

NOTES:

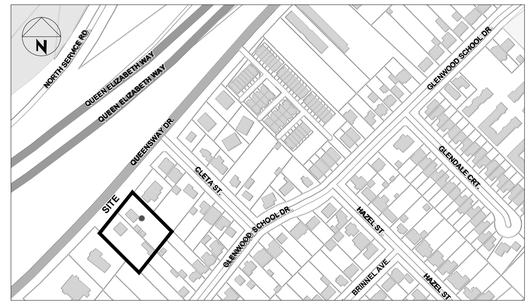
–FOR THE SITE LANDSCAPE DETAILS, PLEASE REFER TO LANDSCAPE DRAWINGS PREPARED BY adesso design inc. .
–FOR THE SITE GRADING AND SERVICING, PLEASE REFER TO GRADING AND SERVICING PLANS PREPARED BY MTE Consultants Inc.
–PRIVATE GARBAGE COLLECTION FOR 20 INTERIOR UNITS (UNITS 1 – 20) IS PROPOSED. FOUR BACK TO BACK TOWNHOUSES FACING STREET (UNITS 21–24) WILL RECEIVE REGIONAL COLLECTION.PLEASE REFER TO WASTE MANAGEMENT REPORT PREPARED BY CINI.LITTLE INTERNATIONAL, INC.

01 A001 SITE PLAN 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

	m2	sf	ha	Acre
LOT AREA	4024.2	43316.09	0.40	0.99
DEEMED WIDTH	462.7	4980.50		
NET SITE AREA	3561.5	38335.99	0.36	0.88
TOTAL GFA /GBF	3613.5	38895.35		
TOTAL UNITS	24			
UNIT PER HECTARE (AS PER NET SITE AREA)	67.39			
UNIT PER ACER	27.27			
FSI (AS PER NET SITE AREA)	1.01			
BUILDING AREA	1546	16641.14		
TOTAL GARAGE (EXLUDED FROM GFA/BFA)	886.1	9537.6		
LOT COVERAGE (AS PER NET SITE AREA)	43.41%			

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	0.25	4
BACK TO BACK TH	8	0.25	2
TOTAL VISITOR PARKING REQUIRED			6
TOTAL PARKING REQUIRED			54

PARKING PROVIDED

Visitor	Residents	Total
7	48	55

BUILDING AREA

BUILDING AREA	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	GARBAGE ROOM	Total
	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 UINT -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 UINT- TYPE F	29.3	315.4	41.3	444.6	70.6	759.9	70.6	759.9	170.5	1835.3	1	170.5	1835.3	41.3	444.6
	MIDDLE UINT - 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
BLOCK 2	END UINT -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 UINT- 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 UINT - 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
BLOCK 3	END UINT- 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 UINT - 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 UINT - 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 UINT- 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
TOTAL NUMBER OF UNITS	0	23	1
	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)	364.80
DECKS (REGULAR T/Hs)	115.20
FRONT PORCH (BACK TO BACK T/Hs) - COMMON AREA	72.00
BALCONIES (BACK TO BACK T/Hs)	86.40
OUTDOOR AMENITY AREA - COMMON AREA	175.50
LANDSCAPED AREA(COMMON AREA -SOFT AND HARD - EXCLUDING SNOW STORAGE AREA)	147.70
FRONT PORCH (REGULAR T/Hs) - COMMON AREA	60.1
TOTAL PROPOSED AMENITY AREA	1109.30
TOTAL REQUIRED AMENITY AREA	1025.00

Type & Block	Unit Number	Fixed Grade Elevation (m)	BUILDING HEIGHT To Top of ROOF DECK (m)	To Top 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	104.85	10.37	N/A
	5.00	104.88	10.37	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	10.29	N/A
BLOCK 3	11.00	104.90	10.35	N/A
	12.00	104.88	10.37	N/A
	13.00	104.86	10.39	N/A
	14.00	104.86	10.39	N/A
	15.00	104.89	10.36	N/A
	16.00	104.91	10.34	N/A
BLOCK 4	17.00	104.91	10.34	13.54
	18.00	104.88	10.37	13.57
	19.00	104.84	10.41	13.61
	20.00	104.86	10.39	13.59
	21.00	105.00	10.25	13.45
	22.00	105.01	10.24	13.44
	23.00	105.02	10.23	13.43
	24.00	104.95	10.30	13.50

