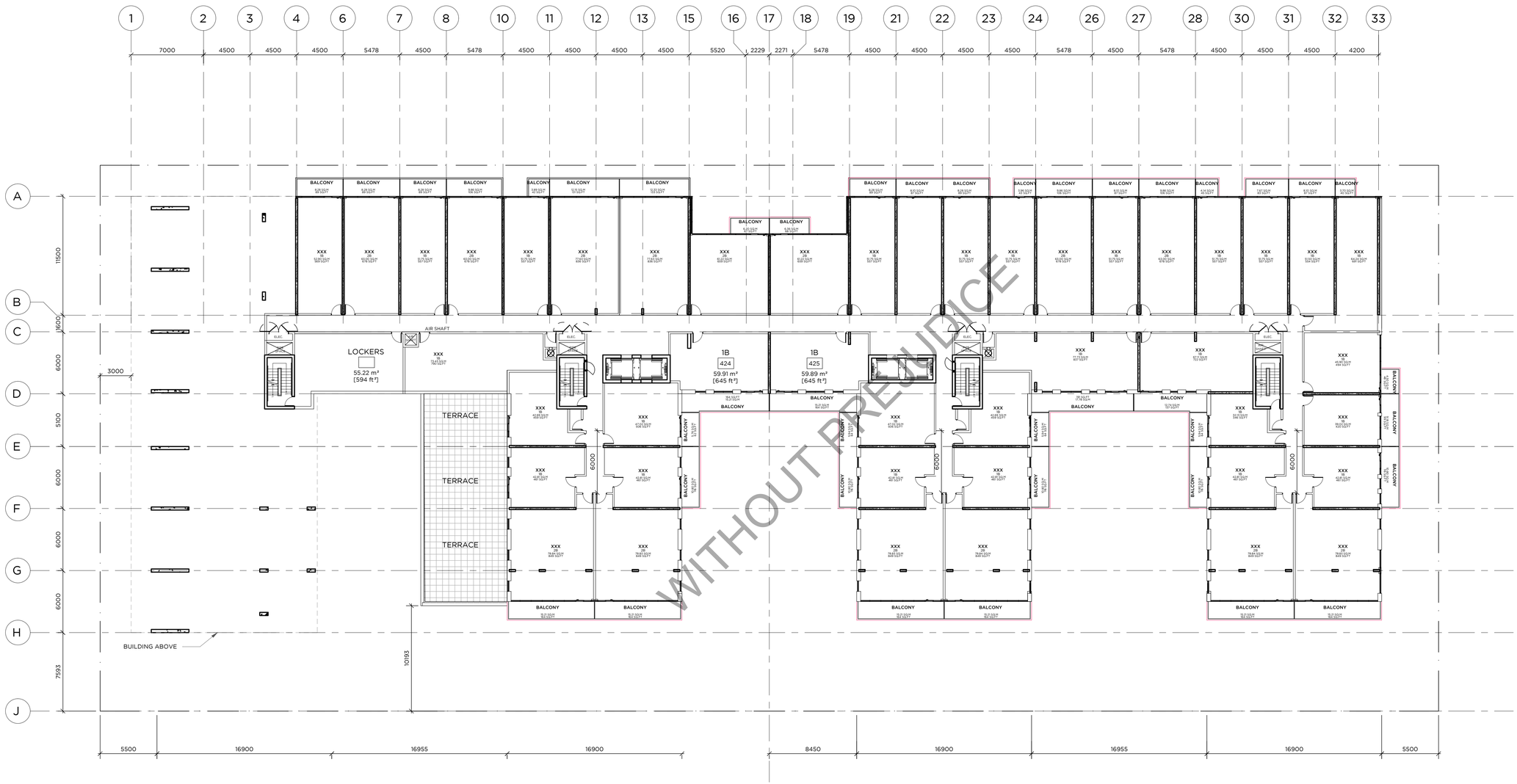
INFINITY GROUP

GROUND FLOOR PLAN

1 : 200

A201

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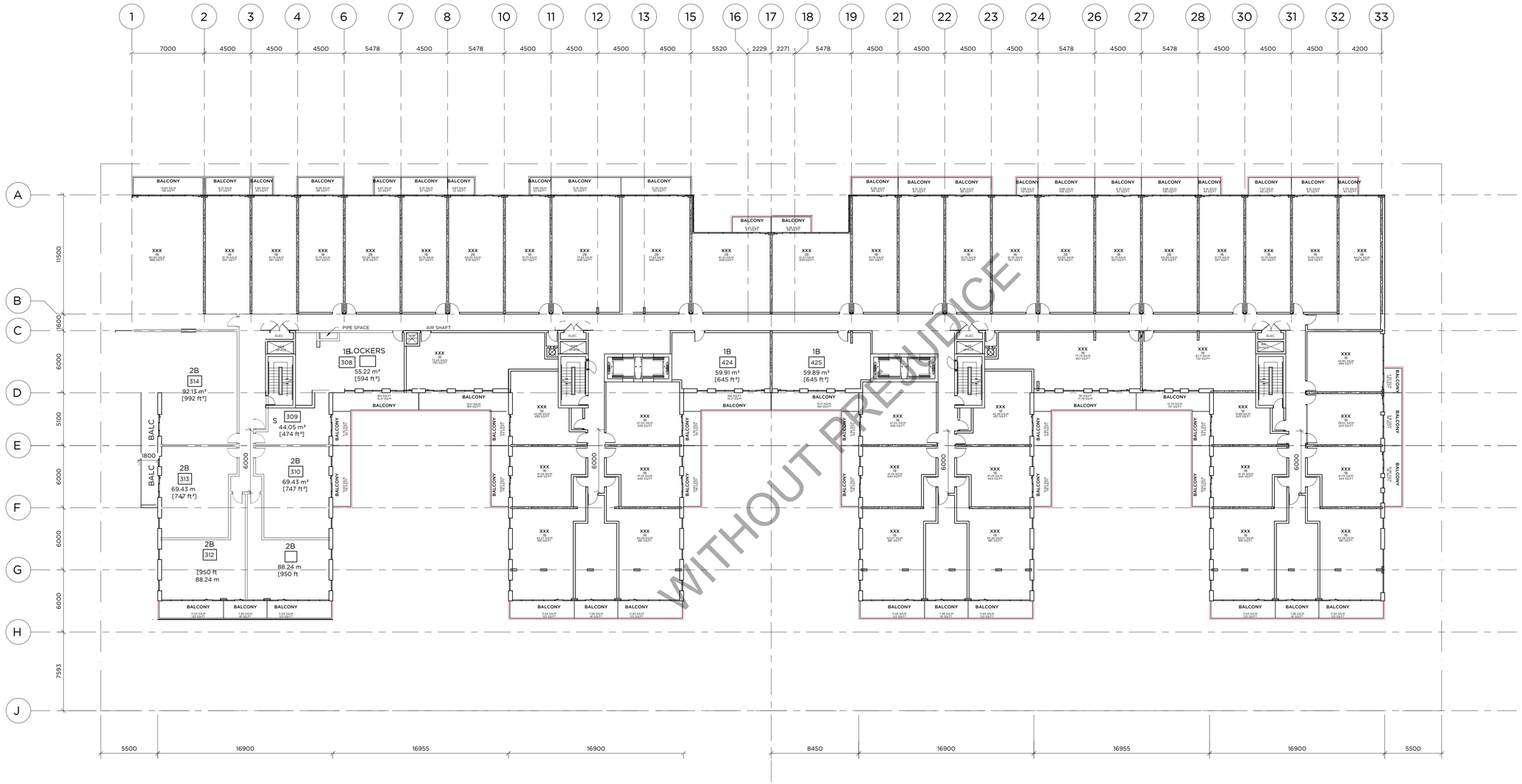
2ND FLOOR PLAN

