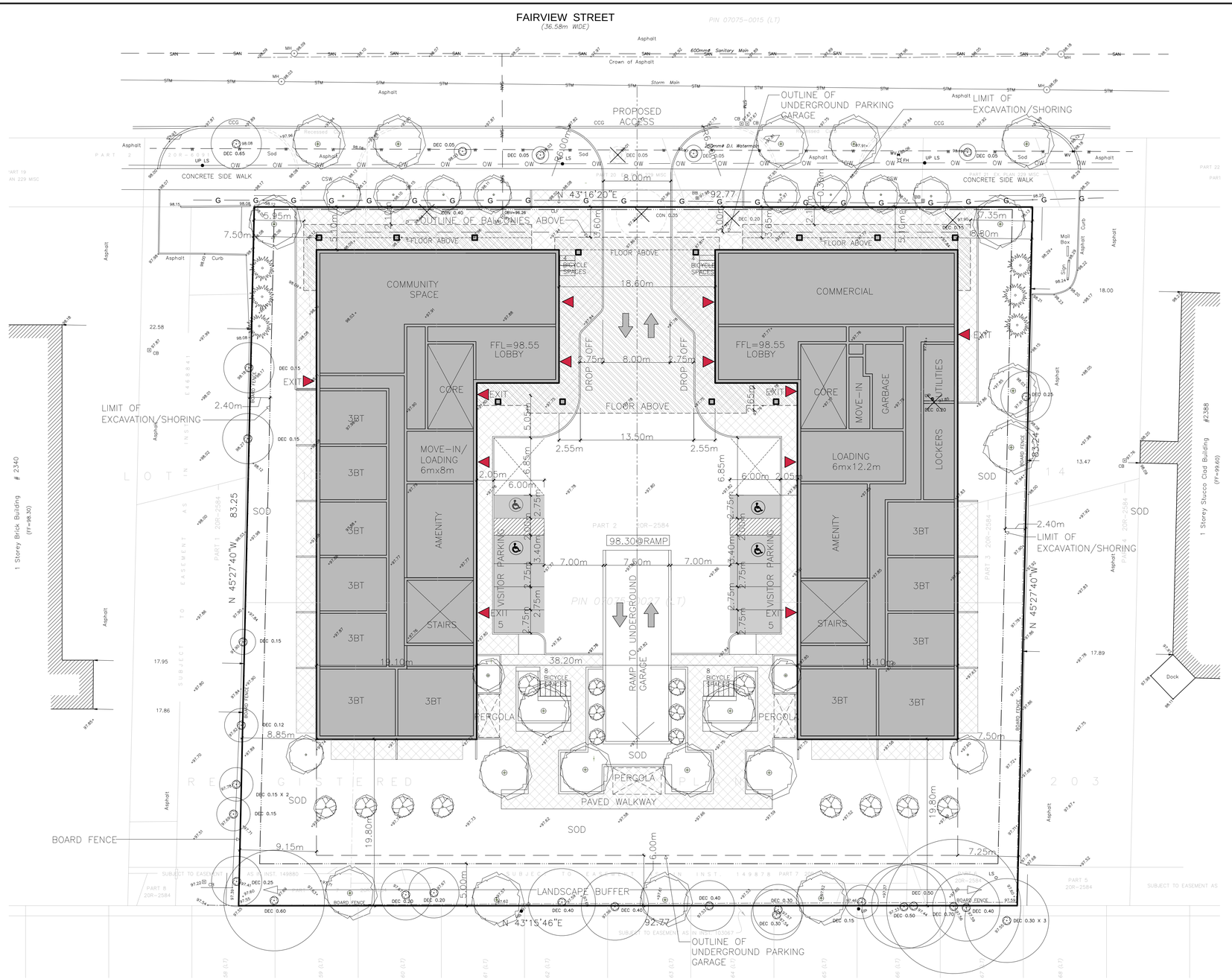


BOUNDARY NOTE

ALL BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM THE REGISTRY OFFICE RECORDS ROTATED TO UTM NAD 83 CSRS (2010) AND WAS VERIFIED IN THE FIELD.

ELEVATION NOTE

ALL ELEVATIONS SHOWN HEREON ARE GEODETIC AND WERE DERIVED FROM THE CITY OF BURLINGTON BENCHMARK N° 1045 HAVING AN ELEVATION OF 93.477 m. (CGVD28, 1978 Re-adjustment)

TREE NOTE

ONLY TREES OF A DIAMETER GREATER THAN 0.10 m WERE LOCATED FOR THIS PLAN.

METRIC NOTE

ALL DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED INTO FEET BY DIVIDING BY 0.3048.

LEGEND

BB	DENOTES BELL BOX
BF	DENOTES BOARD FENCE
CCG	DENOTES CONCRETE CURB & GUTTER
CLF	DENOTES CHAIN LINK FENCE
CSW	DENOTES CONCRETE SIDEWALK
DEC	DENOTES DECIDUOUS TREE
FF	DENOTES FINISHED FLOOR ELEVATION
LS	DENOTES LIGHT STANDARD
MH	DENOTES MAN HOLE
UP	DENOTES UTILITY POLE
CON 0.20	DENOTES CONIFEROUS TREE DIA=0.20
DEC 0.20	DENOTES DECIDUOUS TREE DIA=0.20
98.00	DENOTES EXISTING GROUND ELEVATION
WV	DENOTES WATER VALVE
-OW-	DENOTES OVERHEAD WIRE(S)
———	DENOTES BURIED GAS LINE
↘	DENOTES ANCHOR WIRE

UNDERGROUND SERVICES NOTE

ONLY UNDERGROUND SERVICES VISIBLE ON THE GROUND WERE LOCATED FOR THIS PLAN.

THE USER OF THIS PLAN SHALL CONTACT THE LOCAL UTILITY COMPANIES FOR LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

Site plan prepared based on:

TOPOGRAPHIC SKETCH OF
PART OF LOTS 13 & 14
REGISTERED PLAN 203
(N° 2362 FAIRVIEW STREET)
CITY OF BURLINGTON
REGIONAL MUNICIPALITY OF HALTON

made by:

CUNNINGHAM McCONNELL LIMITED
ONTARIO LAND SURVEYORS
1200 SPEERS ROAD, UNIT 3B — 205 MAIN STREET
OAKVILLE, ONTARIO L6L 2X4 — MILTON, ONTARIO L9T 1N7
PHONE (905) 845-3497 — PHONE (905) 878-7810
FAX (905) 845-3519 — FAX (905) 878-6672
EMAIL: infooak@cmlsurveyors.ca — EMAIL: milton.office@cmlsurveyors.ca

on date: JANUARY 25, 2023

AREA CALCULATION:

	m2	Sq.Ft.
LOT AREA	7,719.9	83,095.8

	m2	Sq.Ft.
LOT COVERAGE		
Building Footprint	2,538.0	27,318.8
Building Overhang	630.0	6,781.3
TOTAL BUILDING COVERAGE	3,168.0	34,100.1

FLOOR AREAS:	GROSS FLOOR AREA m2	GROSS FLOOR AREA Sq.Ft.	NET FLOOR AREA m2	NET FLOOR AREA Sq.Ft.
1ST FLOOR AREA	2,538.0	27,318.8		
1ST FLOOR COMMERCIAL			247.0	2,658.7
1ST FLOOR RESIDENTIAL			1,584.0	17,050.0
1ST FLOOR COMMUNITY			307.0	3,304.5
2ND FLOOR	3,033.0	32,646.9	2,481.0	26,705.3
3RD FLOOR	3,033.0	32,646.9	2,481.0	26,705.3
4TH FLOOR	3,033.0	32,646.9	2,481.0	26,705.3
5TH FLOOR	2,867.0	30,860.1	2,333.0	25,112.2
6TH FLOOR	2,744.0	29,536.2	2,215.0	23,842.1
7TH FLOOR	2,573.0	27,695.5	2,060.0	22,173.7
8TH FLOOR	2,520.0	27,125.1	2,008.0	21,613.9
9TH FLOOR	2,086.0	22,453.5	1,734.0	18,664.6
10TH FLOOR	2,086.0	22,453.5	1,734.0	18,664.6
11TH FLOOR	2,086.0	22,453.5	1,734.0	18,664.6
TOTAL GROSS FLOOR AREA	28,599.00	307,837.1		
TOTAL NET FLOOR AREA			23,399.0	251,864.7

FSI (ALLOWED 1.5) **3.70**

UNIT FLOOR AREA PER TYPE (+/-)	m2	Sq.Ft.
BACHELOR	38.0	409.0
ONE BEDROOM	48.0	516.7
ONE BEDROOM + DEN	66.0	710.4
TWO BEDROOM	71.0	764.2
TWO BEDROOM + DEN	81	871.9

UNDERGROUND PARKING AREA:	m2	Sq.Ft.
LEVEL P-1	5,671.0	61,042.1
LEVEL P-2	5,671.0	61,042.1
LEVEL P-3	5,671.0	61,042.1
TOTAL UNDERGROUND PARKING AREA	17,013.00	183,126.4

PARKING SPACES CALCULATION:

RESIDENTIAL	REQUIRED	PROPOSED
338 UNITS	UNITS×1.25	UNITS×1.09
	422.50	370.00

SURFACE		1
P-1		111
P-2		128
P-3		132
Total Residential		372

COMMERCIAL	2spaces per 100m2	
	4.94	5

SURFACE		5
P-1		0
P-2		0
P-3		0
Total Commercial		5

COMMUNITY	4spaces per 100m2	
	12.28	13

SURFACE		4
P-1		9
P-2		0
P-3		0
Total Community		13

TOTAL SPACES	390
Barrier Free Spaces (3% of Total Spaces=11.97), INCLUDED: 12 (4 surface, 4 on level P-1, 2 per level P-2, P-3)	
VISITOR PARKING SPACES PROVIDED (10 Surface, 32 on level P-1)	42

BICYCLE PARKING SPACE:

	REQUIRED	PROPOSED
Residential Units	338 x 0.5 =169	
Visitors	338 x0.05 =16.9	
Commercial	2+1 =3	
Bicycle Spaces Provided: (24 surface, 87 level P-2, 78 level P-3)		189

AMENITY AREAS CALCULATION:

UNIT TYPE	NO. of UNITS		REQUIRED
3 Bedroom Town	12	UNIT NO. x35m2	420m2
Bachelor	16	UNIT NO. x15m2	240.00m2
1 Bedroom	164	UNIT NO. x20m2	3,280.00m2
1 Bedroom+Den	58	UNIT NO. x20m2	1,160.00m2
2 Bedroom	66	UNIT NO. x35m2	2,310.00m2
2 Bedroom+Den	22	UNIT NO. x35m2	770.00m2
TOTAL	338		8,180.00m2

