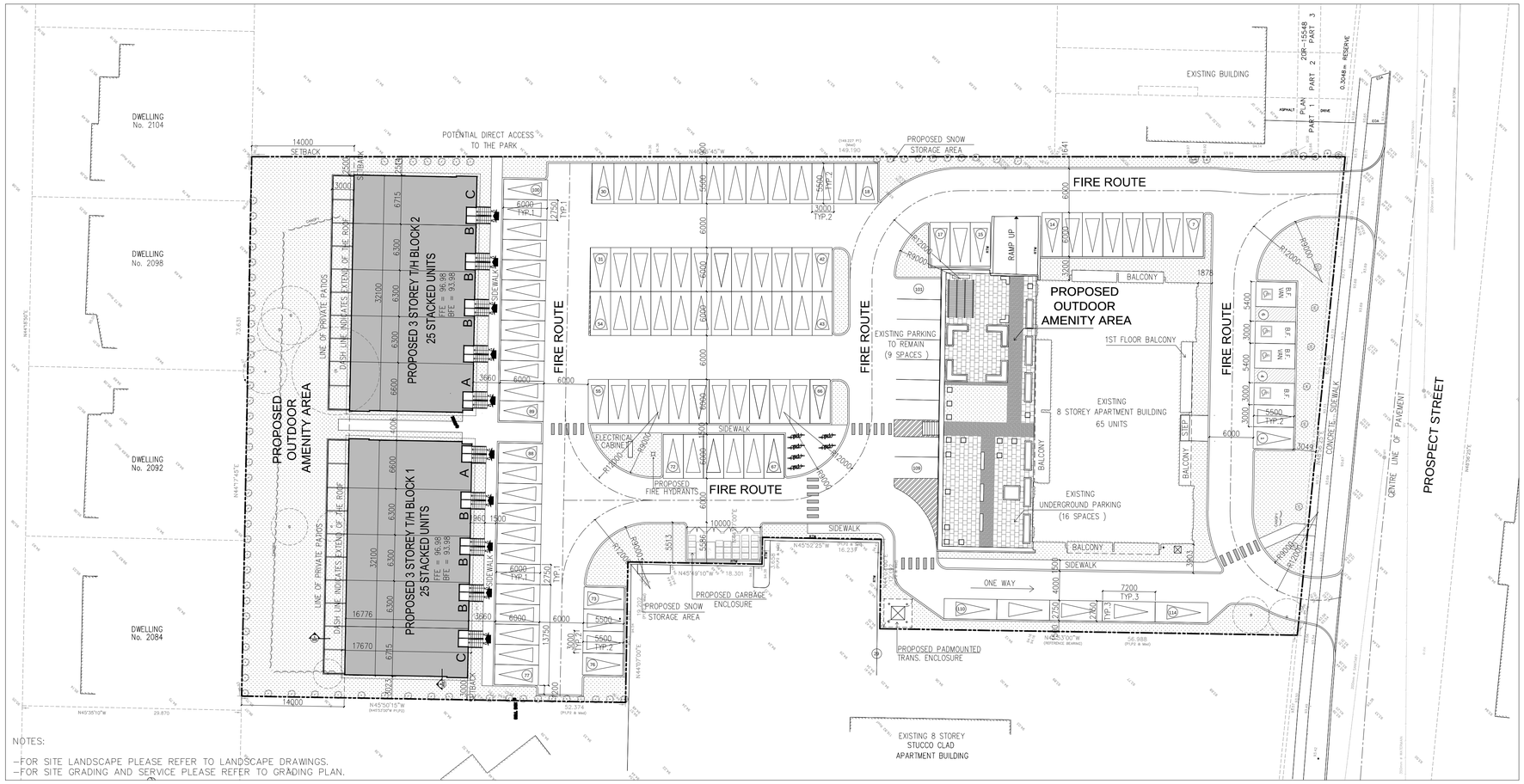
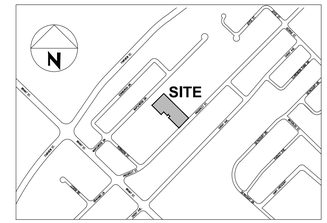


NOTES:
–FOR SITE LANDSCAPE PLEASE REFER TO LANDSCAPE DRAWINGS.
–FOR SITE GRADING AND SERVICE PLEASE REFER TO GRADING PLAN.

01 A011 SITE PLAN 1:350

SURVEY INFORMATION TAKEN FROM:
S.D. McLAREN, O.L.S.
TOPOGRAPHIC SURVEY OF PART OF LOT 84
REGISTERED PLAN 99
IN THE
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF
HALTON

2016



02 A011 KEY PLAN N.T.S.

STATISTICS :

SITE GROSS AREA:	9607.6 m2	
TOTAL GFA OF PROPOSED TOWNHOUSES :	4044 m2	
DENSITY :	119.7 UNITS/ HECTARE	
LOT COVERAGE OF PROPOSED TOWNHOUSES:	12%	
BUILDING HEIGHT :	14m	
PROPOSED TOWNHOUSES BUILDING AREA:	1068.0 m2	11.2%
LANDSCAPED AREA:	3110.0 m2	32.3%
PAVED AREA:	4620.0 m2	48.0%

STACKED TOWNHOUSES BREAKDOWN:

TYPE	UNIT	AREAS BASEMENT m2	BASEMENT ft2	GROUND m2	GROUND ft2	2ND m2	2ND ft2	3RD m2	3RD ft2	TOTAL AREA m2	TOTAL AREA ft2
A	1	53.4	574.8							53.4	574.8
	2	53.8	579.1							53.8	579.1
	3			86.0	925.7					86.0	925.7
	4			6.2	66.7	50.9	547.9	57.6	620.0	114.7	1234.6
	5			8.4	90.4	56.7	610.3	42.7	459.6	106.6	1160.4
TOTAL AREA PER FLOOR		107.2	1153.9	100.6	1082.9	107.6	1158.2	100.3	1079.6	415.7	4474.6

TYPE	UNIT	AREAS BASEMENT m2	BASEMENT ft2	GROUND m2	GROUND ft2	2ND m2	2ND ft2	3RD m2	3RD ft2	TOTAL AREA m2	TOTAL AREA ft2
B	1	53.8	579.1							53.8	579.1
	2	48.8	525.3							48.8	525.3
	3			83.1	895.0					83.1	895.0
	4			6.2	66.7	49.5	532.8	55.0	592.0	110.7	1191.6
	5			5.9	63.5	53.2	572.5	40.7	438.1	99.1	1066.7
TOTAL AREA PER FLOOR		102.6	1104.4	95.2	1024.7	102.7	1105.5	95.7	1030.1	396.2	4264.7

TYPE	UNIT	AREAS BASEMENT m2	BASEMENT ft2	GROUND m2	GROUND ft2	2ND m2	2ND ft2	3RD m2	3RD ft2	TOTAL AREA m2	TOTAL AREA ft2
C	1	59.2	637.2							59.2	637.2
	2	48.8	525.3							48.8	525.3
	3			87.7	944.0					87.7	944.0
	4			6.2	66.7	53.6	577.0	57.5	618.9	117.3	1262.6
	5			5.9	63.5	56.0	602.8	42.7	459.6	104.6	1125.9
TOTAL AREA PER FLOOR		108.0	1162.5	99.8	1074.2	109.6	1179.7	100.2	1078.6	417.6	4495.0

OUTDOOR AMENITY :

LANDSCAPED OUTDOOR AMENITY (PROPOSED TOWN HOUSES):	1129.0 m2
SUNDECK (EXISTING BUILDING):	457.0 m2
BALCONIES (EXISTING BUILDING):	852.0 m2
BALCONIES (PROPOSED TOWN HOUSES):	90.0 m2
TOTAL OUTDOOR AMENITY AREA:	2528.0 m2
OUTDOOR AMENITY PER UNIT FOR 115 PROPOSED AND EXISTING UNITS:	21.9 m2

VEHICLE PARKING REQUIRED :

EXISTING APARTMENT BUILDING

PARKING REQUIRED	AREA	UNITS	RATIO	REQ
BACHELOR	N/A	1	1.25	1.25
1BD	N/A	30	1.25	37.5
2BD		34	1.50	51
TOTAL		65		90

PROPOSED TOWNHOSES

PARKING REQUIRED	AREA	UNITS	PROPOSED RATIO	REQ
BACHELOR	N/A	N/A	N/A	N/A
1BD	N/A	20	1.25	25
2BD/2BD+D	N/A	30	1.50	45
TOTAL		50		70

VISITORS

PARKING REQUIRED	AREA	UNITS	RATIO	REQ
BACHELOR	N/A	1	0.35	0.35
1BD	N/A	50	0.35	17.5
2BD	N/A	64	0.35	22.4
TOTAL		115		40

VEHICLE PARKING REQUIRED :

APARTMENT BUILDING	90
STACKED TOWNHOUSE	70
VISITORS	40
TOTAL	200

VEHICLE PARKING PROVIDED :

EXISTING APARTMENT BUILDING

PARKING REQUIRED	AREA	UNITS	PROPOSED RATIO	REQ
BACHELOR	N/A	1	0.94	0.94
1BD	N/A	30	0.94	28.2
2BD		34	0.94	31.96
TOTAL		65		61.1

PROPOSED TOWNHOSES

PARKING REQUIRED	AREA	UNITS	PROPOSED RATIO	REQ
BACHELOR	N/A	N/A	N/A	N/A
1BD	N/A	20	0.94	18.8
2BD	N/A	30	0.94	28.2
TOTAL		50		47

VISITORS

PARKING REQUIRED	AREA	UNITS	PROPOSED RATIO	REQ
BACHELOR	N/A	1	0.18	0.18
1BD	N/A	50	0.18	9.0
2BD	N/A	64	0.18	11.5
TOTAL		115		20.7

VEHICLE PARKING PROVIDED :

RESIDENTIAL PARKING	108	SURFACE PARKING	114
VISITOR PARKING	21	UNDERGROUND PARKING	16
EXTRA	1		
TOTAL	130	TOTAL	130

BICYCLE PARKING PROPOSED : 12

RESIDENTIAL UNIT BREAKDOWN :

EXISTING BUILDING

UNIT	NUMBER
BACHELOR UNITS	1
1 BEDROOM UNITS	30
2 BEDROOM UNITS	34
TOTAL	65

PROPOSED TOWN HOUSES

UNIT	NUMBER
BACHELOR UNITS	N/A
1 BEDROOM UNITS	20
2 BEDROOM UNITS	30
TOTAL	50

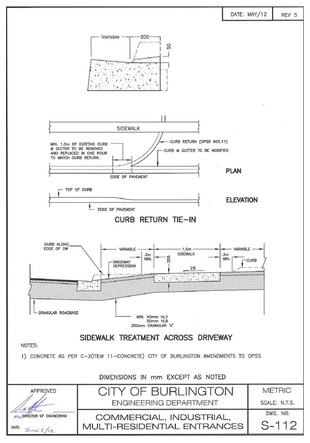
TOTAL NUMBER OF UNITS : 115

SOLID WASTE REQUIREMENTS :