1 : 200

A202

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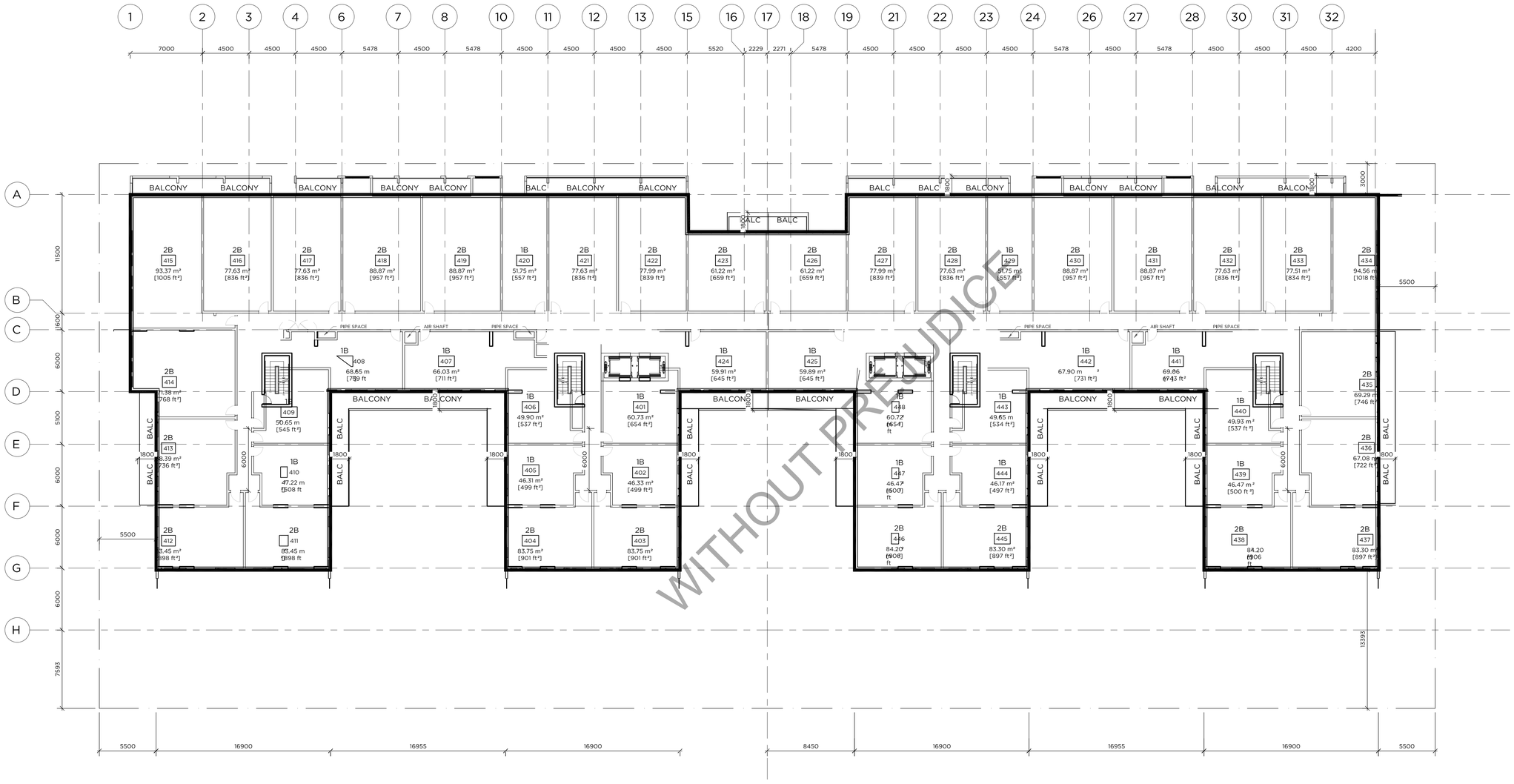
3RD FLOOR PLAN

1 : 200

A203

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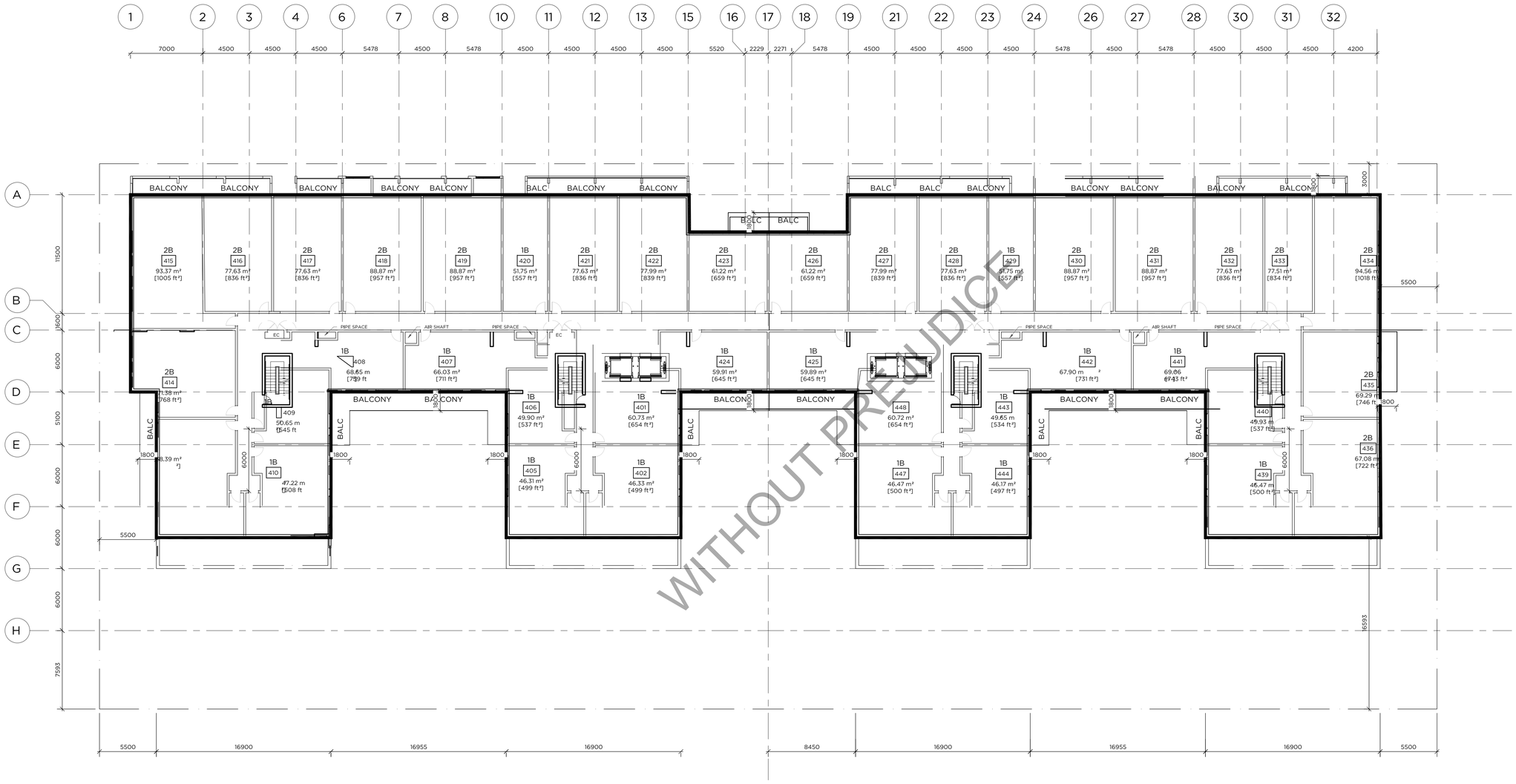
3-6 FLOOR PLAN