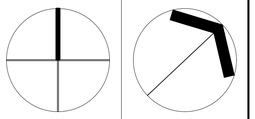
AMENITY ARES PROVIDED:

	m2	Sq.Ft.
Indoor Amenities	181.00	1,948.27
Ground+Patios	2,900.00	31,215.34
Roof Top	1,800.00	19,375.04
Balconies	2,850.00	30,677.14
TOTAL	7,731.00	81,267.52

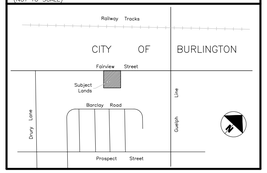
UNITS COUNT:

Unit Type	Ba	1 Bed	1 Bed +Den	2 Bed	2 Bed + Den	3 Bed Town	Total
Ground Floor	0	0	0	0	0	12	12
Second Floor	2	20	10	4	2	0	38
Third Floor	2	20	10	4	2	0	38
Fourth Floor	2	20	10	4	2	0	38
Fifth Floor	2	16	4	10	4	0	36
Sixth Floor	2	20	10	4	0	0	36
Seventh Floor	2	20	4	8	0	0	34
Eight Floor	4	18	4	8	0	0	34
Ninth Floor	0	10	2	8	4	0	24
Tenth Floor	0	10	2	8	4	0	24
Eleventh Floor	0	10	2	8	4	0	24
Total	16	164	58	66	22	12	338

Project North: / True North:



Key Plan:
(NOT TO SCALE)



No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
6	Feb.22.2024	SP-Issued To Consultants	T.M.
5	Oct.31.2023	Issued For Review	T.M.
4	July.06.2023	Issued For Review	T.M.
3	May.26.2023	Limit of Excavation/Shoring	T.M.
2	May.01.2023	Issued For Review	T.M.
1	Apr.12.2023	Issued to Consultants	T.M.

Drawing Issues/Revisions:

Note:

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Architect — Consultant

Project:

FAIRVIEW APARTMENT BUILDING

2362 Fairview Street

Burlington — Ontario

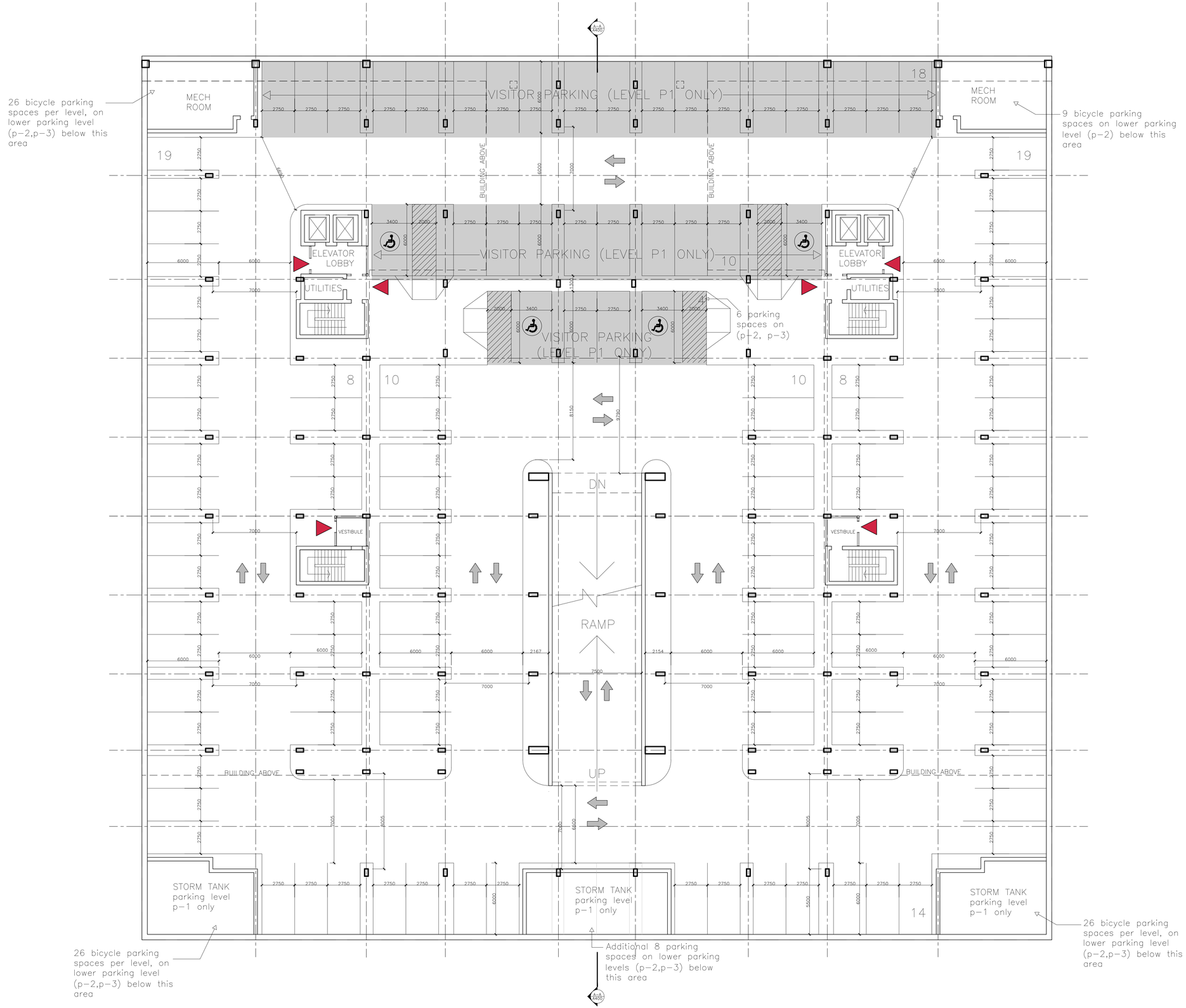
Sheet Title:

Site Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:250	Drawing Start:	Project No.:

Drawing No:

A100



26 bicycle parking spaces per level, on lower parking level (p-2,p-3) below this area

9 bicycle parking spaces on lower parking level (p-2) below this area

26 bicycle parking spaces per level, on lower parking level (p-2,p-3) below this area

Additional 8 parking spaces on lower parking levels (p-2,p-3) below this area

26 bicycle parking spaces per level, on lower parking level (p-2,p-3) below this area

Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
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5	Oct.31.2023	Issued For Review	T.M.
4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:

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Project:

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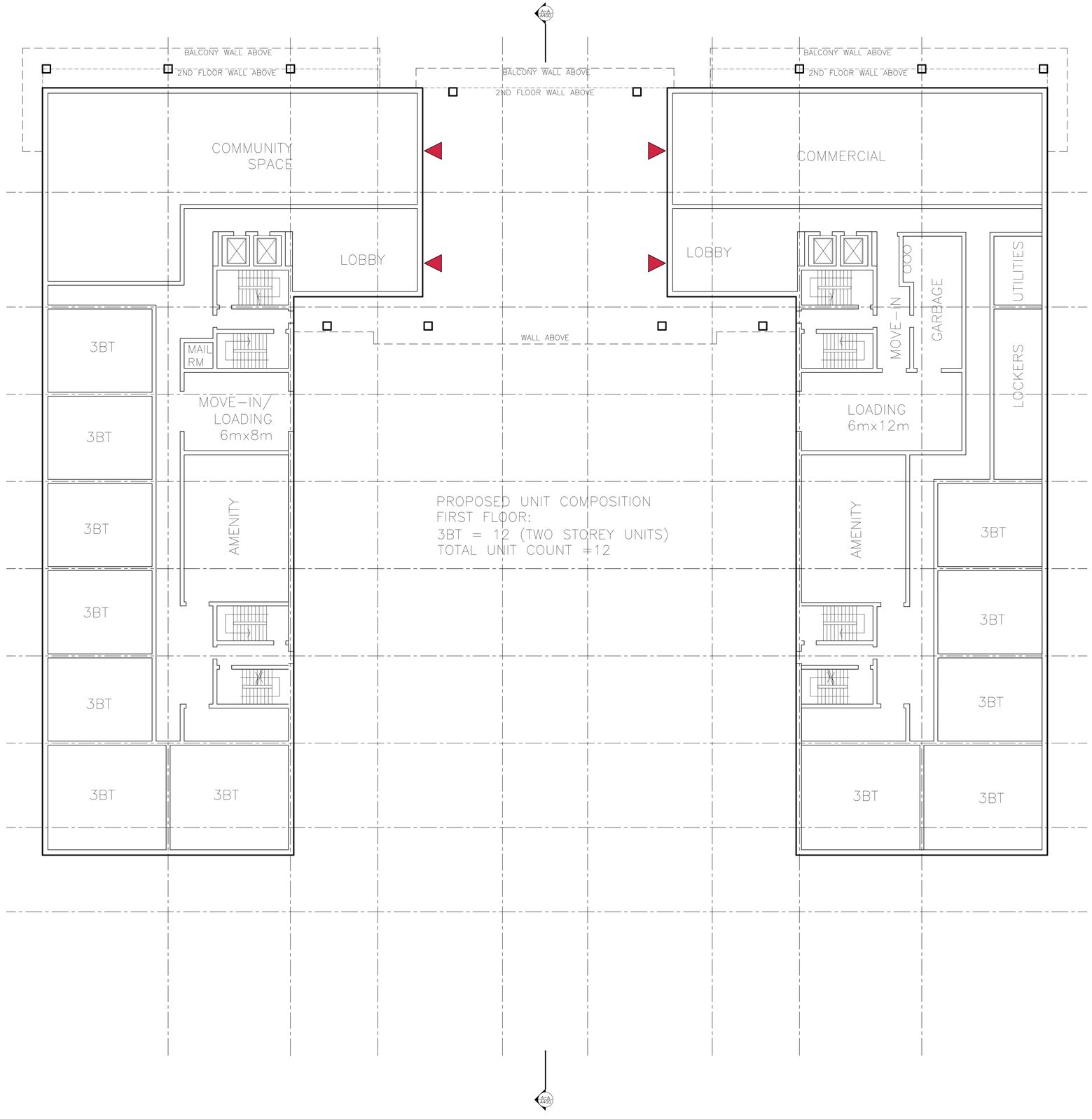
Sheet Title:

Underground Parking Garage
Level -1, -2, -3

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale:	Drawing Start:	Project No.:
1:150		

Drawing No:

A200



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
5	Oct.31.2023	Issued For Review	T.M.
4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:

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Project:

FAIRVIEW APARTMENT BUILDING

2362 Fairview Street

Burlington Ontario

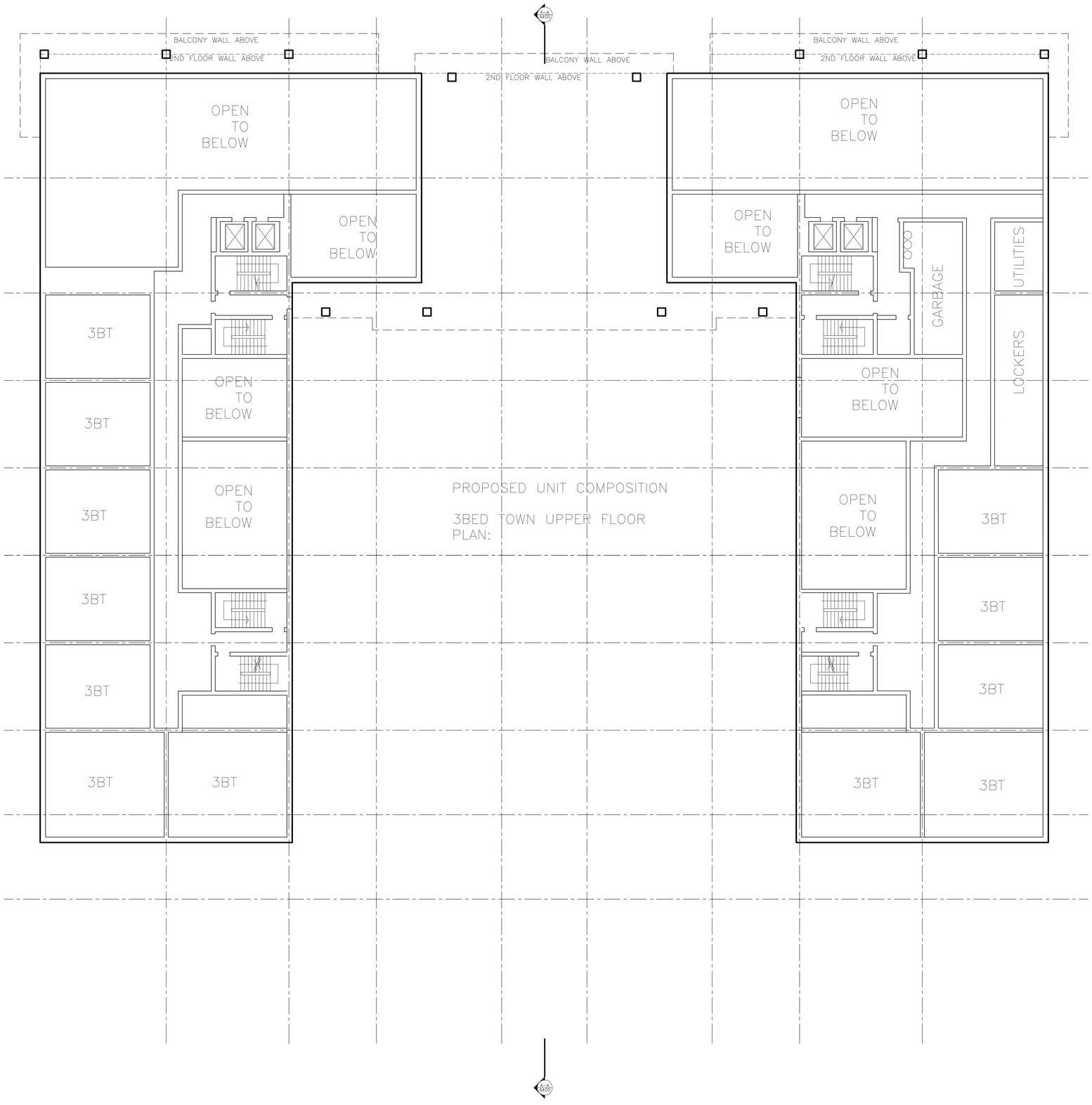
Sheet Title:

First Floor Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:150	Drawing Start:	Project No.:

Drawing No:

A201



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
5	Oct.31.2023	Issued For Review	T.M.
4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:

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Project:

FAIRVIEW APARTMENT BUILDING

2362 Fairview Street

Burlington Ontario

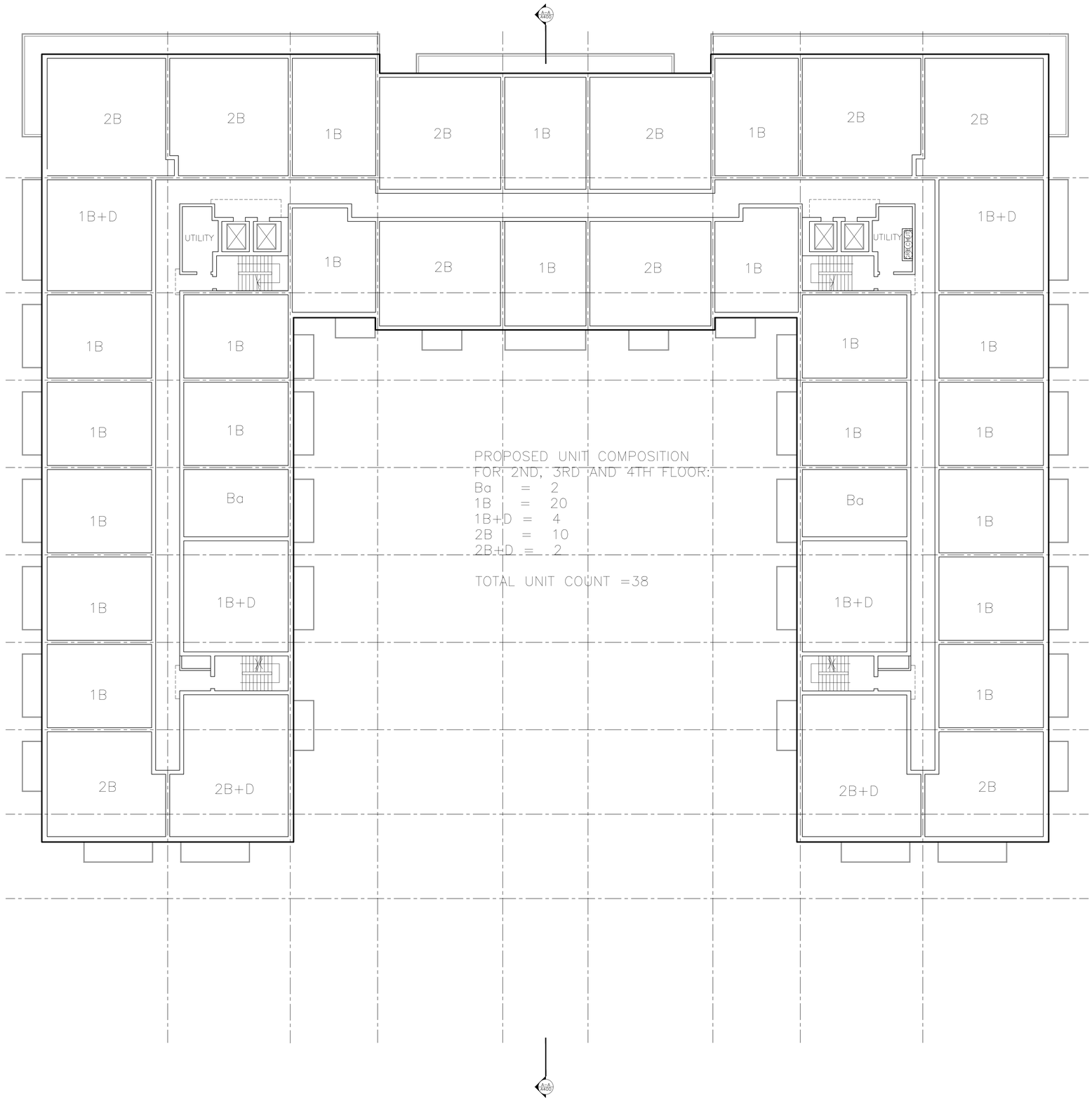
Sheet Title:

3Bed Towns-
Upper Floor Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale:	Drawing Start:	Project No.:
1:150		

Drawing No:

A202



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
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2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

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Project:

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APARTMENT BUILDING

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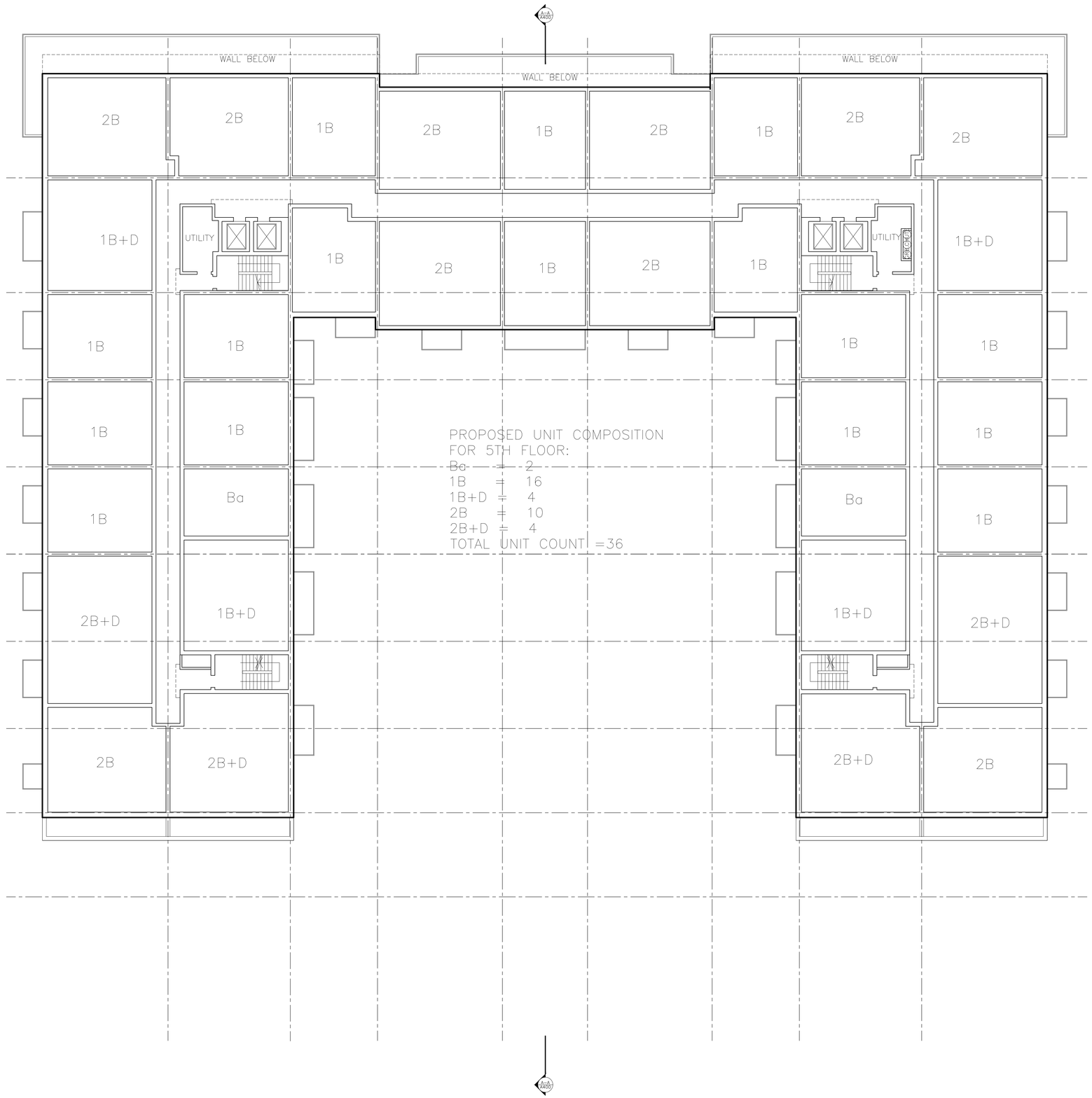
Sheet Title:

Second ,Third and Fourth Floor Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:150	Drawing Start:	Project No.:

Drawing No:

A203



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
5	Oct.31.2023	Issued For Review	T.M.
4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:

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Project:

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APARTMENT BUILDING

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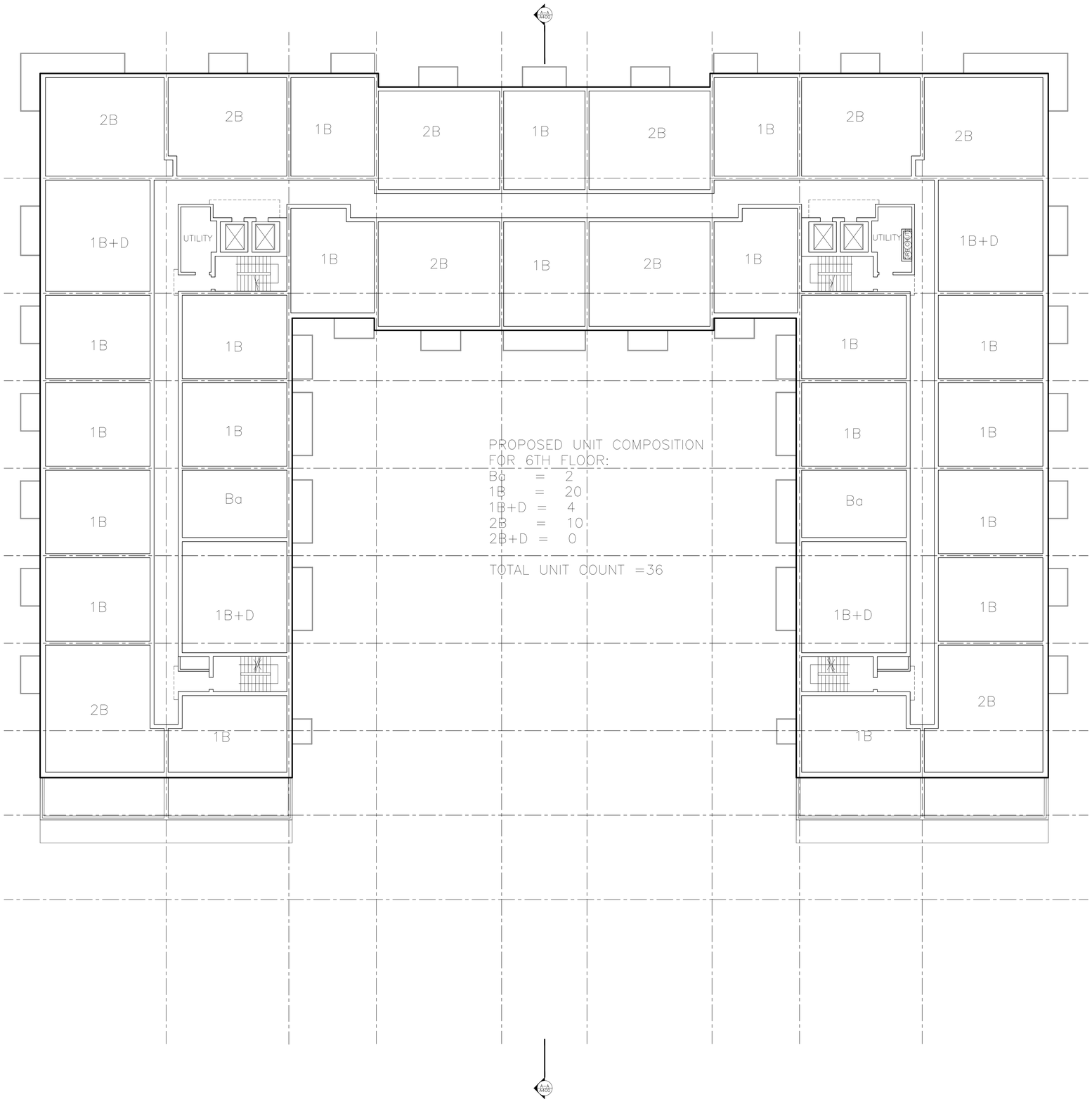
Sheet Title:

Fifth Floor Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:150	Drawing Start:	Project No.:

Drawing No:

A204



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
5	Oct.31.2023	Issued For Review	T.M.
4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

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Architect | Consultant

Project:

FAIRVIEW
APARTMENT BUILDING

2362 Fairview Street

Burlington Ontario

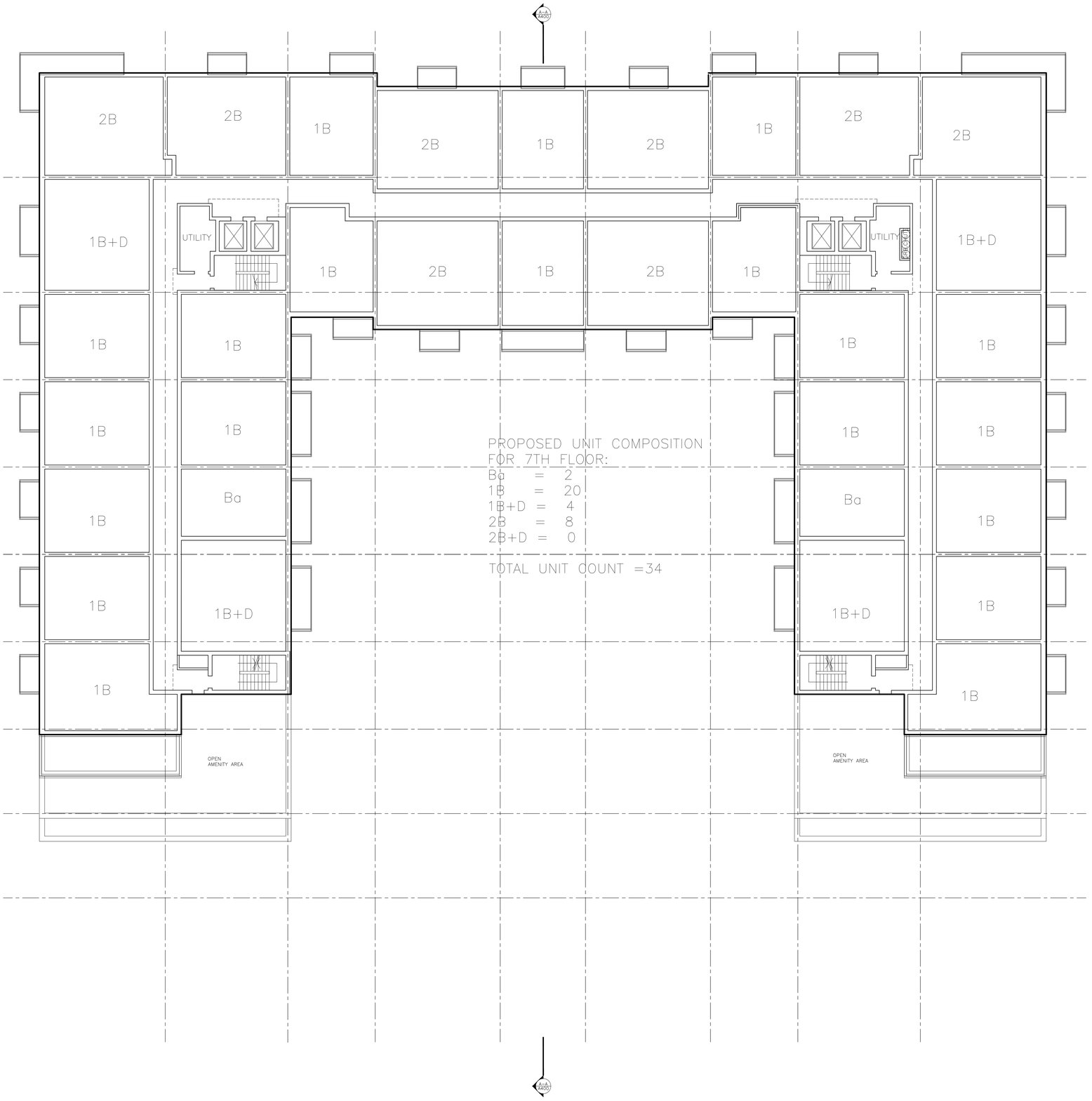
Sheet Title:

Sixth Floor Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:150	Drawing Start:	Project No.:

Drawing No:

A205



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
5	Oct.31.2023	Issued For Review	T.M.
4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:

CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE STANDARDS.

