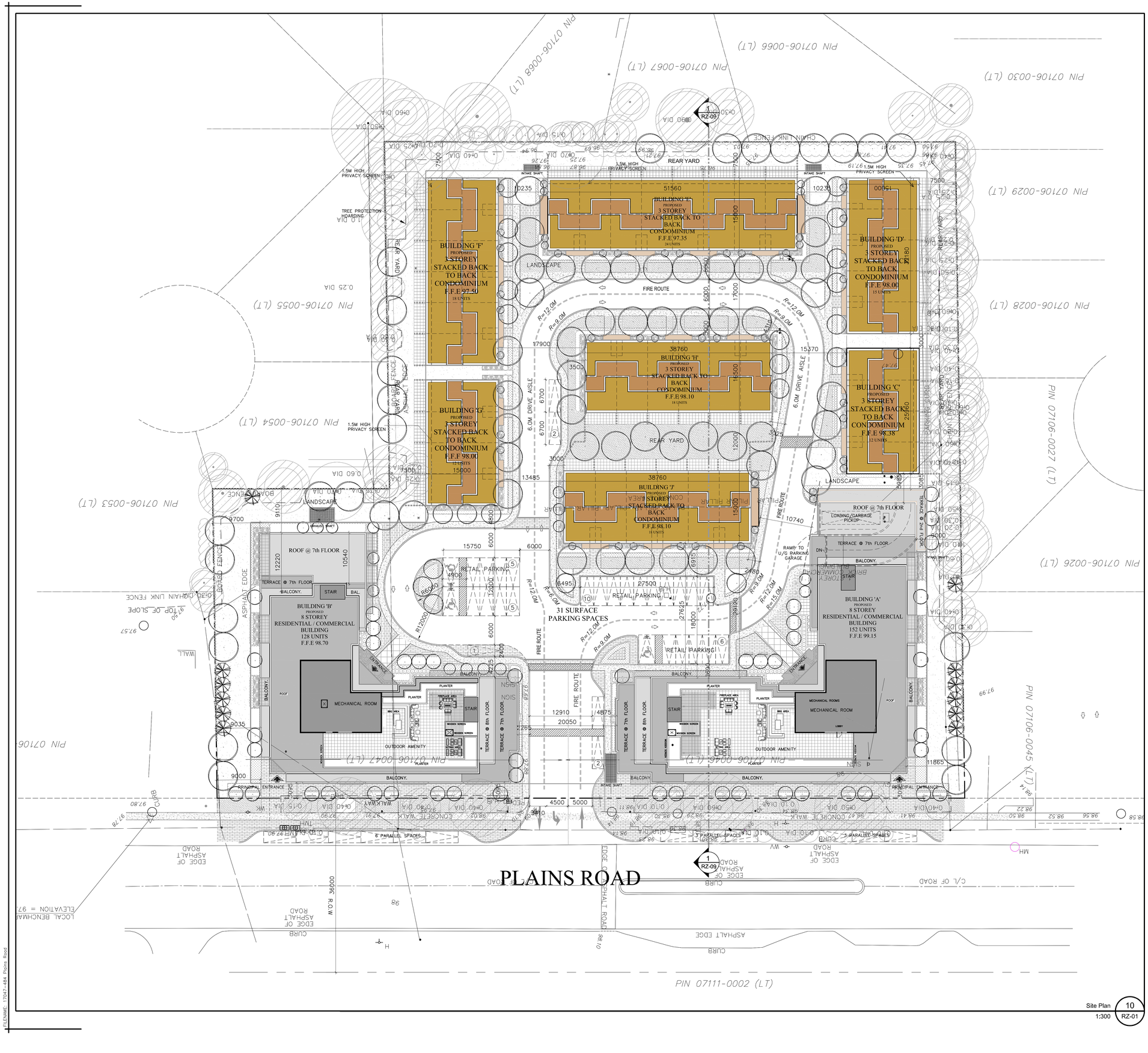


Site Plan
1:300
10
RZ-01



Context Plan
N/A
3
RZ-01

PROJECT STATISTICS
Residential / Commercial Development
484 Plains Road, Burlington
November 2, 2017 — Project No. 17-047

1.0 LOT AREA

	m²	ft²	acres	hectares
Total Site Area	18,376.00	197,798	4.5408	1.8376

2.0 NOT USED

3.0 PROJECT FLOOR AREAS

3.1 **RESIDENTIAL GFA PROPOSED** *(as per Burlington By-Law Definition)*

3.2 **Buildings A & B**

	No. of floors	m² (per floor)	m²	ft²
2D*	1x	1,000.00	1,000.00	10764
Total GFA	1		**1,000.00**	**10764**

Building A

	No. of floors	m² (per floor)	m²	ft²
Level 1 (Includes 298.77m2 indoor amenity)	1x	1,269.00	1,269.00	13,659
Commercial	1x	241.04	241.04	2,595
Level 2	1x	1,946.00	1,946.00	19,952
Level 3	1x	1,946.00	1,946.00	19,870
Level 4	1x	1,975.00	1,975.00	21,262
Level 5-6	2x	1,975.00	3,950.00	42,504
Level 7	1x	1,502.00	1,502.00	16,167
Level 8 (Excluding Mechanical room)	1x	1,442.00	1,442.00	15,521
Total GFA	9		**14,383.04**	**154,802**