1 : 200

A204

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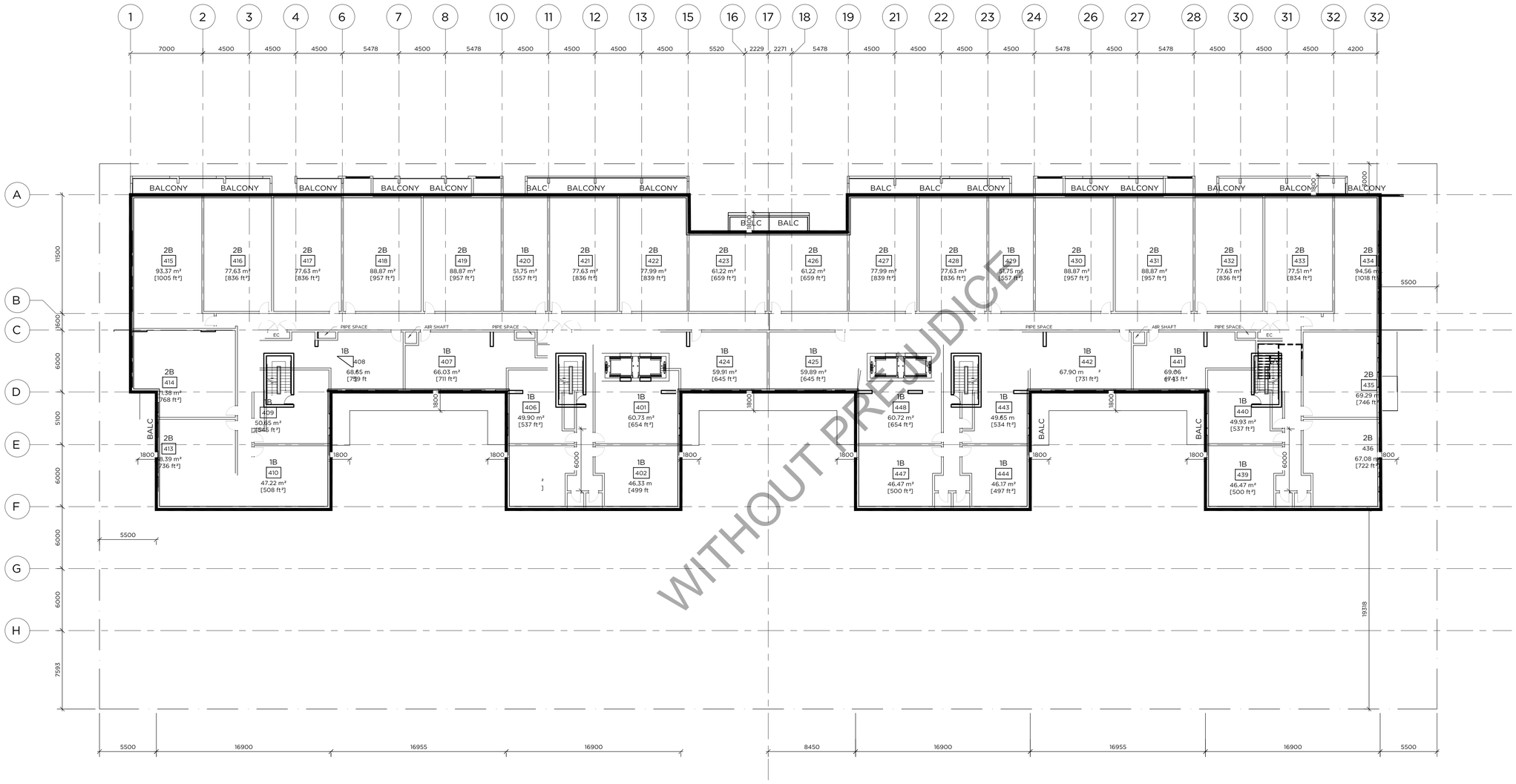
5TH FLOOR PLAN

1 : 200

A205

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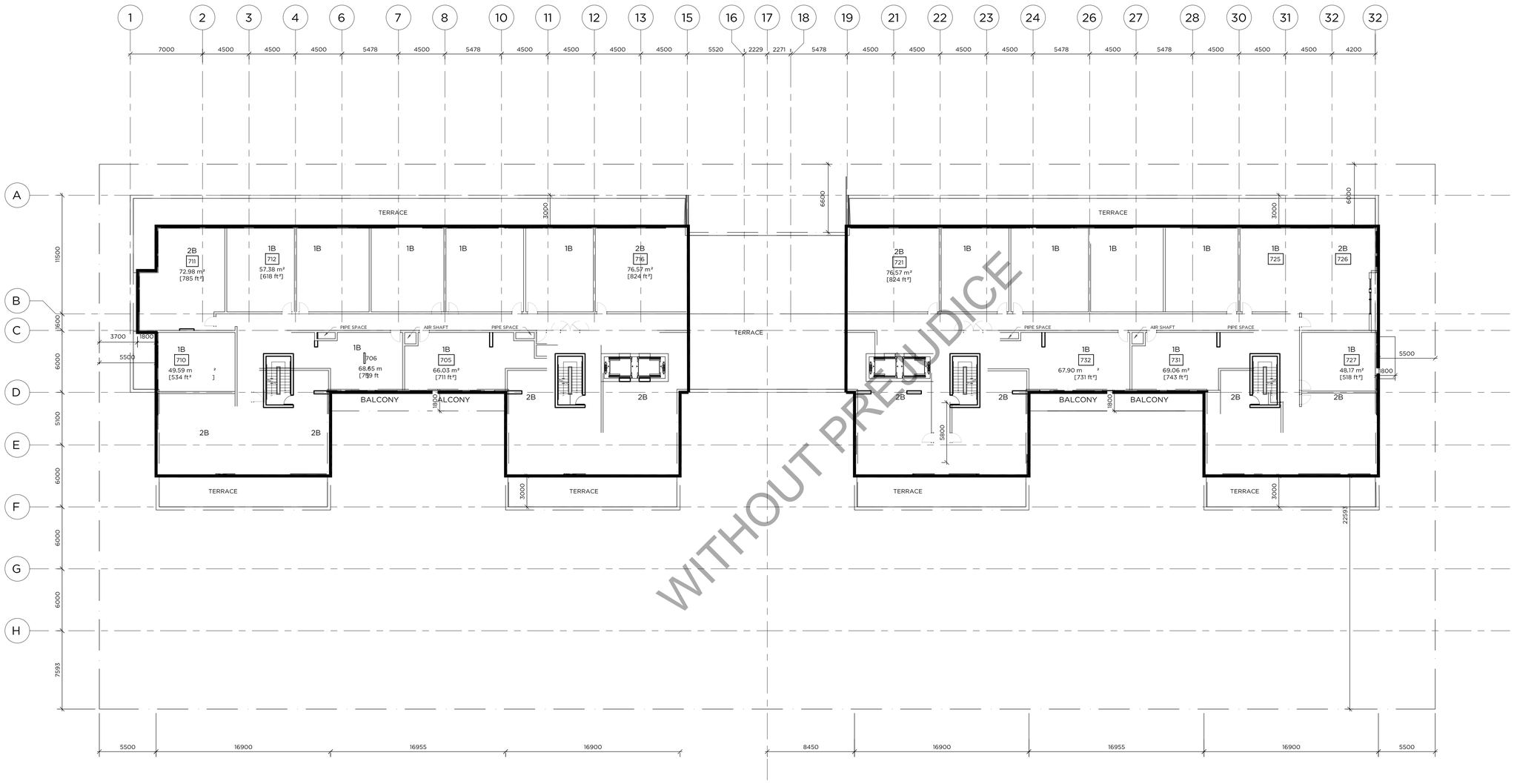
6TH FLOOR PLAN

1 : 200

A206

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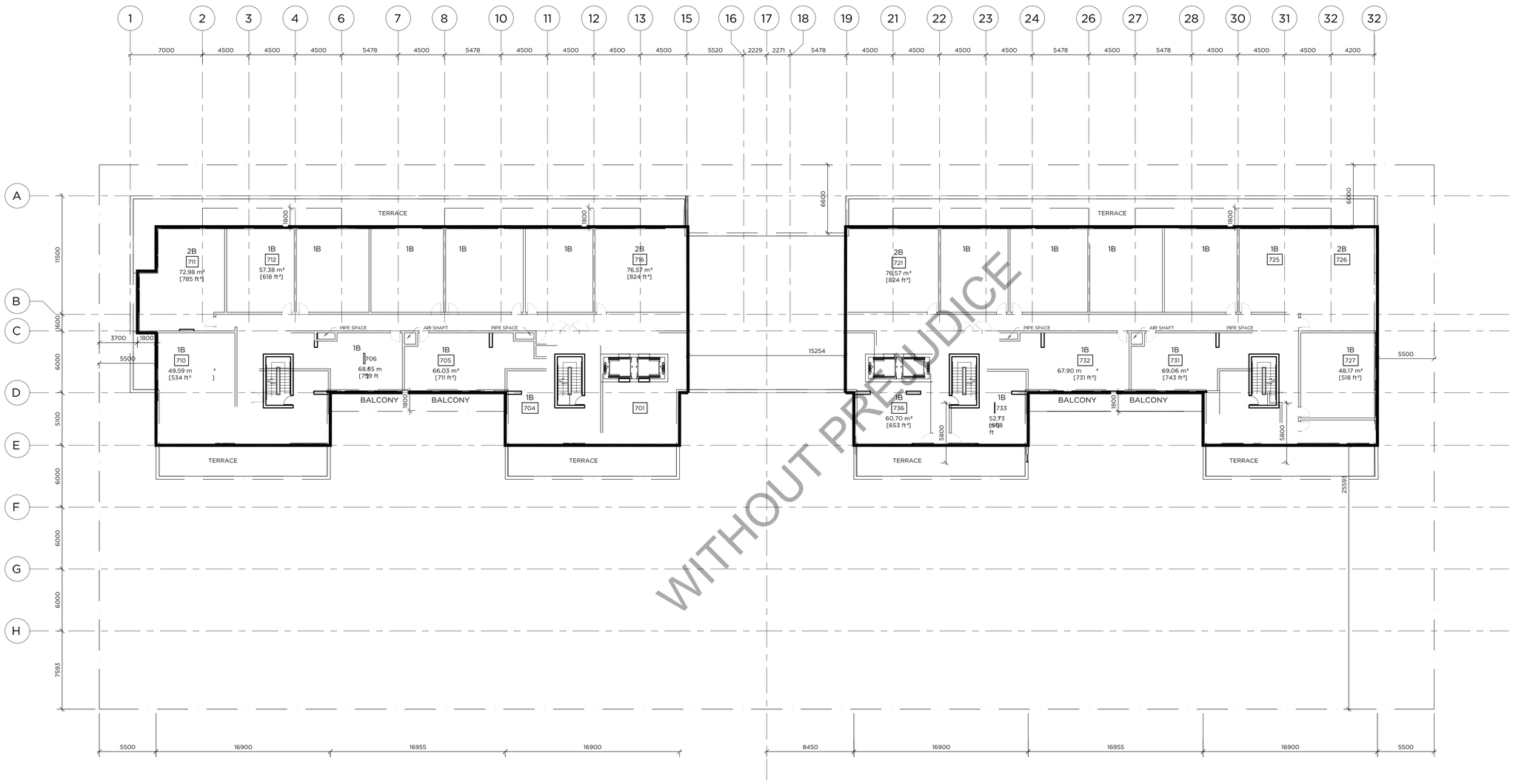
7-8TH FLOOR PLAN