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Project:

FAIRVIEW
APARTMENT BUILDING

2362 Fairview Street

Burlington Ontario

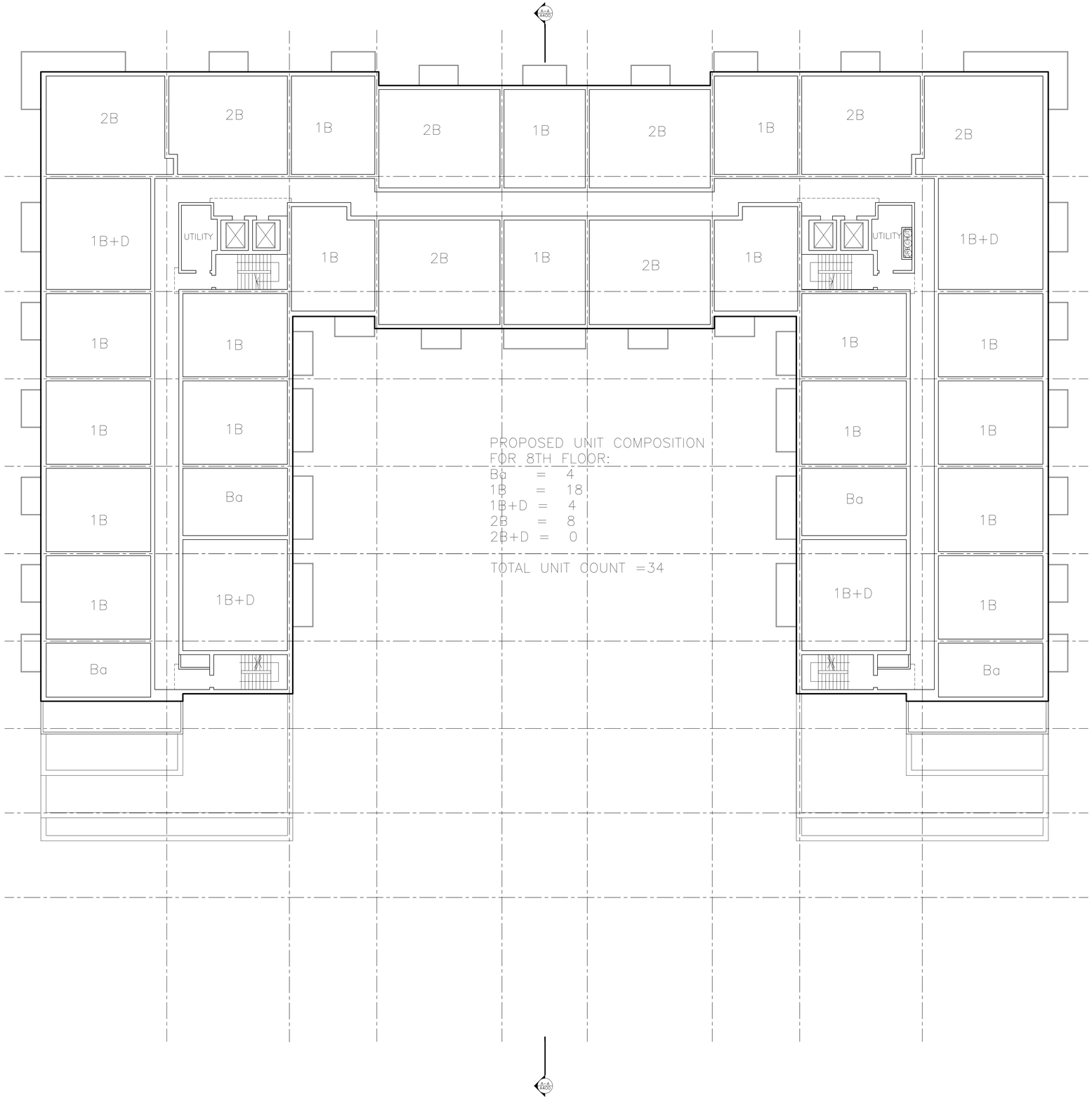
Sheet Title:

Seventh Floor Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:150	Drawing Start:	Project No.:

Drawing No:

A206



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
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4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:
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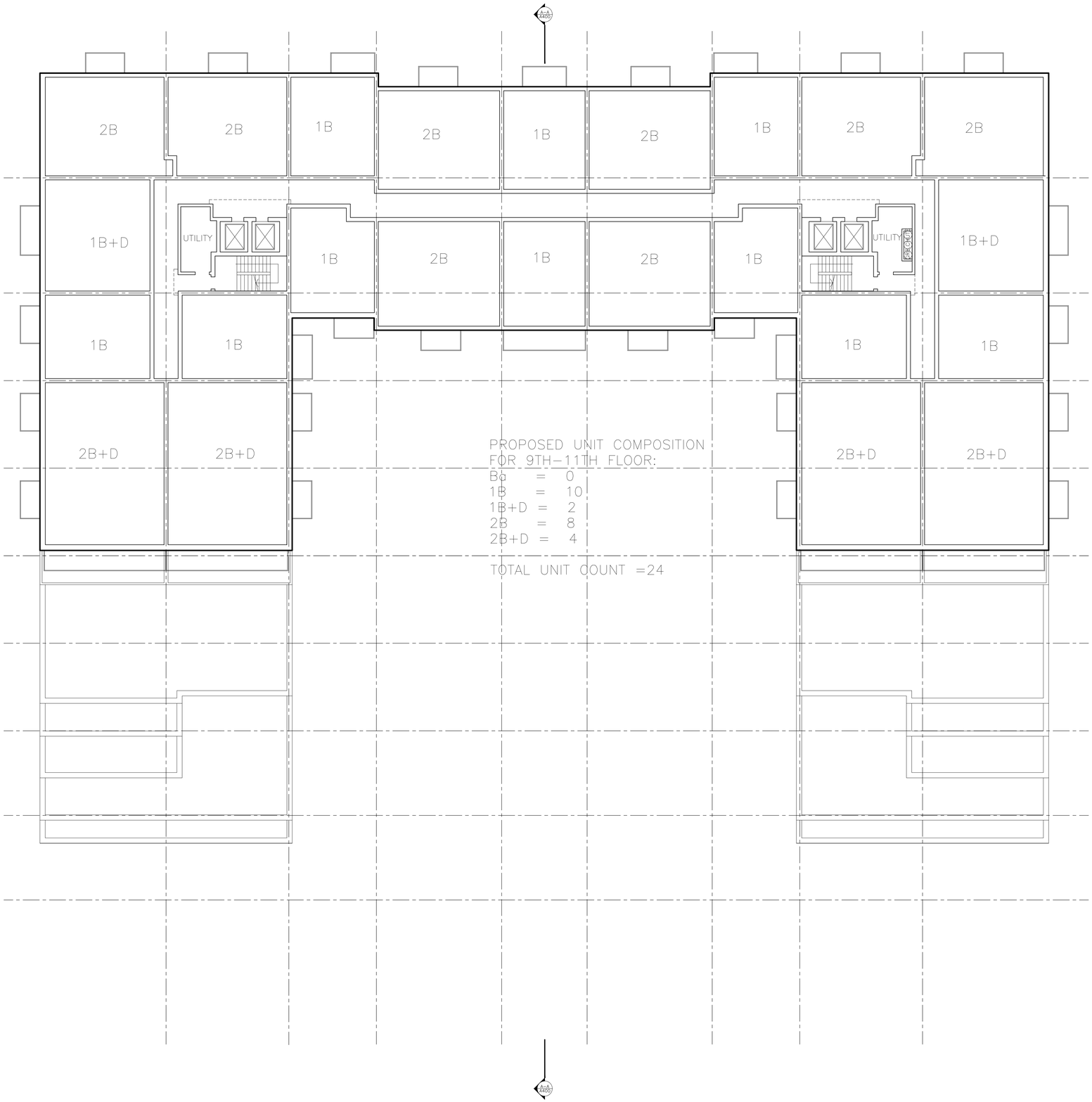
Architect | Consultant

Project:
FAIRVIEW
APARTMENT BUILDING
2362 Fairview Street
Burlington Ontario

Sheet Title:
Eight Floor Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale:	Drawing Start:	Project No.:
1:150		

Drawing No:
A207



PROPOSED UNIT COMPOSITION
FOR 9TH–11TH FLOOR:

Ba	=	0
1B	=	10
1B+D	=	2
2B	=	8
2B+D	=	4

TOTAL UNIT COUNT =24

Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
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Drawing Issues/Revisions:

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Project:

FAIRVIEW
APARTMENT BUILDING

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Burlington Ontario

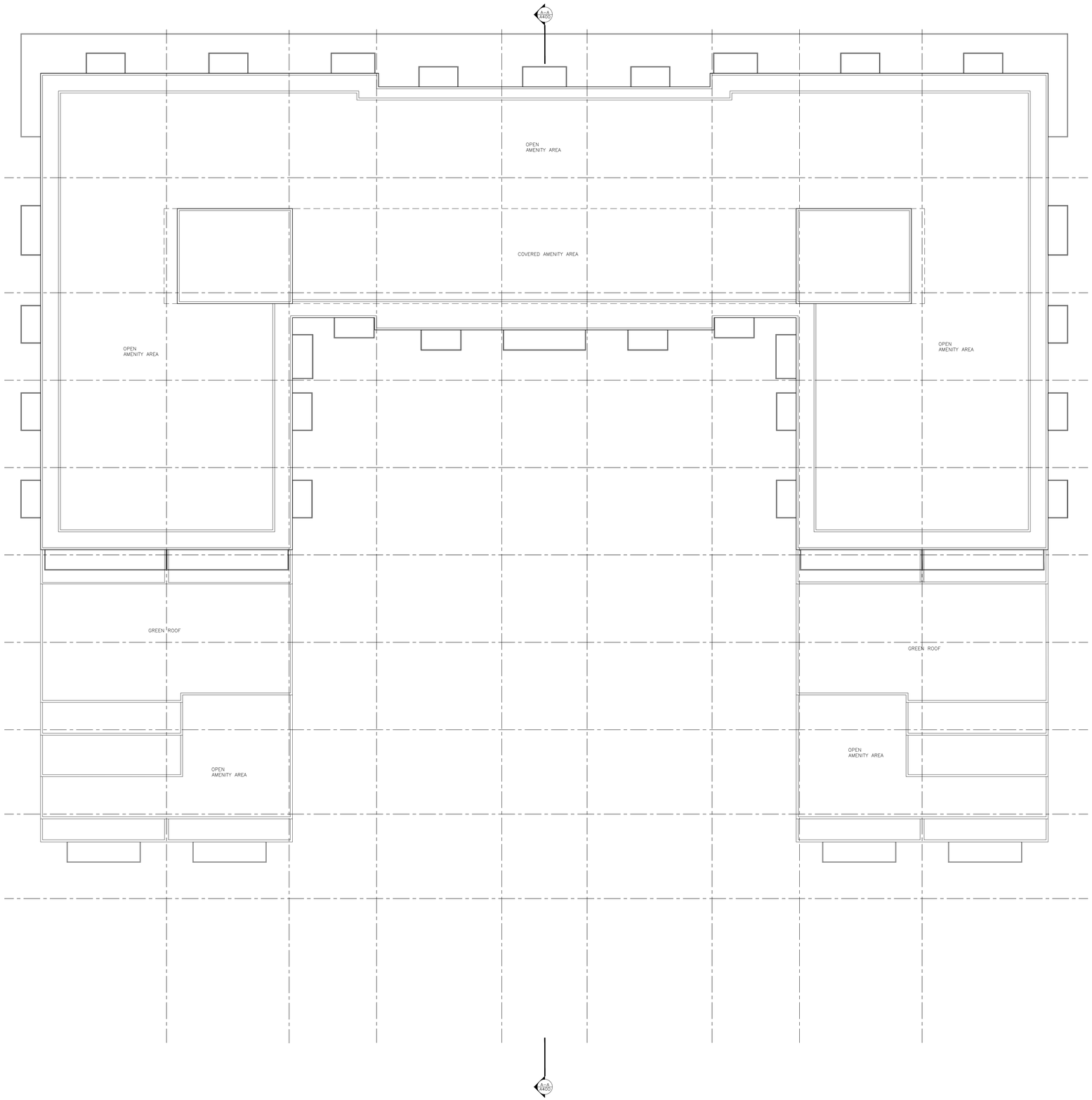
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Nineth to Eleventh
Floor Plans