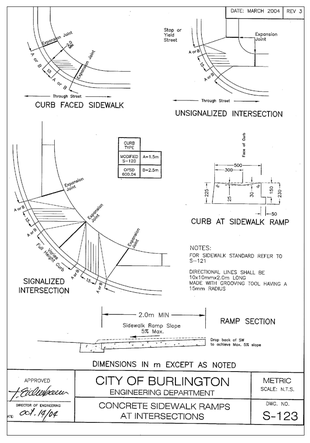
GARBAGE BINS REQUIRED	REQUIRED	PROPOSED
6yd3/61–120 UNIT(NOT COMPACTED)	6yd3	2 X 3yd3

RECYCLE BINS REQUIRED	REQUIRED	PROPOSED
1 SEMI AUTOMATED CHART/7 UNITS	16.8	17

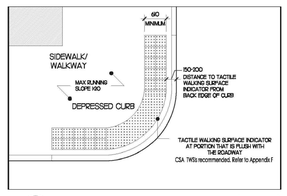
ORGANIC BINS REQUIRED	REQUIRED	PROPOSED
1 SEMI AUTOMATED CHART/25 UNITS	4.6	5



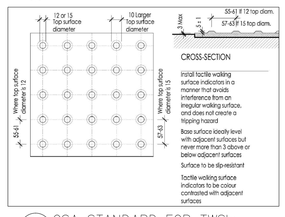
03 A011 MULTI–RESIDENTIAL ENTRANCES N.T.S



04 A011 CONCRETE SIDEWALK RAMPS S–123 N.T.S.



05 A011 ACCESSIBILITY STANDARD (DOPS) DEPRESSED CURB N.T.S.



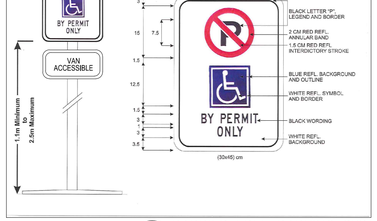
06 A011 CSA STANDARD FOR TWSIs N.T.S.

NOTES:

WASTE MANAGEMENT
1. ALL STACKED TOWNHOUSE UNITS AND APARTMENT UNITS WILL HAVE COMMUNAL WASTE STORAGE OF THEIR OWN. GARBAGE STORAGE AREA.

LOADING SPACES
1. STRUCTURE WILL BE DESIGNED TO SAFELY SUPPORT GARBAGE AND FIRE TRUCK.
2. TRAINED EMPLOYEE TO BE ON SITE TO ASSIST WITH GARBAGE COLLECTION.

FIREFIGHTING
1. ALL INTERNAL ROADWAYS DESIGNED AS A FIRE ACCESS ROUTE IN ACCORDANCE WITH ARTICLES 3.2.5.4, 3.2.5.5. AND 3.2.5.6. OF THE 2006 ONTARIO BUILDING CODE.
2. STRUCTURE WILL BE DESIGNED TO SAFELY SUPPORT A FIRE TRUCK.
3. ON–SITE PRIVATE FIRE HYDRANTS:
(a) THE INSTALLATION OF THE FIRE MAIN AND HYDRANT ARE TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE REGION OF HALTON AND THE CITY OF BURLINGTON BUILDING DEPARTMENT
(b) THE HYDRANT IS TO BE POSITIONED WITH 4" STEAMER PORT FACING THE FIRE ACCESS ROUTE AND IS TO BE UNOBSTRUCTED BY ANY PROPOSED LANDSCAPING
(c) SITE SERVICE CONTRACTOR RESPONSIBLE FOR HYDRANT INSTALLATION IS TO PROVIDE A LETTER CERTIFYING THAT THE HYDRANT HAS BEEN TESTED AND IS OPERATIONAL PRIOR TO OCCUPANCY OF BUILDING



07 A011 BARRIER FREE PARKING SIGN N.T.S.

2095 Prospect Street — Zoning Requirements vs. Proposed

Zoning Provision	RH4	Proposed
Regulations to Areas 'A' & 'B'		
Lot Width	45m	65.46m
Lot Area	0.2 ha	0.97 ha
Front Yard	7.5m plus 1m for each storey above 6 storeys (9.5m)	14.55m
Density	Maximum 100 units per net hectare	118.45 units per net hectare
Landscape Buffer	4.5m	1.50m (west) / 0.90m (east)
Parking		
Residents	1.25 spaces per unit	0.94 spaces per unit
Visitor	0.35 spaces per unit	0.18 spaces per unit
Total Parking Spaces	200	130
Bicycle Parking Spaces	N/A	12
Regulations to Area 'B'		
Side Yard Setback	7.5m plus 1m for each 5m wall length exceeds 30m	3.00m (west) / 2.50m (east)
Amenity Area	25 sm per bedroom	9.14 sqm per bedroom
Rear Yard abutting R3 zone	15.0m plus 1m for each 5m wall length exceeds 30m	14.00m
Building Height	3 storeys to 14.00m	3 storeys @ 14.00m

08 A011 ZONING CHART

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NORTH

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
M. REZA ESLAMI
LICENCE
6225