1 : 200

A207

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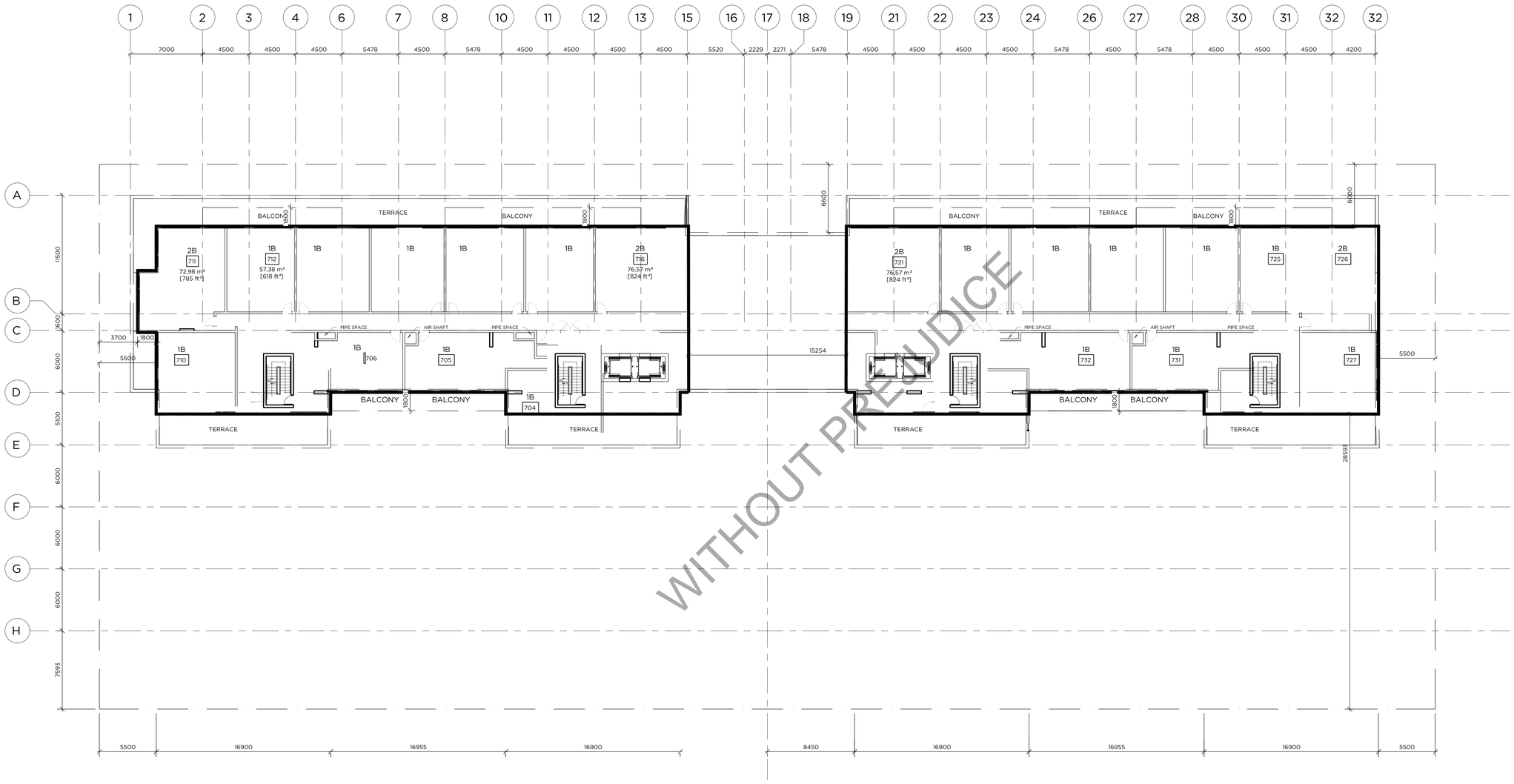
8TH FLOOR PLAN

1 : 200

A208

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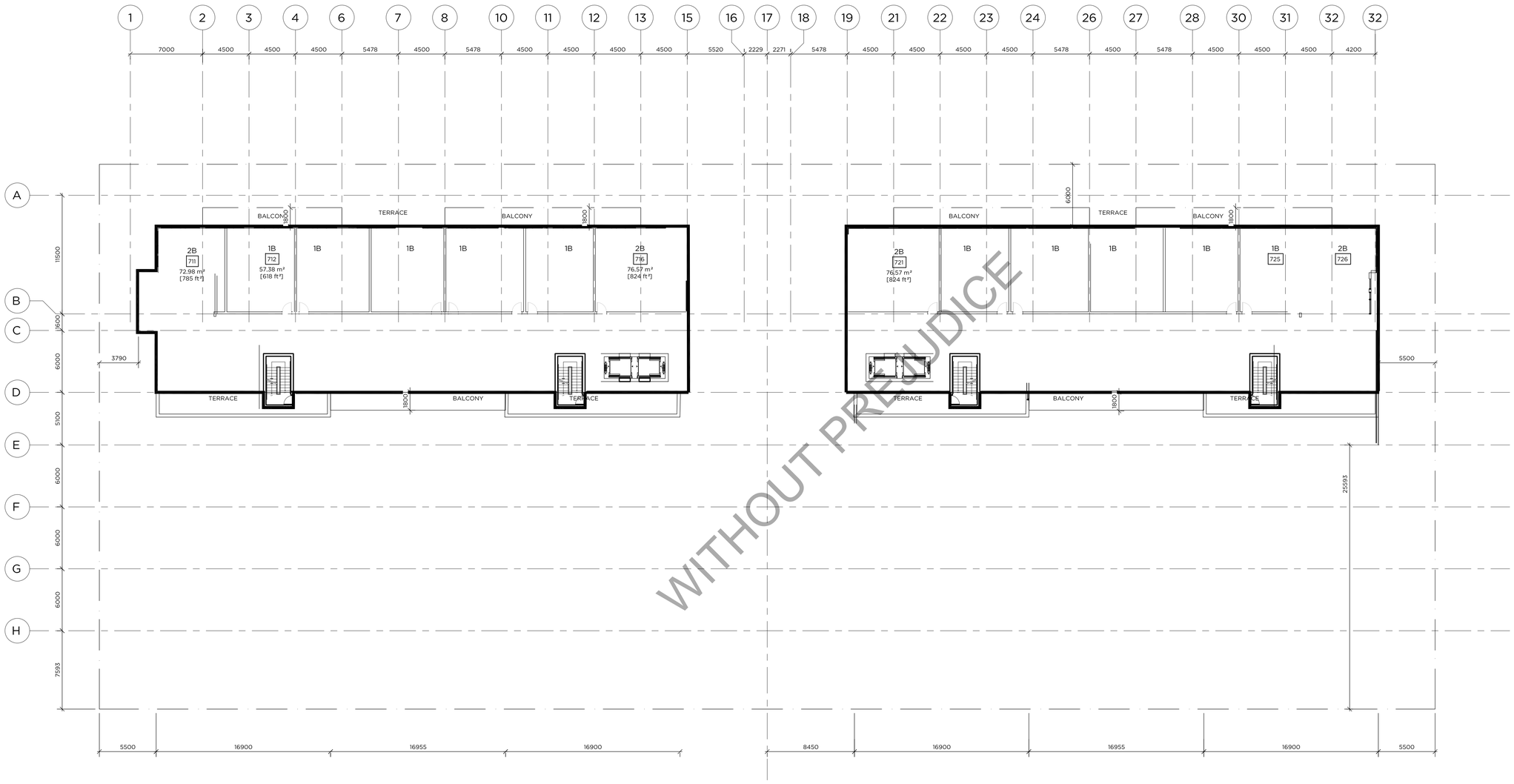
9-10TH FLOOR PLAN