Building B

	No. of floors	m² (per floor)	m²	ft²
Level 1 (Includes 185.75m2 indoor amenity)	1x	1,270.78	1,270.78	13,755
Commercial	1x	450.66	450.66	4,854
Level 2	1x	1,579.00	1,579.00	16,964
Level 3	1x	1,650.50	1,650.50	17,820
Level 4	1x	1,650.50	1,650.50	17,820
Level 5-6	2x	1,650.50	3,301.00	35,639
Level 7	1x	1,212.00	1,212.00	13,048
Level 8 (Excluding Mechanical room)	1x	1,150.00	1,150.00	12,381
Total GFA	9		**12,944.74**	**132,330**

3.3 **Total GFA Buildings A&B** — **27,327.78** m² — **286,932** ft²

Building C Back to Back Townhouse — 12 units

	No. of Blocks	m²	ft²
Total GFA		**1,191.60**	**12,826**

Building D Back to Back Townhouse — 15 units

	No. of Blocks	m²	ft²
Total GFA		**1,489.50**	**16,033**

Building E Back to Back Townhouse — 24 units

	No. of Blocks	m²	ft²
Total GFA		**2,381.29**	**25,633**

Building F Back to Back Townhouse — 15 units

	No. of Blocks	m²	ft²
Total GFA		**1,787.40**	**19,239**

Building G Back to Back Townhouse — 12 units

	No. of Blocks	m²	ft²
Total GFA		**1,191.60**	**12,826**

Building H Back to Back Townhouse — 18 units

	No. of Blocks	m²	ft²
Total GFA		**1,787.40**	**19,239**

Building J Back to Back Townhouse — 18 units

	No. of Blocks	m²	ft²
Total GFA		**1,787.40**	**19,239**

3.4 **Total GFA Back to Back Townhouses** — **11,815.10** m² — **127,185** ft²

3.5 **TOTAL RESIDENTIAL GFA PROPOSED** — **m²** — **39,270** — **ft²** — **422,762**

4.0 LOT COVERAGE

Lot	sq.m.	sq.ft.	%
4.1 Coverage (Building)	7,565.00	22,224	**41%**
4.2 Landscape Area	7,920.00	77,860	**43%**
4.3 Paved Area (Drive Aisles and Parking Areas)	2,871.00	23,744	**16%**

5.0 F.S.I — **2.14%**

6.0 UNIT COUNT

6.1 **Building A - Residential Condominium**

	Total Units
1 Bedroom	73
2 Bedroom	74
3 Bedroom	6
Total	**152**

6.2 **Building B - Residential Condominium**

	Total Units
1 Bedroom	53
2 Bedroom	71
3 Bedroom	4
Total	**128**

6.3 TOTAL 1 BEDROOM — 126

6.4 TOTAL 2 BEDROOM — 145

6.5 TOTAL 3 BEDROOM — 9

6.6 **TOTAL UNIT COUNT (Residential Condominium A&B)** — **280**

6.7 **Back to Back Townhouse - Buildings C - J**

	Total
Total	**117**

6.8 **GRAND TOTAL UNIT COUNT (Residential Condominium & Back to Back Townhouse)** — **397**

7.0 PARKING

7.1 **Required Parking Spaces**

7.2 **Building A & B**

	Rate	Suites	Total
1 Bedroom	1.25	126	157.5
2 Bedroom	1.50	145	217.5
3 Bedroom	1.75	9	15.75
Visitor	0.25	280	68.0
Required Parking Spaces Building A & B			**459**

7.3 **Building C-J Back to Back Townhouses**

	Rate	Suites	Total
1 Bedroom	1.25	n/a	0
2 Bedroom	1.50	117	175.5
3 Bedroom	1.75	n/a	0
Visitor	0.25	117	42.00
Required Parking Spaces Buildings C-J Back to Back Townhouses			**217**

7.3 **Commercial**

	Rate	Suites	Total
m2			**m2**
450.66	28	(one space / 30m2)	**33**

Total Parking Spaces Required — **739**

7.5 **Provided Parking Spaces**

7.6 **Parking Spaces Provided - Buildings A & B and Back to Back Townhouses C-J**

			Total
Surface		31	31
P1		421	421
Plains Rd Parallel Parking		12	12
Parking Spaces Provided - Residential and Commercial (includes 13 H/C spaces)		464	**464**

7.7 **Minimum Parking Space Provided Size**

Min. Space Size	2.75m x 6.0m

8.0 AMENITY

8.1 **Required Amenity Space - Building A & B and Back to Back Townhouse C-J**

	Rate / m2	Suites	Total
Efficiency Dwelling Unit	10	N/A	0
1 Bedroom	2	126	2,520
2 Bedroom / 3 Bedroom	35	154	5,390
Back to Back Townhouse	25	117	2,925
Total Required Amenity Space			**10,835**

8.2 **Provided Amenity Space - Building A & B and Back to Back Townhouse C-J**

		m2	Total m2
Buildings A&B			
Indoor Amenity			486
Outdoor Amenity @ Roof Top			
Building A			354
Building B			265
Balcony and Terrace Area			3,214
Back To Back Townhouses			
Ground Floor Patio			1,103
Balconies			195
Roof Top Terraces			2,709
Total Amenity Area Provided			**7,746**

9.0 LOADING

TOTAL LOADING SPACES PROVIDED	1

10.0 BUILDING HEIGHT

	Storeys

Site Statistics
1
RZ-01

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

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Date:

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No	Revision	Date

No.	ISSUED	DATE
1.	RE-ZONING	OCT. 30/2017

Drawing Title:

Site Plan
Site Statistics
O.B.C & Site Details

Phase 12
Project:

NATIONAL HOMES
Proposed

484 PLAINS ROAD
Residential Development

CITY OF BURLINGTON
ONTARIO

Scale: AS NOTED
Drawn by: Iliya.L
Checked by: SM
File No.: 17-047
Plot Date: Oct. 30, 2017

RZ-01

FILENAME - 17047-484 Plains Road