03 A001 BUILDING HEIGHT N.T.S

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2.0	ISSUED FOR ZBA/OPA	19-08-16
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SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
M. REZA ESLAMI
LICENCE 6225

PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

DRAWING TITLE

SITE PLAN AND STATISTICS

Scale: AS NOTED
Date: 21-10-19
Project No. 18119
Drawn by: MF
Checked by: RE
Drawing No. A001

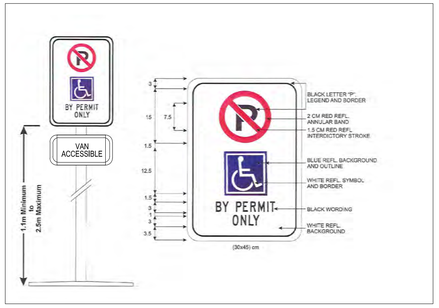
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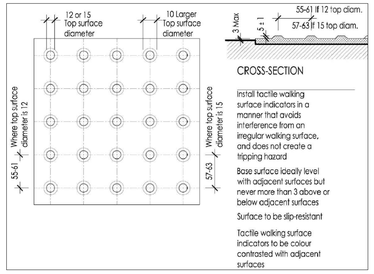


PRIVATE BACK YARD	364.80m²	
SNOW STORAGE (EXCLUDED FROM AMENITY AREA)	61.70 m²	
OUTDOOR AMENITY AREA	175.5 m²	
LANDSCAPED AREA (SOFT AND HARD)	147.70 m²	
FRONT PORCH (B TO B AND REGULAR TYN)	132.10 m²	

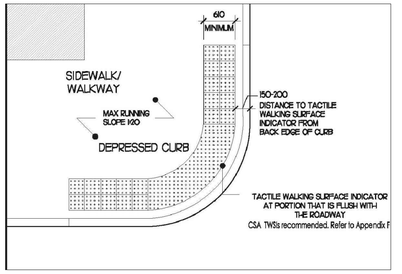
01 A002 AMENITY PLAN
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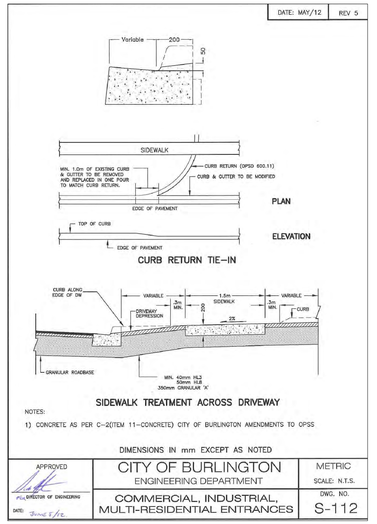
02 A002 BARRIER FREE PARKING SIGN
N.T.S.



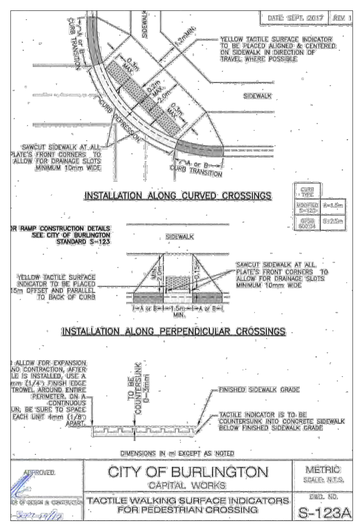
03 A002 CSA STANDARD FOR TWSIs
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04 A002 ACCESSIBILITY STANDARD (DOPS)
N.T.S.