1 : 200

A209

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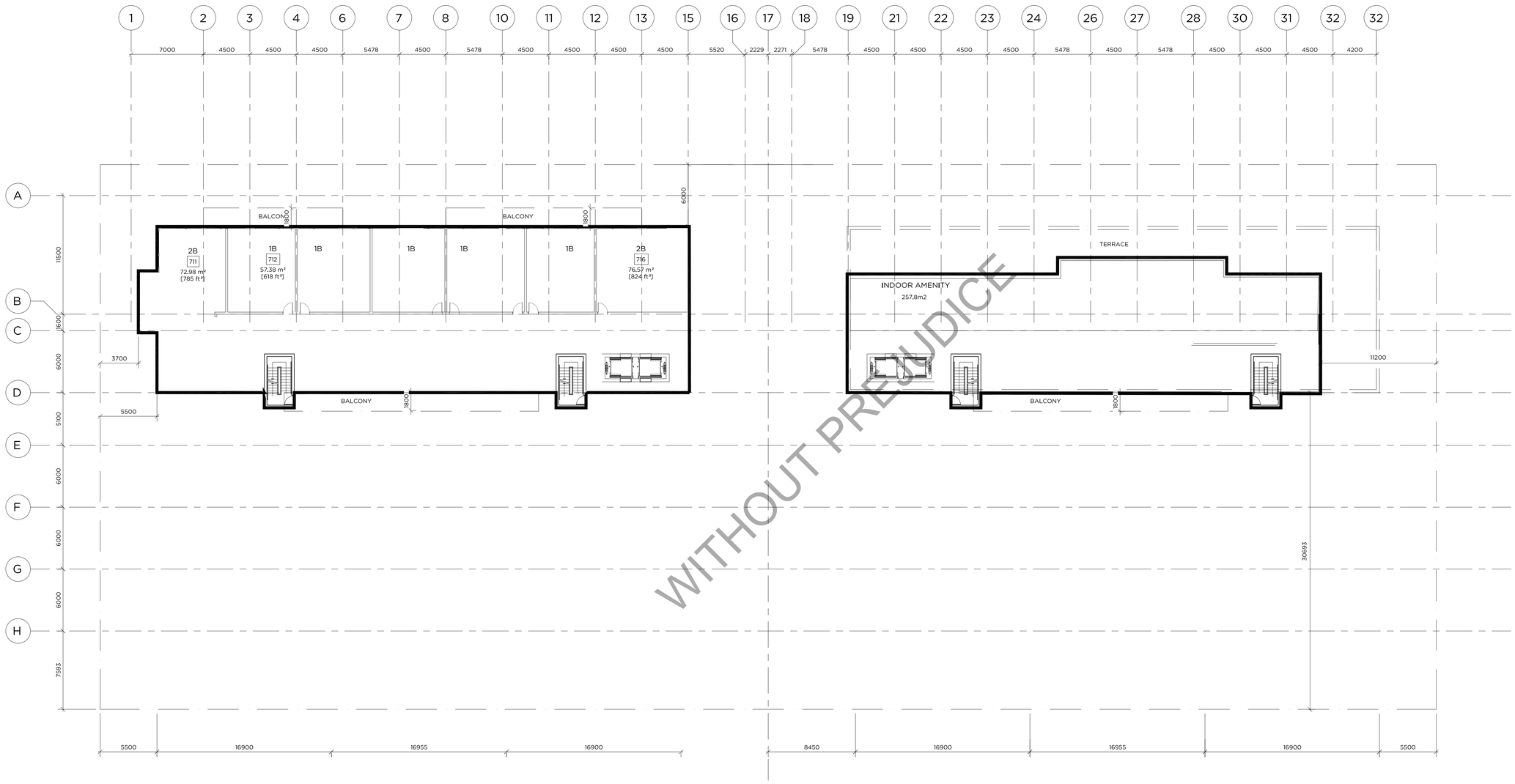
PH FLOOR PLAN

1 : 200

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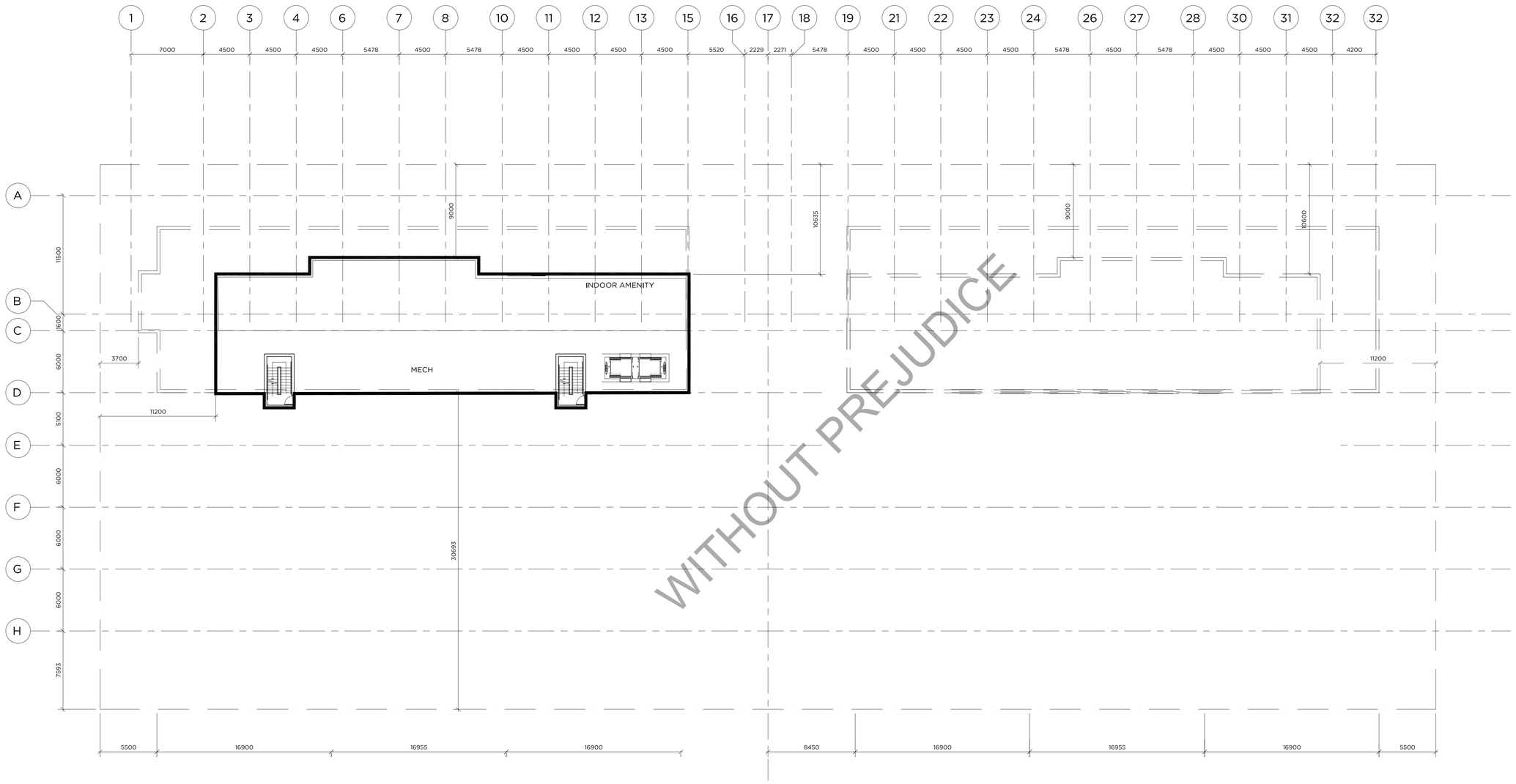
INFINITY 2NT GROUP