PROJECT TITLE

PROPOSED 3 STOREY STACKED TOWNHOUSES
2095 PROSPECT STREET- BURLINGTON - ONTARIO

CLIENT NAME AND LOGO

DRAWING TITLE
SITE PLAN, DETAILS, STATISTICS AND ZONING CHART

SCALE
AS NOTED

Date:
DEC. 18, 2017

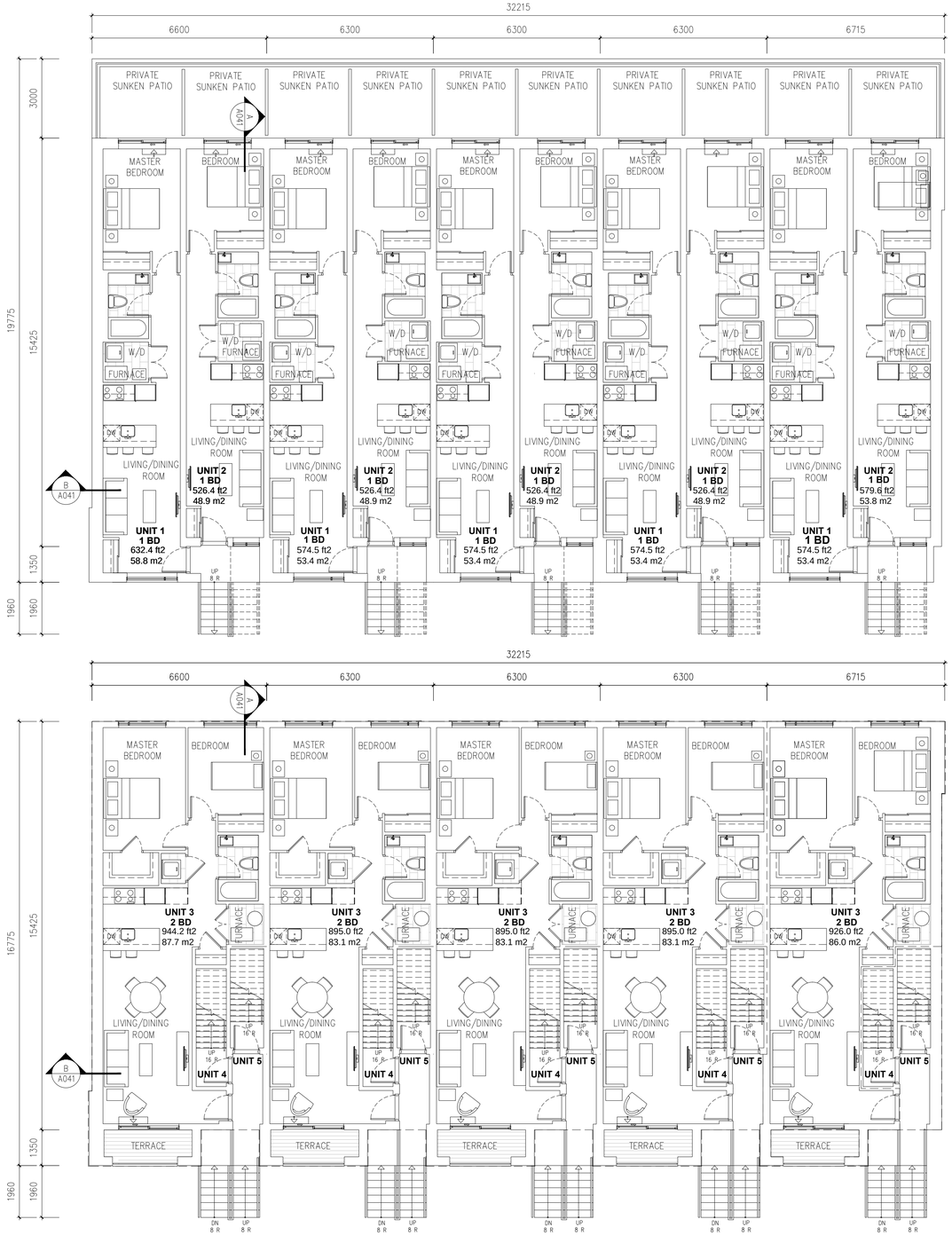
Project No.
17108

Drawn by:
MF

Checked by:
RE

Drawing No.
A011

ICON ARCHITECTS



01 A021 BASEMENT FLOOR PLAN
1:100

01 A021 GROUND FLOOR PLAN
1:100

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PROJECT TITLE

PROPOSED 3 STOREY STACKED TOWNHOUSES
2095 PROSPECT STREET- BURLINGTON - ONTARIO

CLIENT NAME AND LOGO

DRAWING TITLE
FLOOR PLANS – BLOCK 1&2(REVERSE)