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:150	Drawing Start:	Project No.:

Drawing No:

A208



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
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4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:

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Project:

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APARTMENT BUILDING

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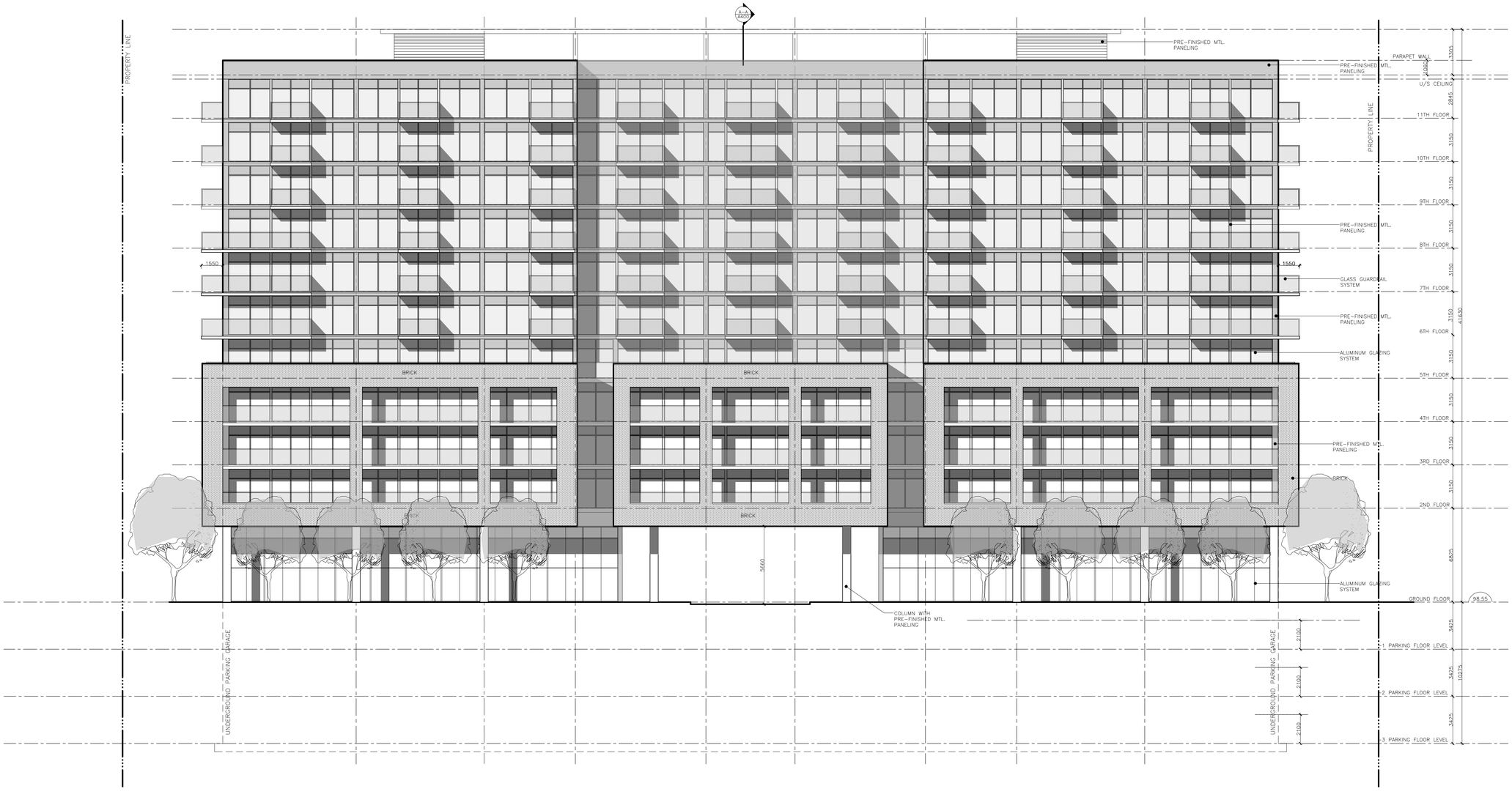
Sheet Title:

Roof Plan

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:150	Drawing Start:	Project No.:

Drawing No:

A209



Project North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
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Drawing Issues/Revisions:

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Architect

Consultant

Project:

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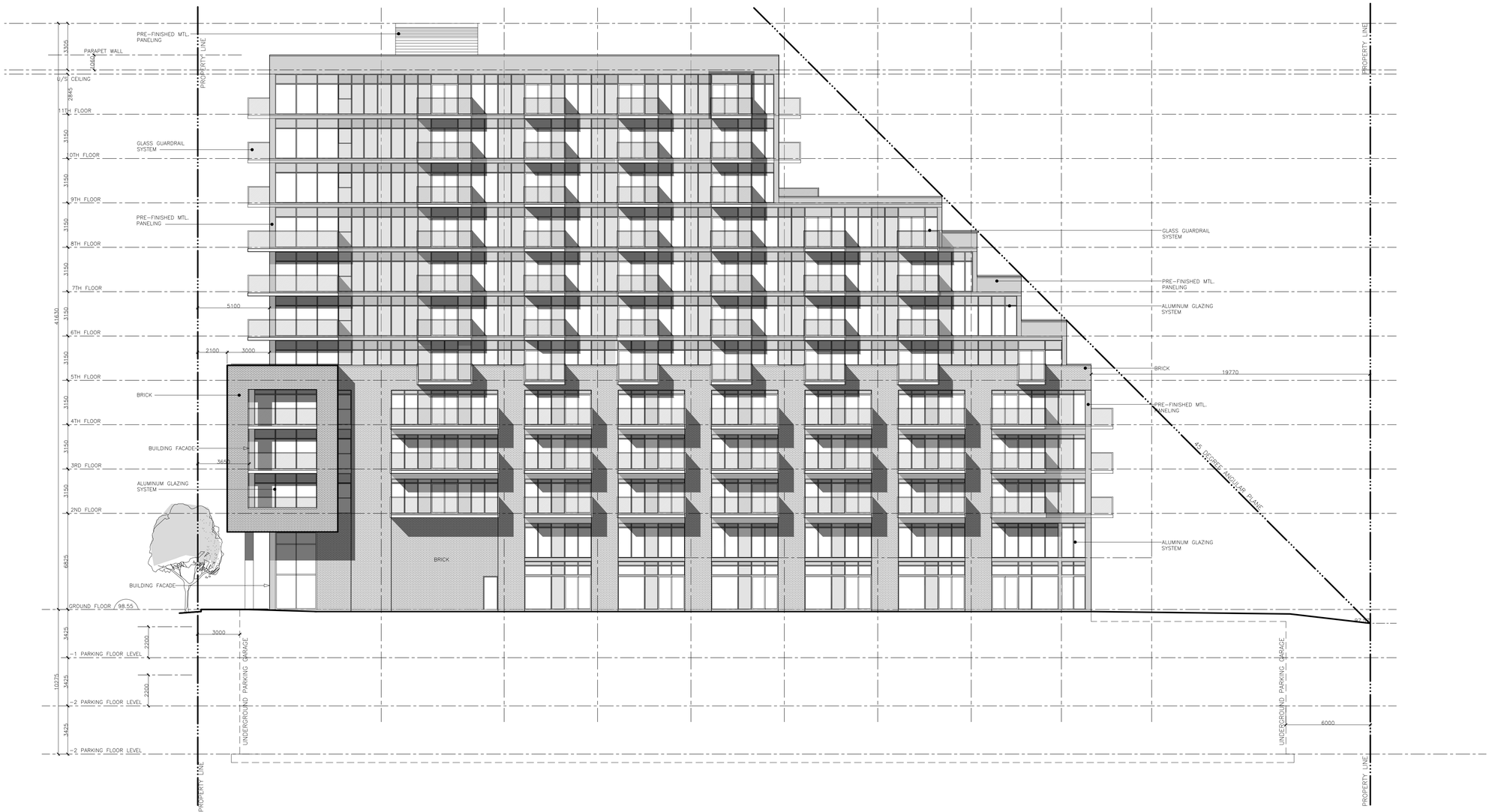
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North Elevation

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale:	Drawing Start:	Project No.:
1:150		

Drawing No:

A301



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
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Drawing Issues/Revisions:

Note:

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Project:

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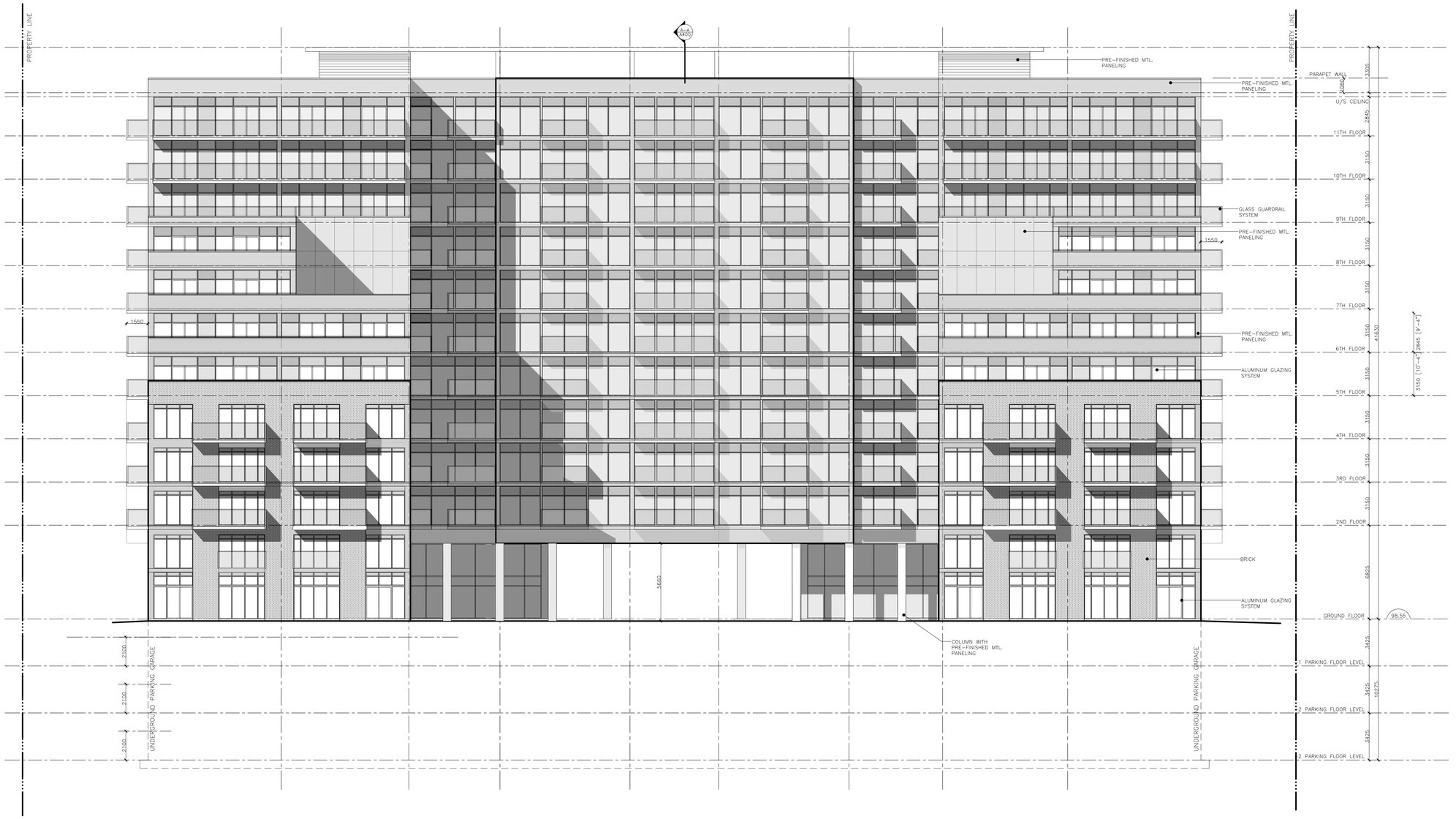
Sheet Title:

West Elevation

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale: 1:150	Drawing Start:	Project No.:

Drawing No:

A302



Project North: | True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
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2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:

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Project:

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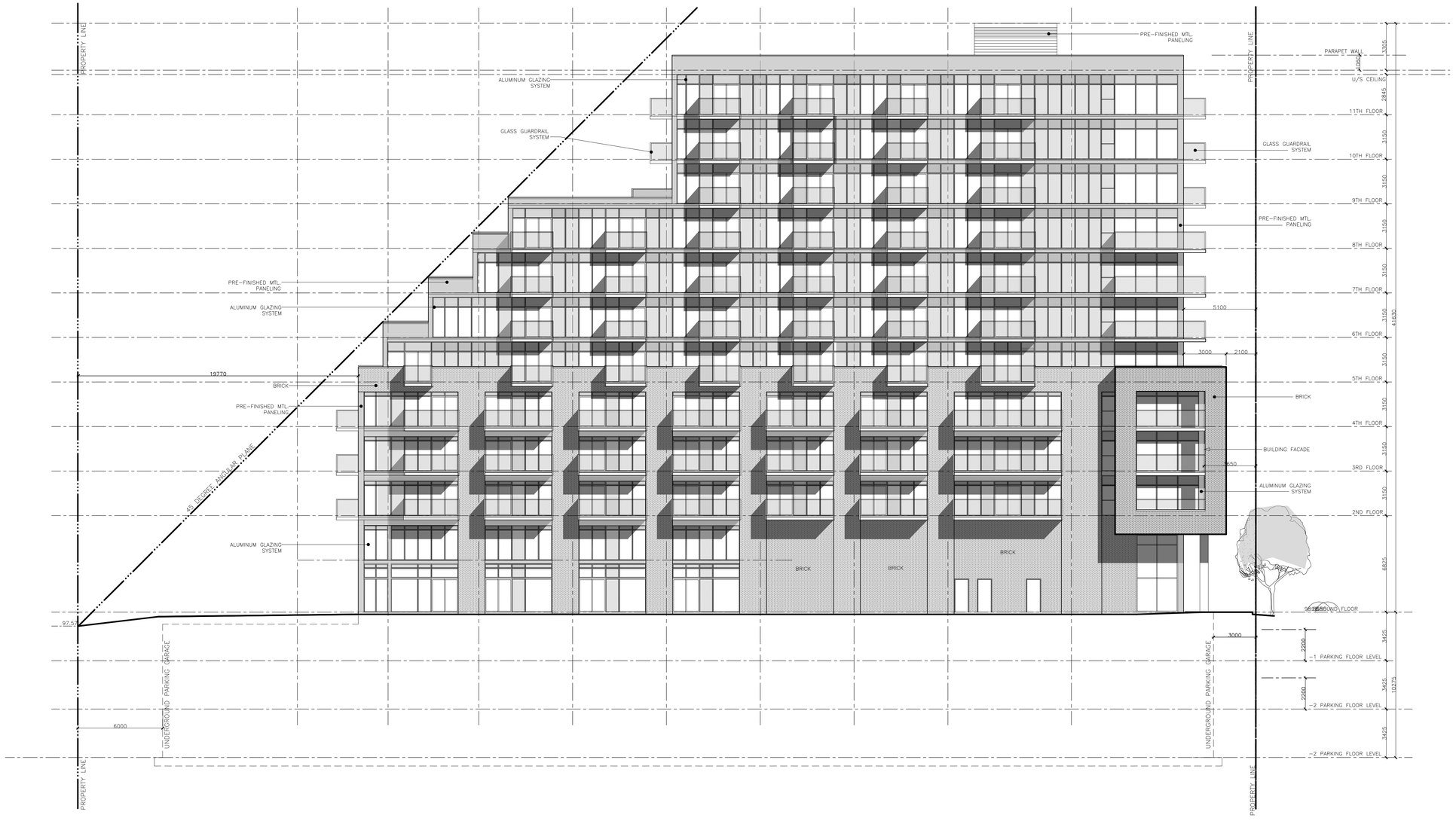
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South Elevation

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale:	Drawing Start:	Project No.:
1:150		

Drawing No:

A303



Project North:

True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
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Drawing Issues/Revisions:

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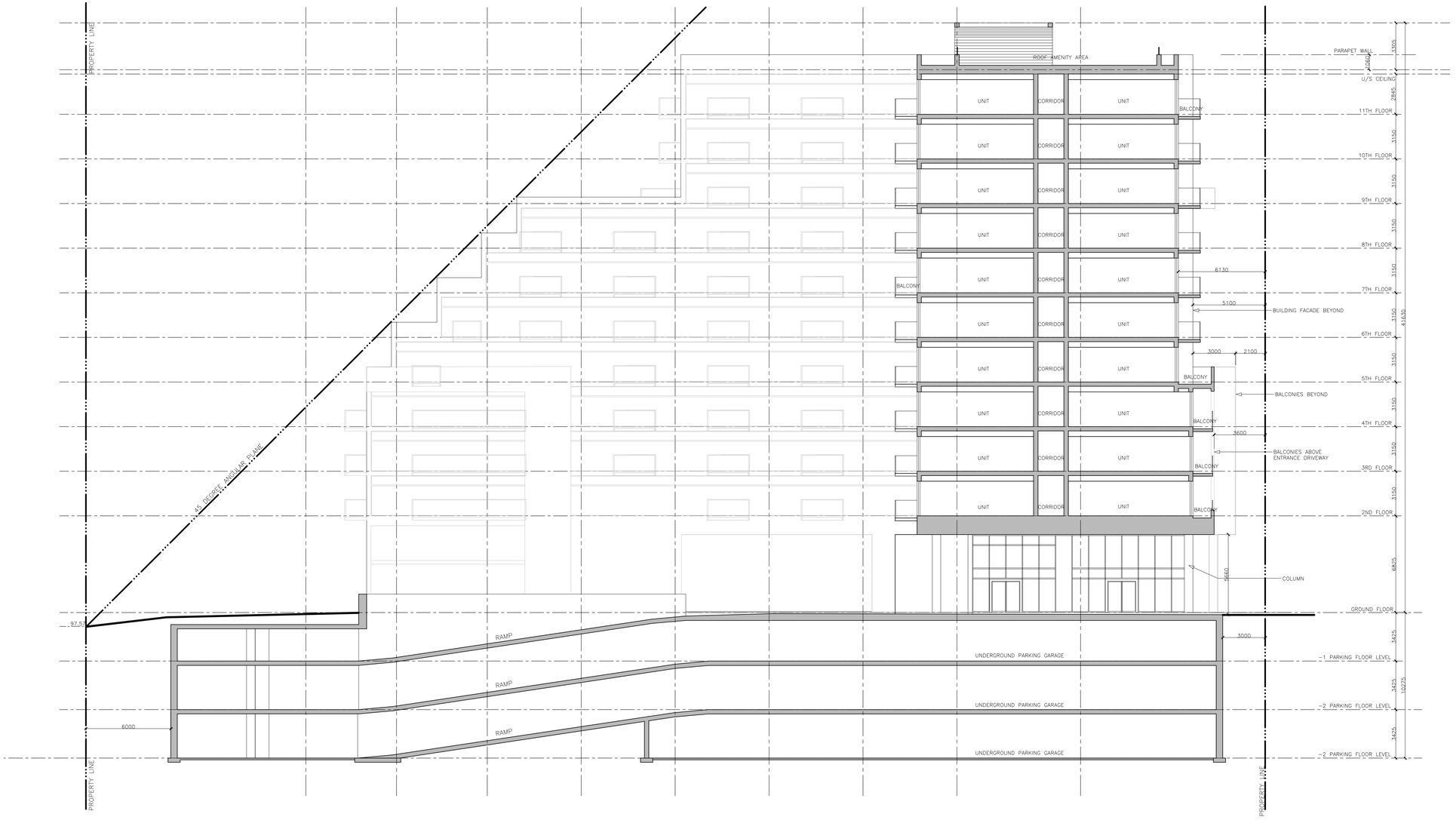
Sheet Title:

East Elevation

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale:	Drawing Start:	Project No.:
1:150	1:150	

Drawing No:

A304



Project North:

True North:

Key Plan:

No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Feb.28.2024	Issued for O.P. and Z.B.A.	T.M.
5	Oct.31.2023	Issued For Review	T.M.
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2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

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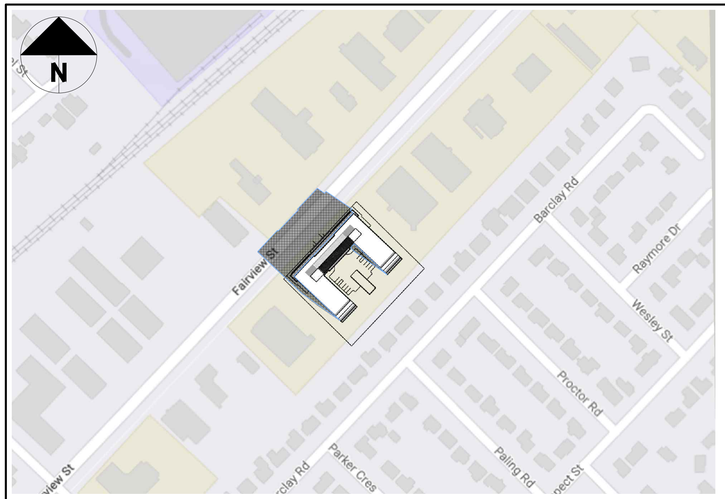
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Building Section