11 FLOOR PLAN

1 : 200

A211

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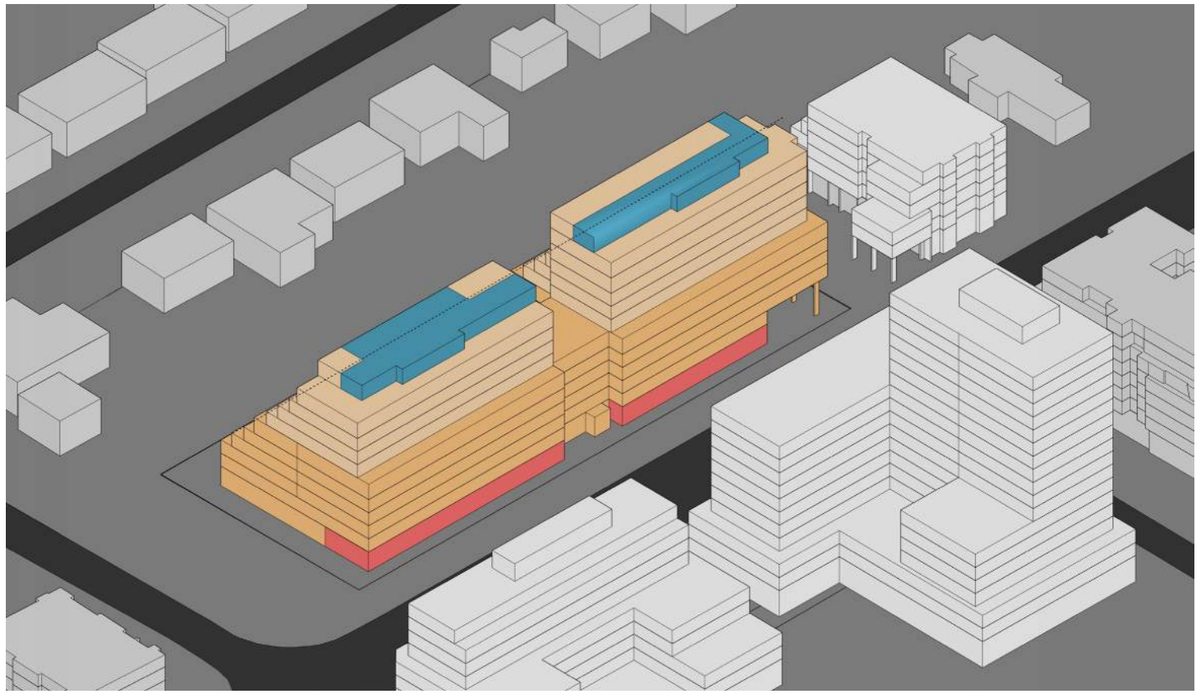
INFINITY 2NT GROUP

ROOF PLAN

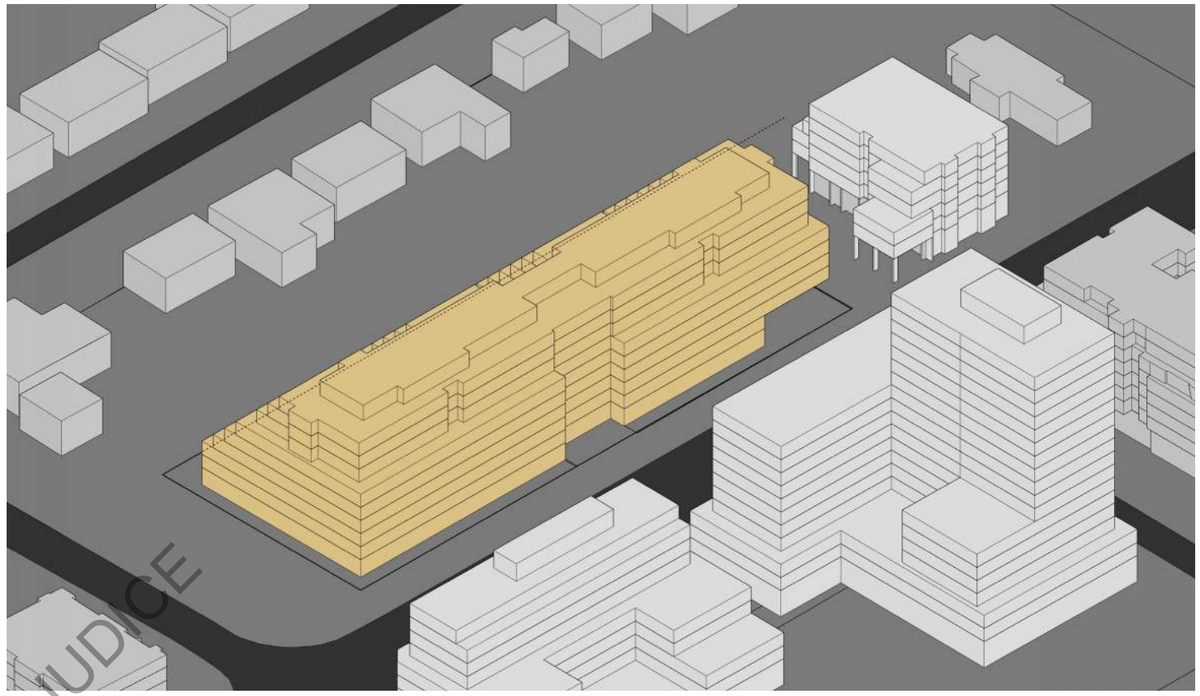
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A212

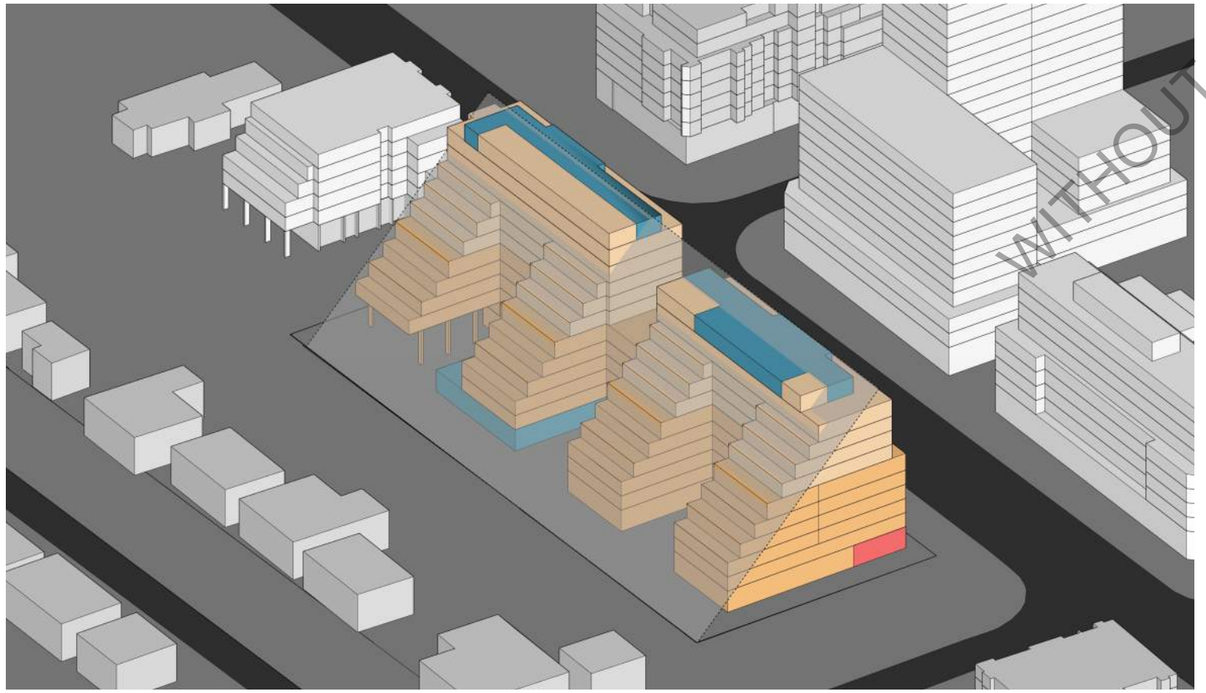
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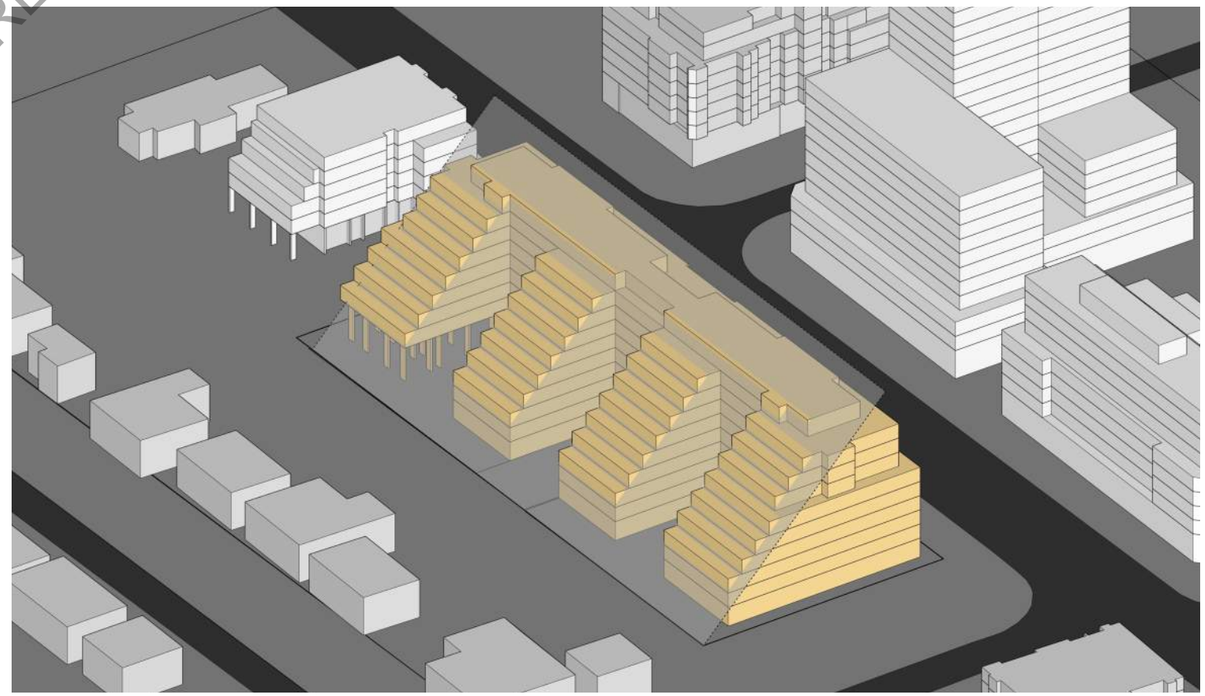
NEW MASSING - NORTH