SCALE
1:100

Date:
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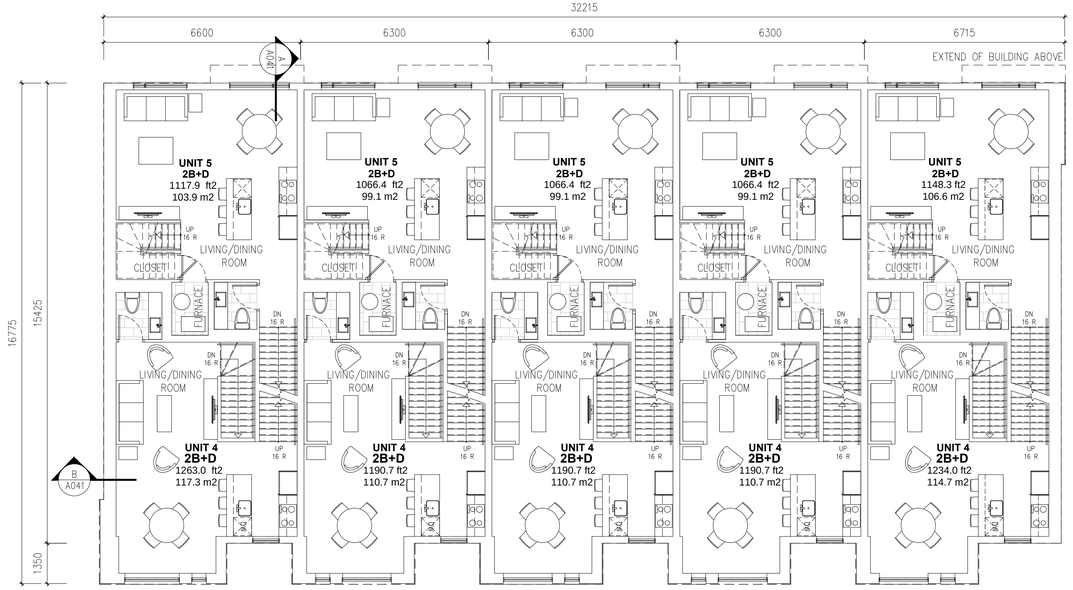
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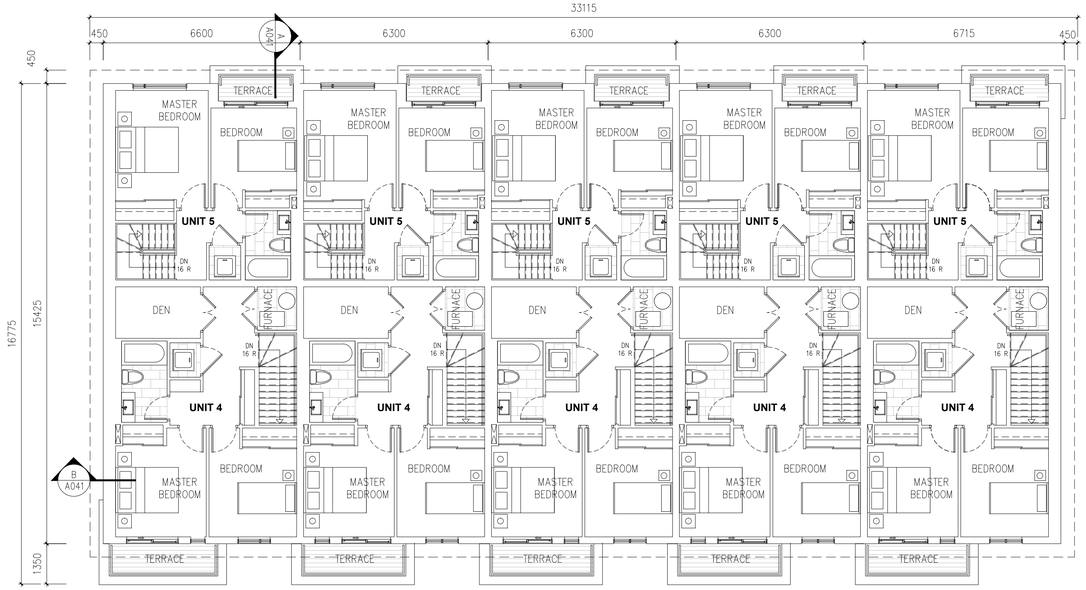
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01 A022 SECOND FLOOR PLAN
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02 A022 THIRD FLOOR PLAN
1:100

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LICENCE
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PROJECT TITLE

PROPOSED 3 STOREY STACKED TOWNHOUSES
2095 PROSPECT STREET- BURLINGTON - ONTARIO

CLIENT NAME AND LOGO

DRAWING TITLE
FLOOR PLANS – BLOCK 1&2(REVERSE)

SCALE
1:100

Date:
DEC. 08, 2017

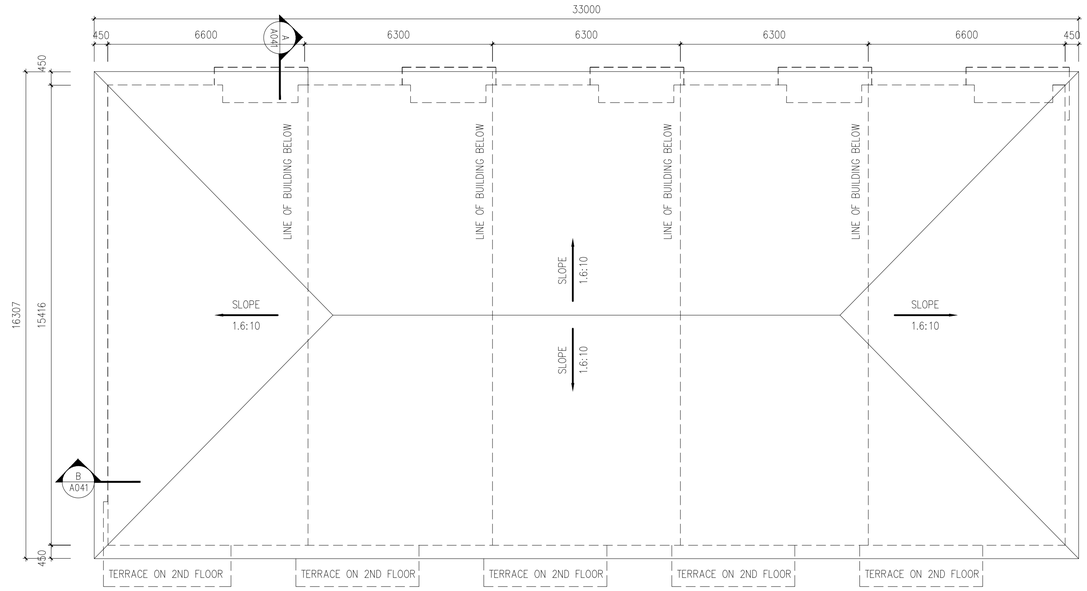
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Drawing No.
A022