05 A002 MULTI-RESIDENTIAL ENTRANCES
N.T.S



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

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2.0	ISSUED FOR ZBA/OPA	19-08-16
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PROJECT TITLE
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

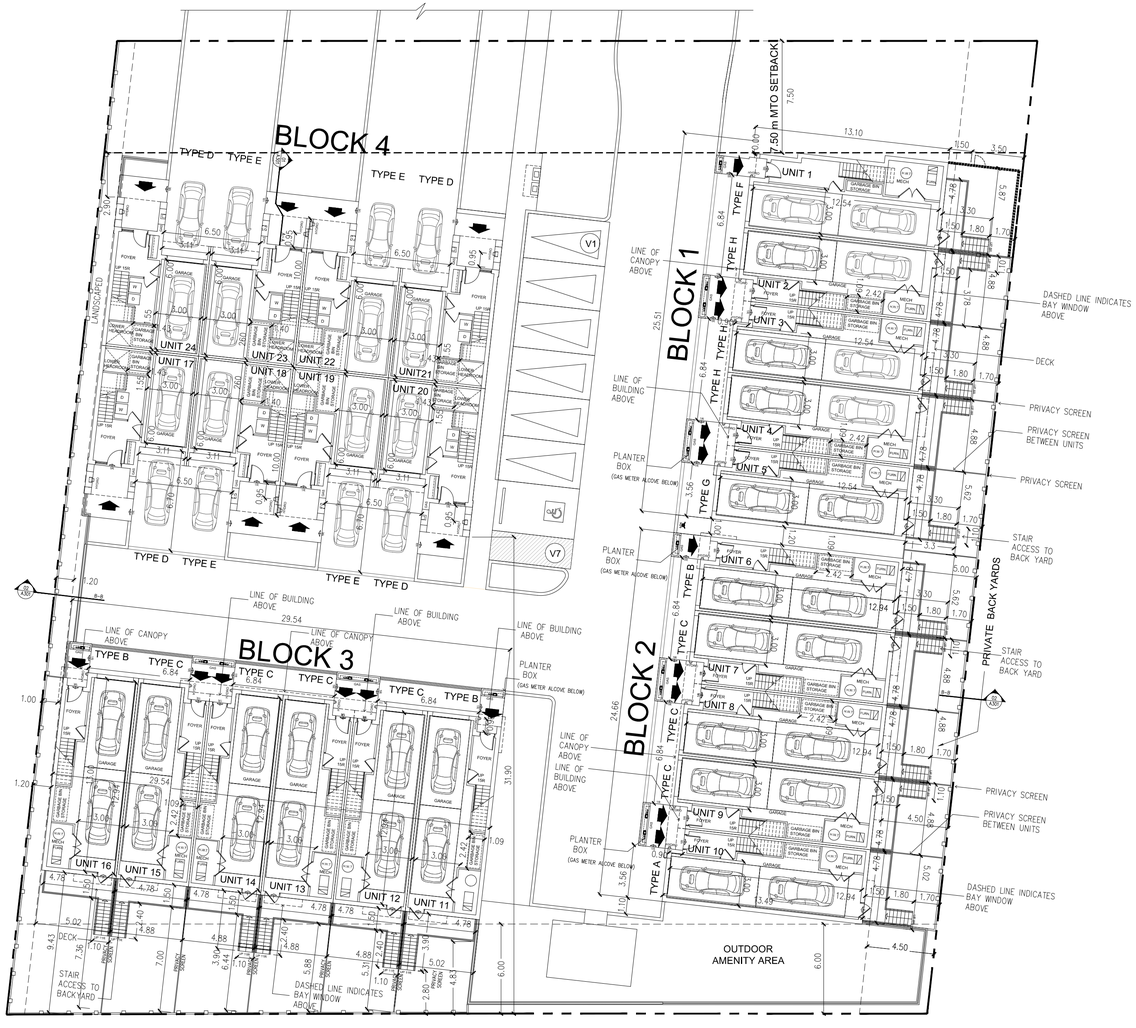
PROPOSED TOWNHOUSES

DRAWING TITLE
AMENITY PLAN AND STANDARD DETAILS

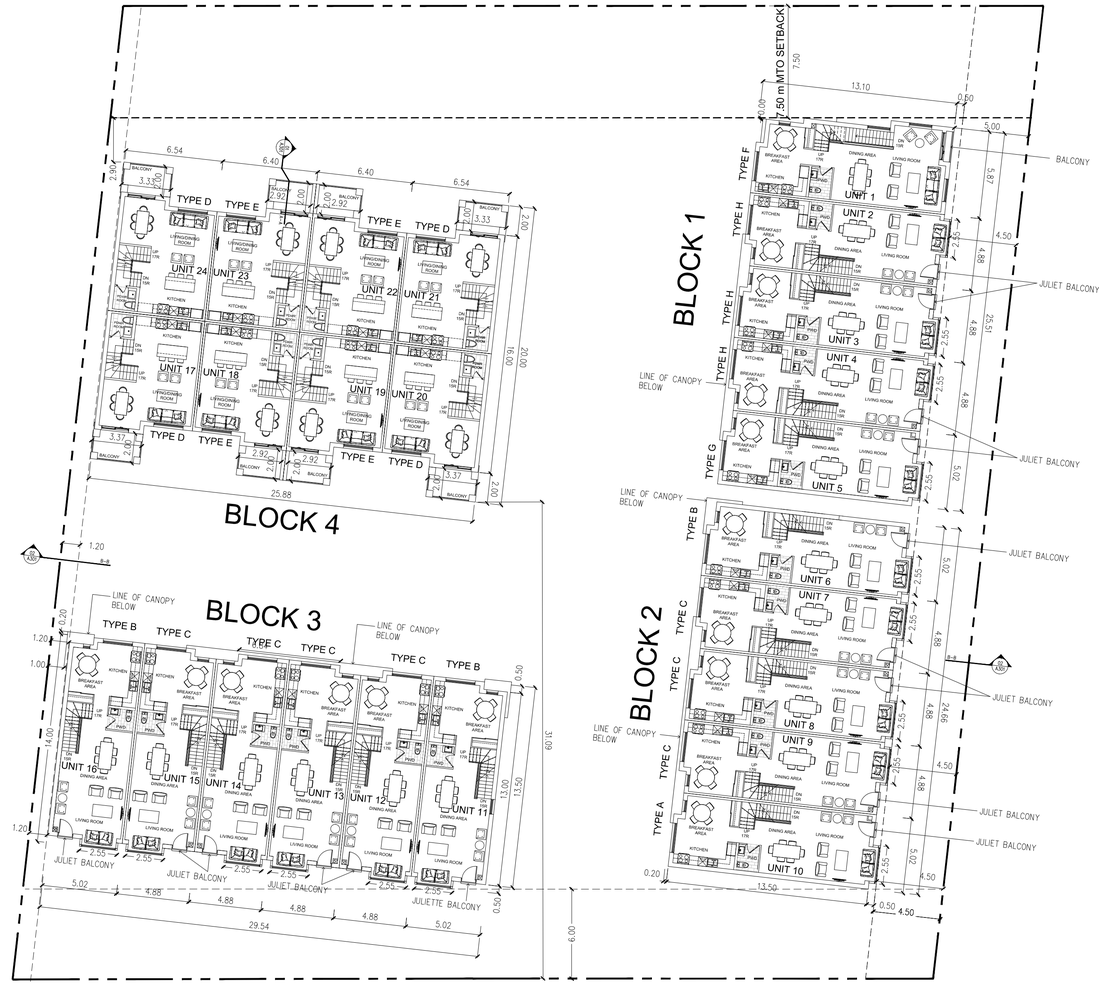
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Checked by: RE
Drawing No. A002