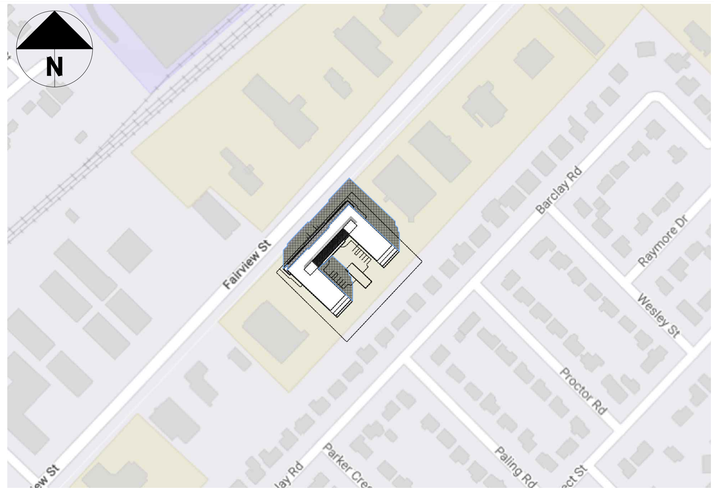
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T.M.	P.K.	T.M.
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Drawing No:

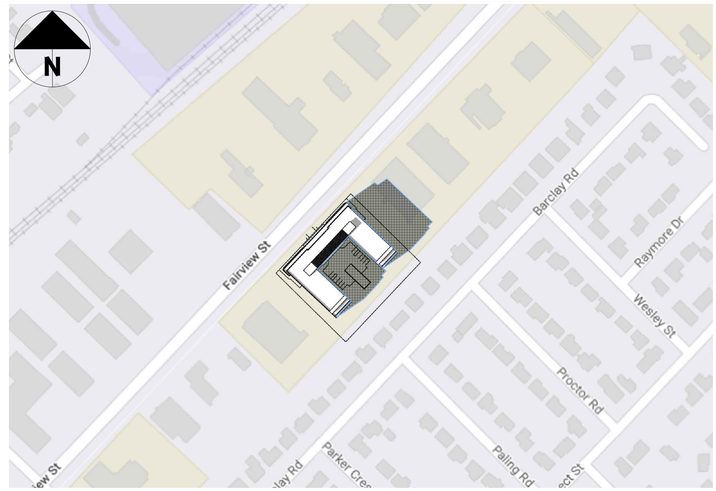
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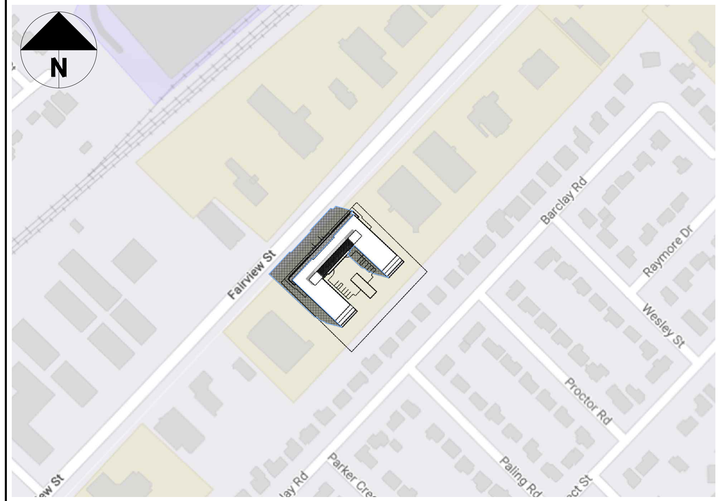
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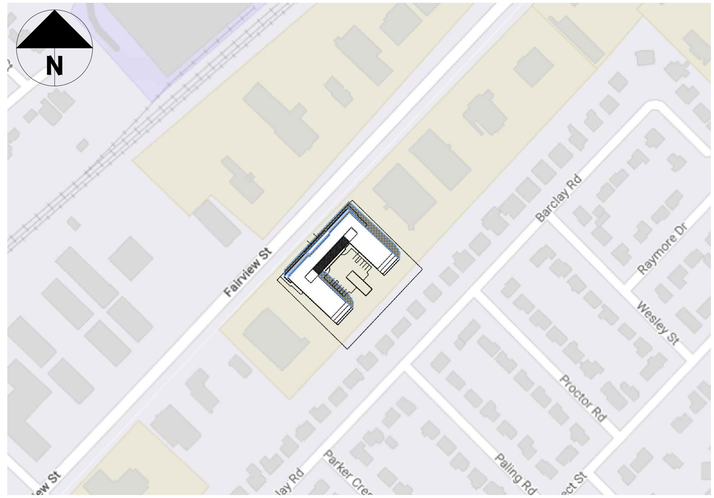
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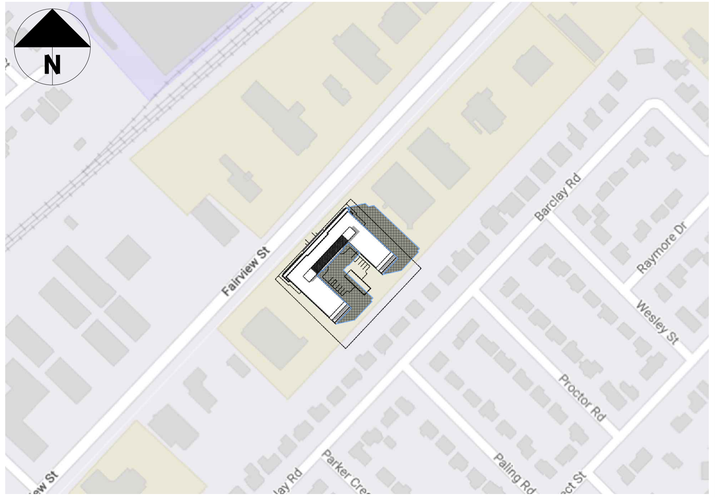
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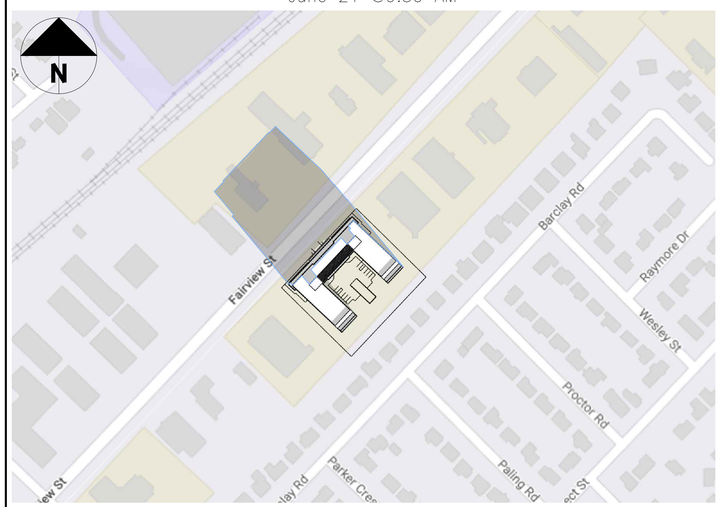
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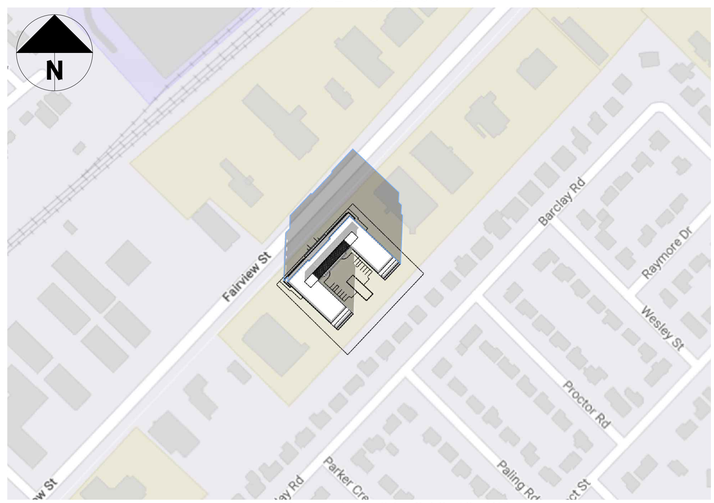
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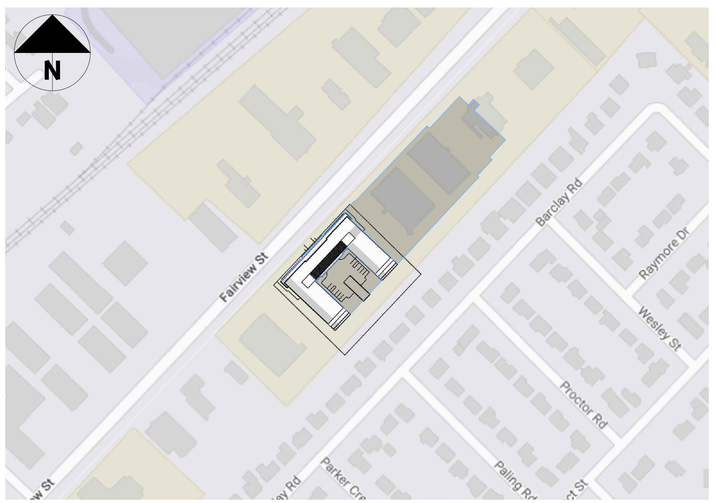
June 21 @3:30 PM



December 21 @9:30 AM



December 21 @12:30 PM



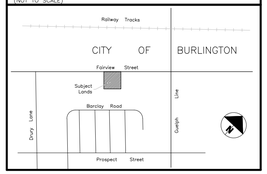
December 21 @3:30 PM

11 Storey Building Shadow

6 Storey Building Shadow

Project North: | True North:

Key Plan:
(NOT TO SCALE)



No.	Date:	Issue/Revision	By:
8	Apr.12.2024	Issued for O.P. and Z.B.A.	T.M.
7	Mar.10.2024	Issued for O.P. and Z.B.A.	T.M.
5	Nov.02.2023	Issued For Review	T.M.
4	July.06.2023	Issued For Review	T.M.
2	May.01.2023	Issued For Review	T.M.

Drawing Issues/Revisions:

Note:

CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE LATEST ONTARIO BUILDING CODE STANDARDS.

ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY.

FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.

UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORINGS, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.

ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF GREN WEIS ARCHITECT AND ASSOCIATES.

USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS.

Architect | Consultant

Project:

FAIRVIEW APARTMENT BUILDING

2362 Fairview Street

Burlington Ontario

Sheet Title:

Shadow Impact Analysis

Design By:	Drawn By:	Approved By:
T.M.	P.K.	T.M.
Scale:	Drawing Start:	Project No.:
n.t.s.		

Drawing No:

A500