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01 A023 ROOF PLAN
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02 A023 RERSPECTIVE
N.T.S



03 A023 RERSPECTIVE
N.T.S

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ONTARIO ASSOCIATION OF ARCHITECTS
M. REZA ESLAMI
LICENCE
6229

PROJECT TITLE

PROPOSED 3 STOREY STACKED TOWNHOUSES
2095 PROSPECT STREET- BURLINGTON - ONTARIO

CLIENT NAME AND LOGO

DRAWING TITLE
FLOOR PLAN AND PERSPECTIVES – BLOCK 1&2

SCALE
AS MENTIONED

Date:
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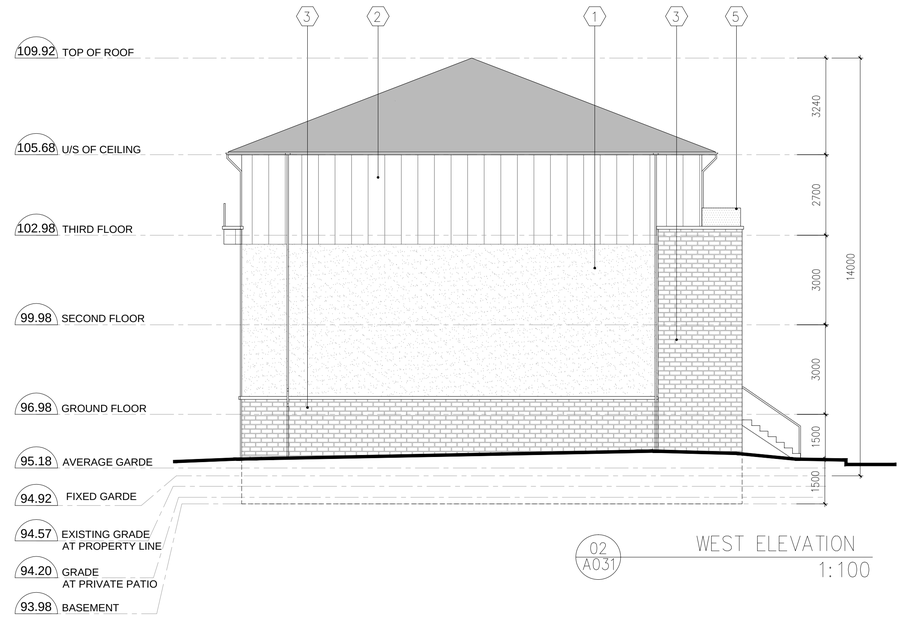
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01 A031 SOUTH ELEVATION
1:100

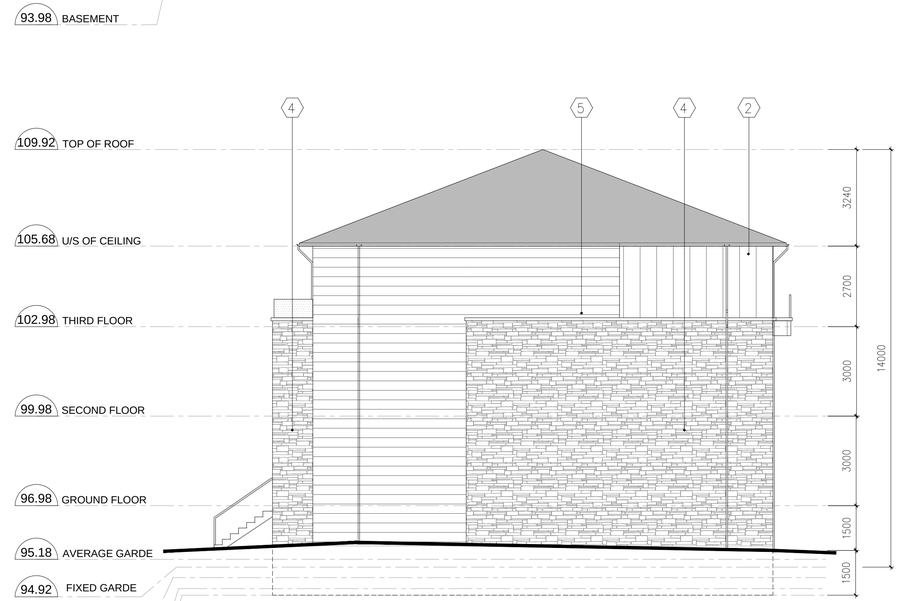


02 A031 WEST ELEVATION
1:100



03 A031 NORTH ELEVATION
1:100

1 STUCCO – LIGHT COLOR
2 METAL PANEL – GRAY
3 BRICK VENNER
4 LEXA STONE
COLOUR RANGE CAMEO BEIGE
5 ALUMINUM SIDING (LONGBOARD)
6 GLASS RAILING
7 PRECAST CONCRETE SILL/CAP



04 A031 EAST ELEVATION
1:100

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LICENCE
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PROJECT TITLE