2020 RZ SUBMISSION- NORTH



NEW MASSING - EAST

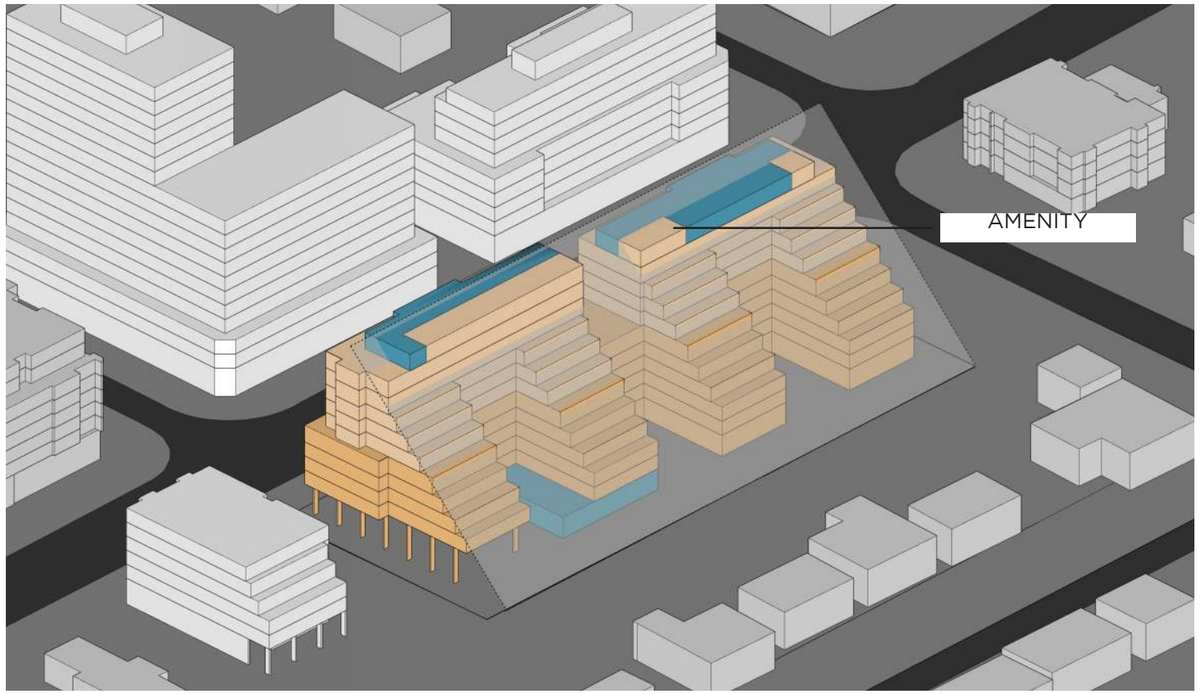


2020 RZ SUBMISSION - EAST

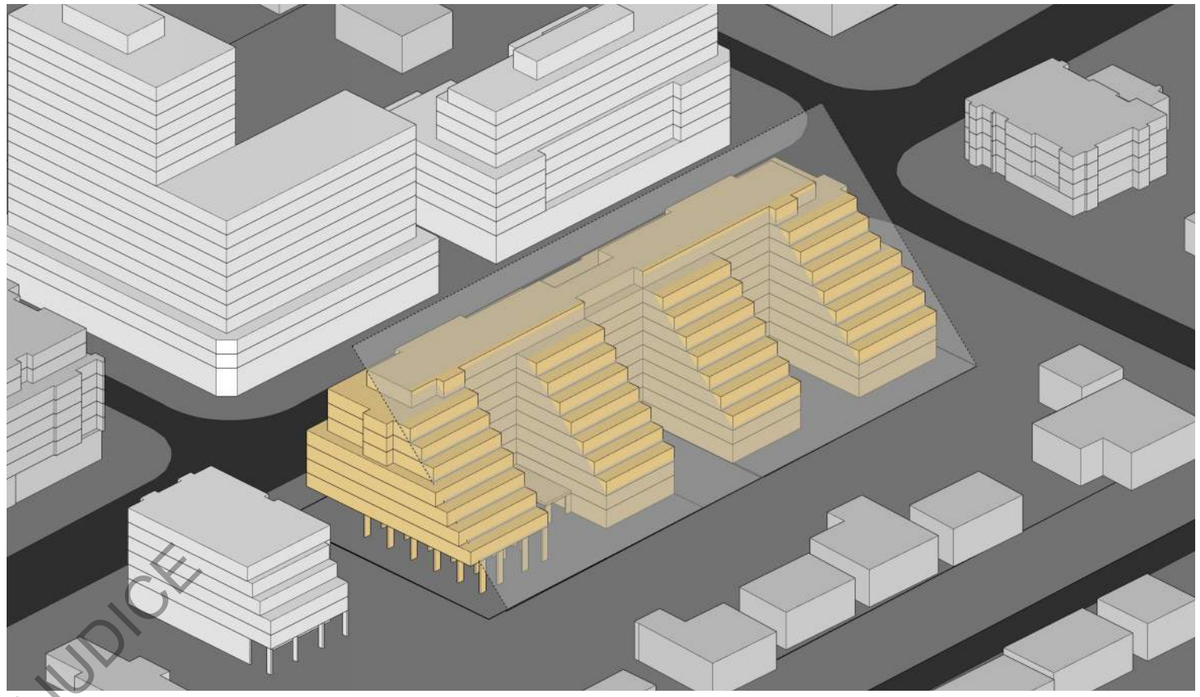
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RAW

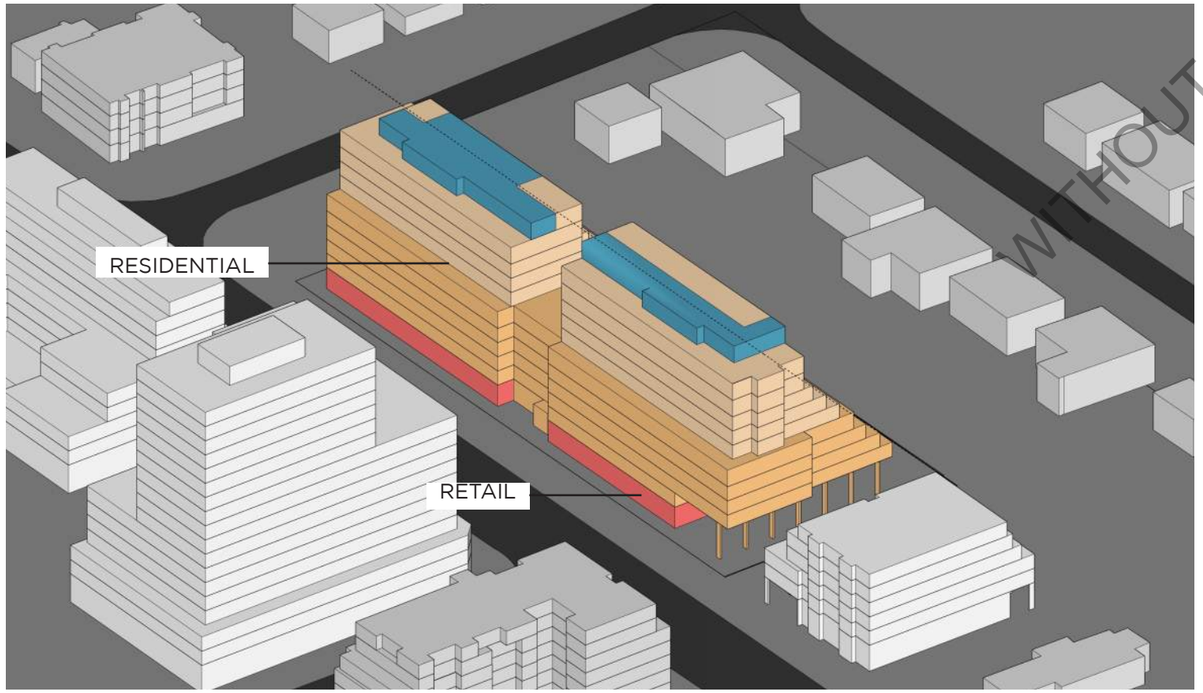
3D MASSING COMPARISON
18035
40-70 PLAINS ROAD
NOV 01, 2022 | NTS