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ICON ARCHITECTS



01 A101 GROUND FLOOR PLAN
1:200



02 A101 2ND FLOOR PLAN
1:200

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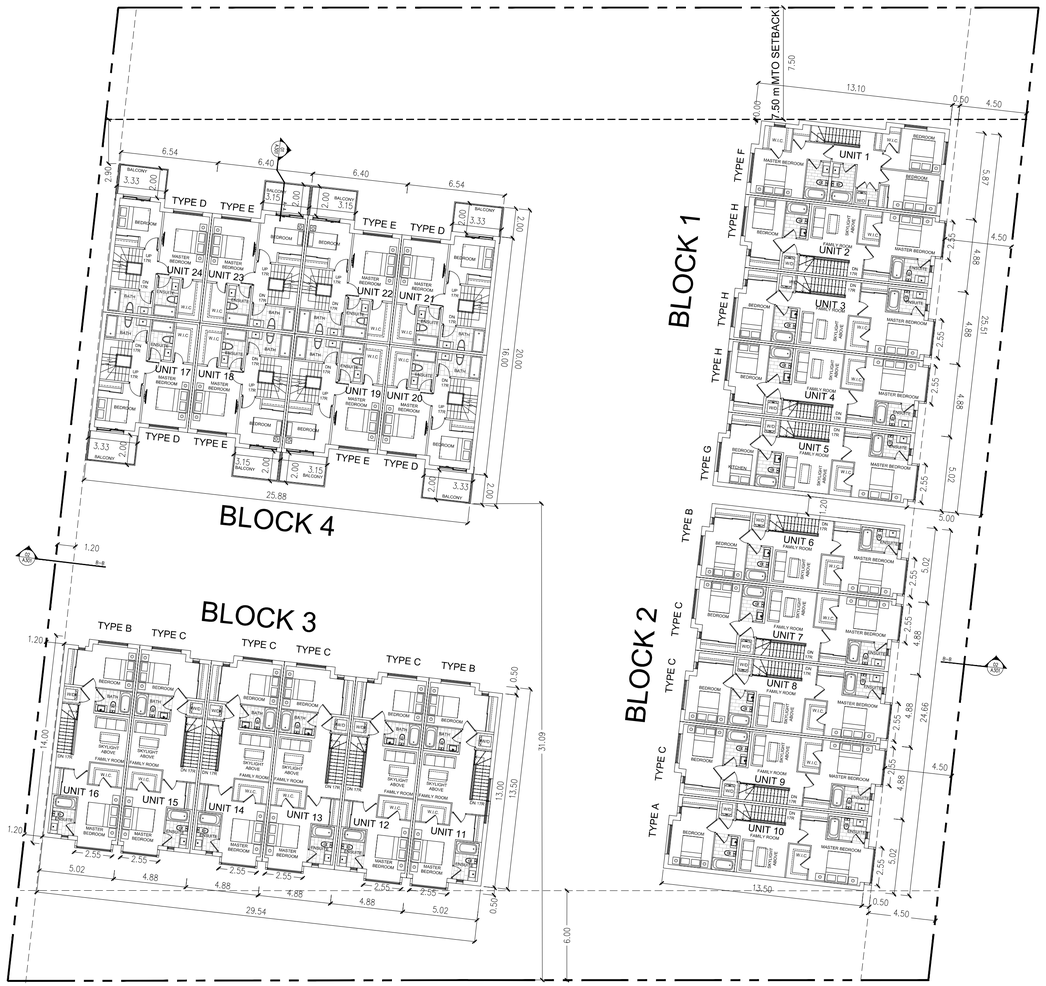
PROPOSED TOWNHOUSES