PROPOSED 3 STOREY STACKED TOWNHOUSES
2095 PROSPECT STREET- BURLINGTON - ONTARIO

CLIENT NAME AND LOGO

DRAWING TITLE
ELEVATIONS – BLOCK 1

SCALE
1:100

Date:
DEC. 08, 2017

Project No.
17108

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MF

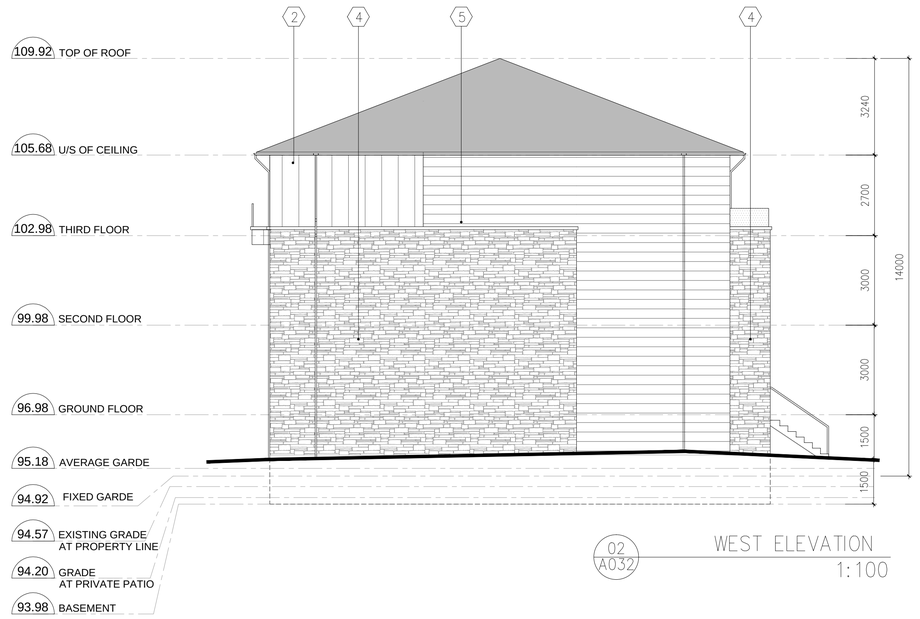
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Drawing No.
A031

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ARCHITECTS



01 A032 SOUTH ELEVATION
1:100

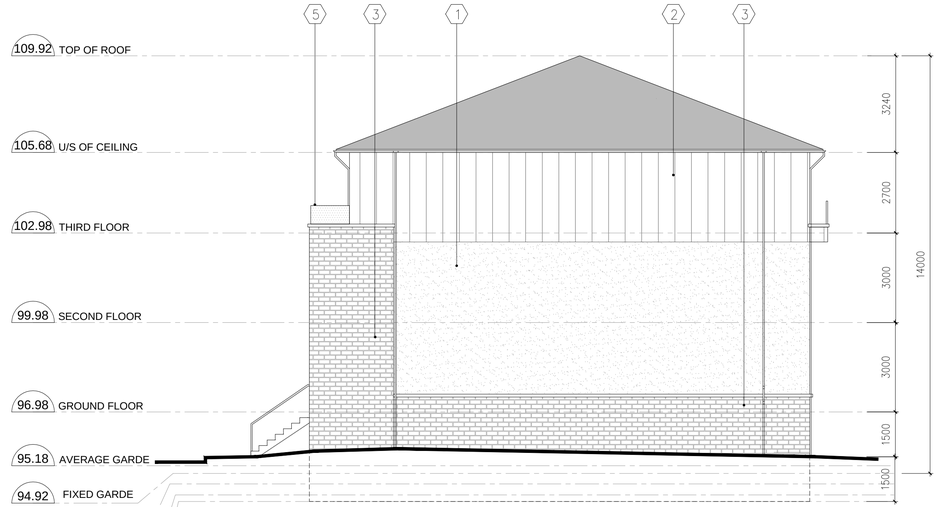


02 A032 WEST ELEVATION
1:100



03 A032 NORTH ELEVATION
1:100

1 STUCCO – LIGHT COLOR
2 METAL PANEL – GRAY
3 BRICK VENNER
4 LEXA STONE
COLOUR RANGE CAMEO BEIGE
5 ALUMINUM SIDING (LONGBOARD)
6 GLASS RAILING
7 PRECAST CONCRETE SILL/CAP



04 A032 EAST ELEVATION
1:100

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08	ISSUED FOR ZBA	DEC 08, 2017

NO.	REVISION/ISSUE	DATE
07	ISSUED FOR COORDINATION	NOV 24, 2017
06	ISSUED FOR COORDINATION	NOV 21, 2017
05	ISSUED FOR COORDINATION	SEP 13, 2017
04	ISSUED FOR CLIENT REVIEW	JULY 04, 2017
03	ISSUED FOR CLIENT REVIEW	JUNE 30, 2017
02	ISSUED FOR CLIENT REVIEW	JUNE 08, 2017
01	ISSUED FOR CLIENT REVIEW	MAY 29, 2017

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NORTH

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
M. REZA ESLAMI
LICENCE
6225