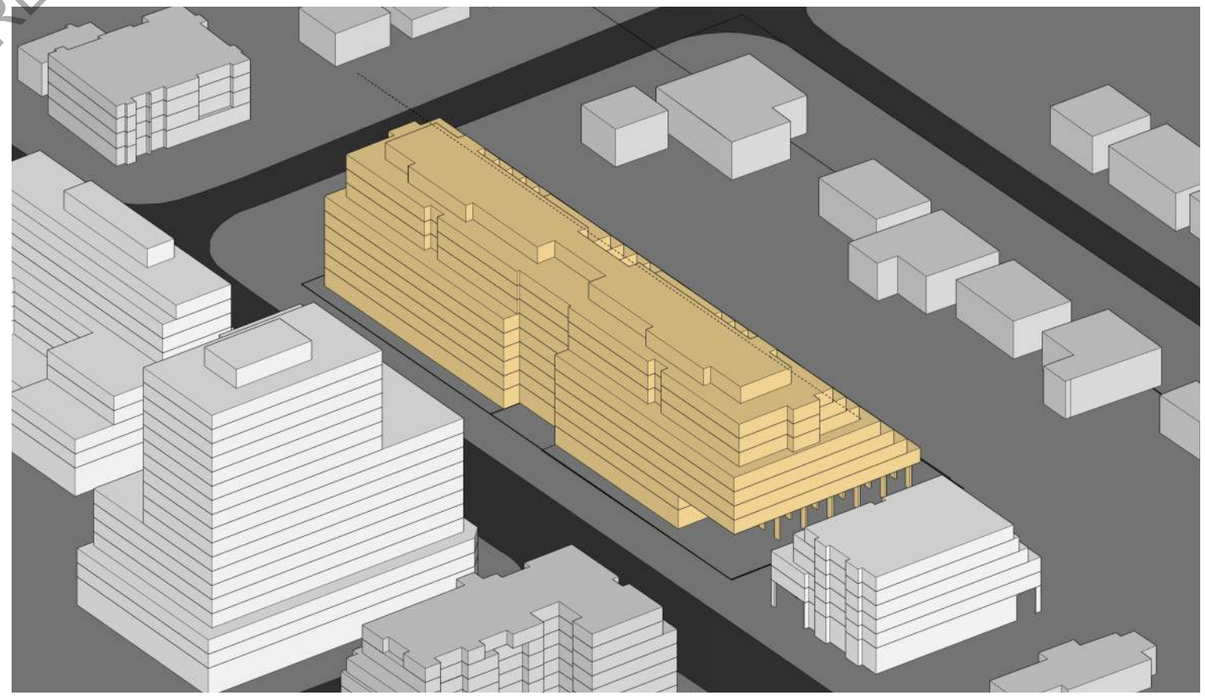
NEW MASSING - SOUTH



2020 RZ SUBMISSION - SOUTH



NEW MASSING - WEST

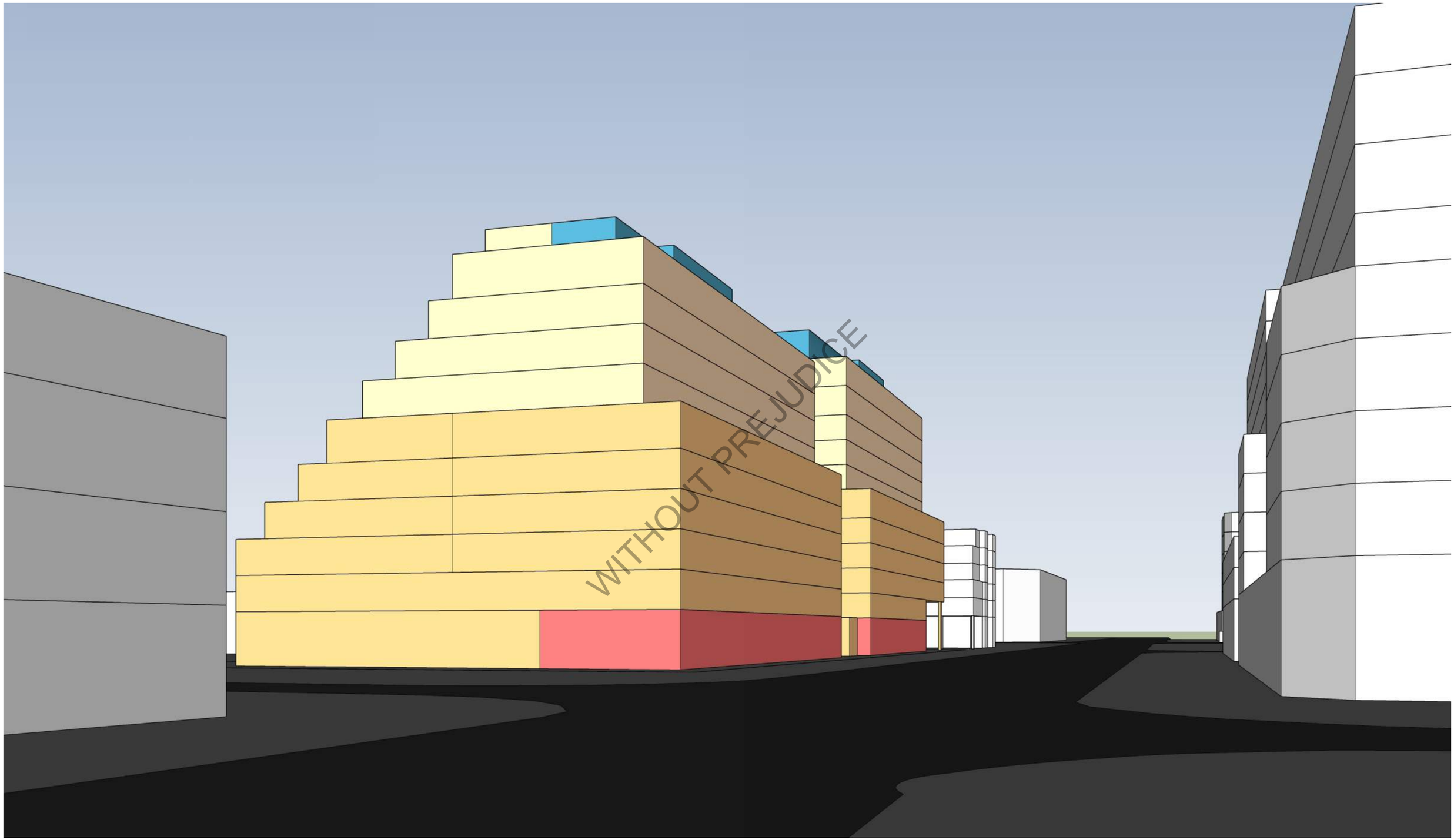


2020 RZ SUBMISSION - WEST

WITHOUT PREJUDICE

RAW

3D MASSING COMPARISON
18035
40-70 PLAINS ROAD
NOV 01, 2022 | NTS



RAW

3D MASSING COMPARISON
18035
40-70 PLAINS ROAD
NOV 01, 2022 | NTS



3D MASSING COMPARISON
18035
40-70 PLAINS ROAD
NOV 01, 2022 | NTS



RAW

3D MASSING

18035 - 40-70 PLAINS ROAD
NOVEMBER 09, 2022 | NTS

WITHOUT PREJUDICE

RAW

3D MASSING

18035 - 40-70 PLAINS ROAD

NOVEMBER 09, 2022 | NTS

WITHOUT PREJUDICE

RAW

3D MASSING

18035 - 40-70 PLAINS ROAD

NOVEMBER 09, 2022 | NTS