PROJECT TITLE
PROPOSED 3 STOREY STACKED TOWNHOUSES
2095 PROSPECT STREET- BURLINGTON - ONTARIO

CLIENT NAME AND LOGO

DRAWING TITLE
ELEVATIONS – BLOCK 2

SCALE
1:100

Date:
DEC. 08, 2017

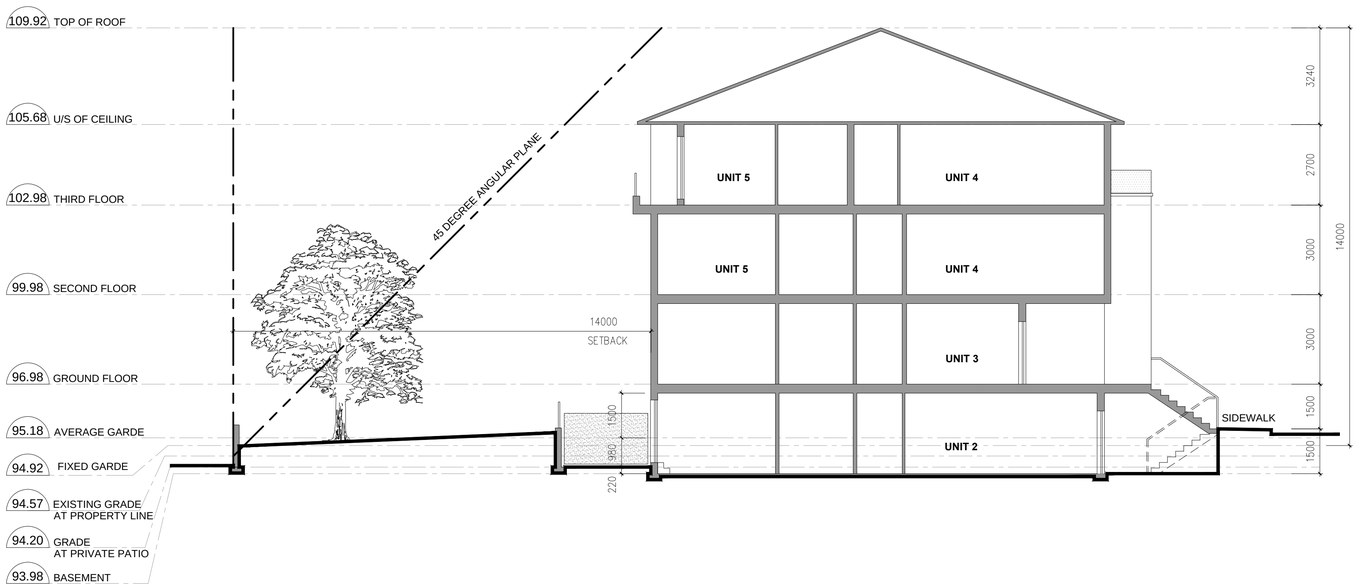
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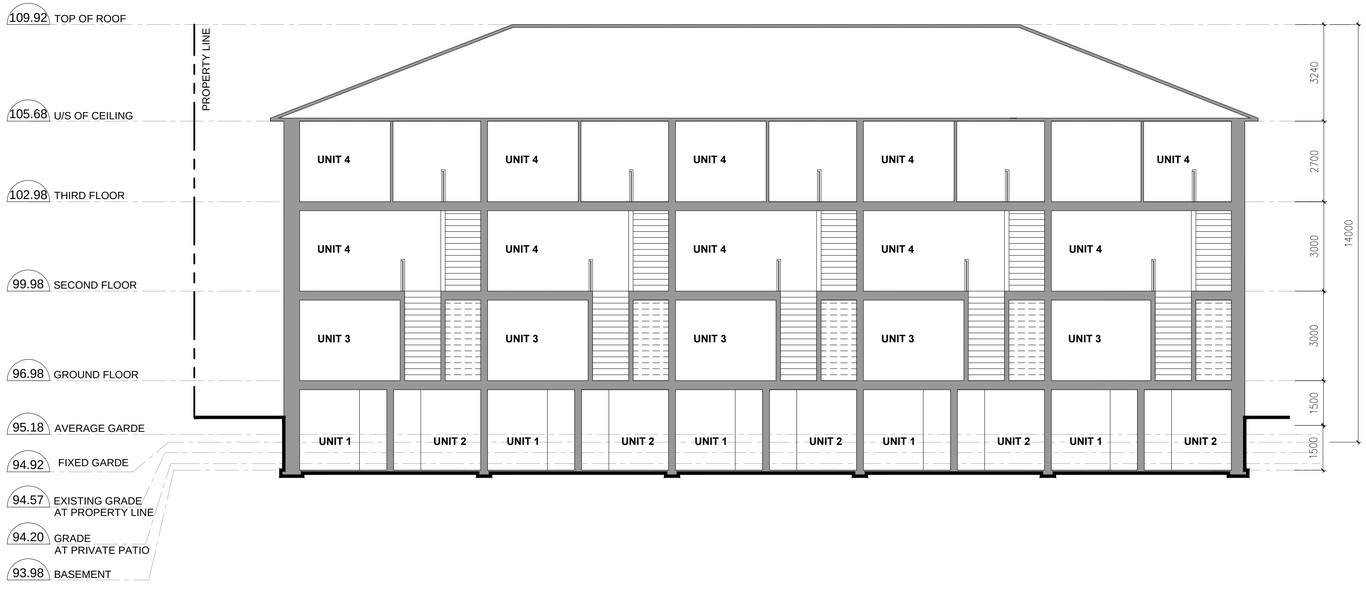
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01 / A041 SECTION A–A
1:100



02 / A041 SECTION B–B
1:100

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M. REZA ESLAMI
LICENCE
6225

PROJECT TITLE

PROPOSED 3 STOREY STACKED TOWNHOUSES
2095 PROSPECT STREET- BURLINGTON - ONTARIO

CLIENT NAME AND LOGO

DRAWING TITLE
SECTIONS–BLOCK 1&2

SCALE
1:100

Date:
DEC. 08, 2017

Project No.
17108

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