DRAWING TITLE
FLOOR PLANS

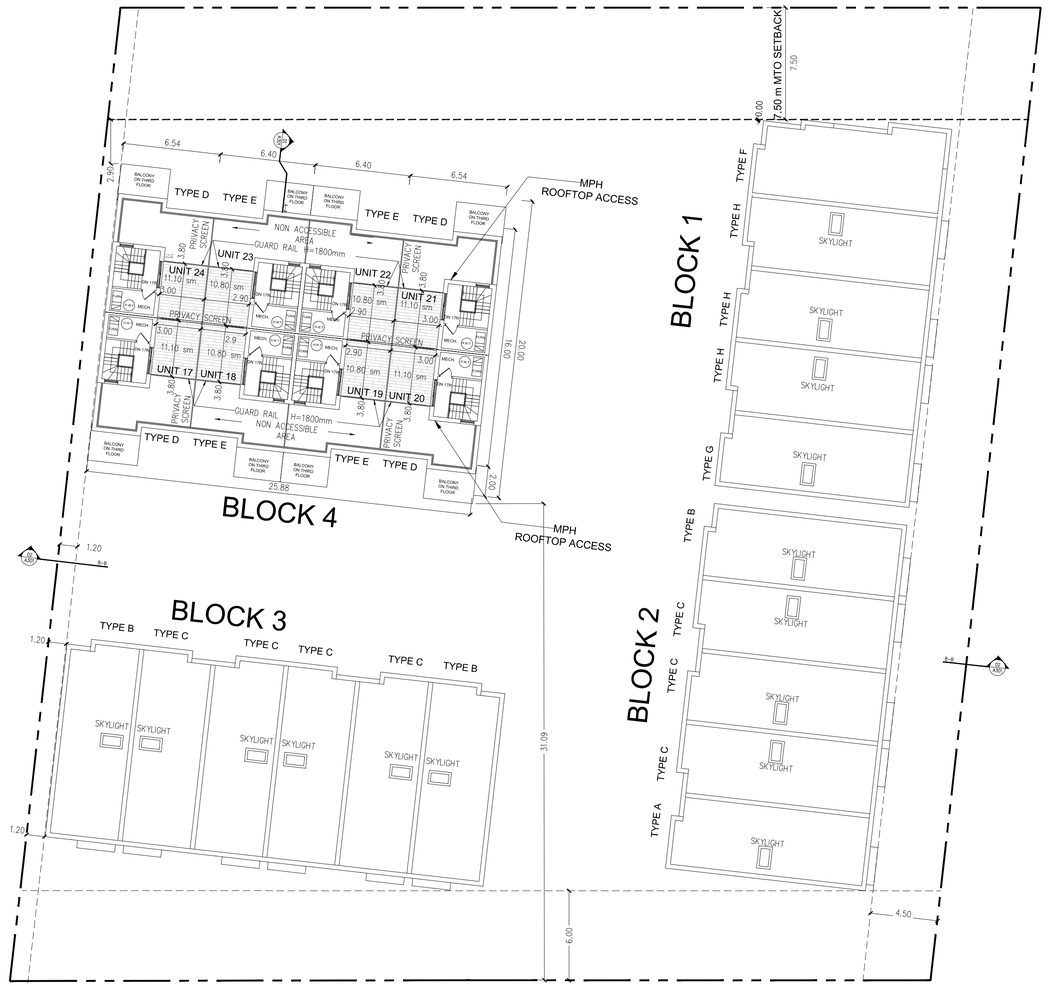
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ICON ARCHITECTS



01 A102 3RD FLOOR PLAN
1:200



02 A102 ROOF/ROOF TERRACE PLAN
1:200

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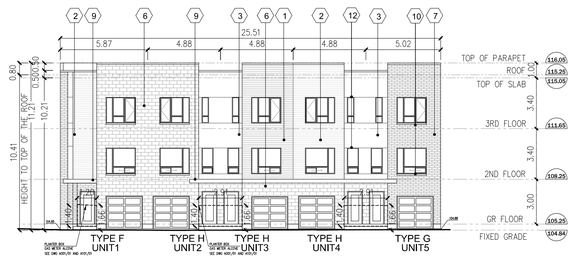
PROPOSED TOWNHOUSES

DRAWING TITLE
FLOOR PLANS

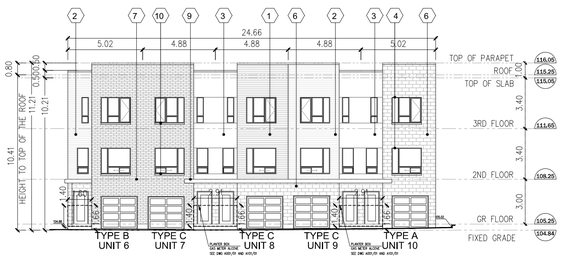
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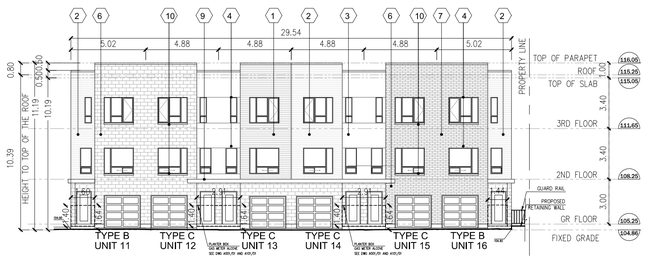
ICON ARCHITECTS



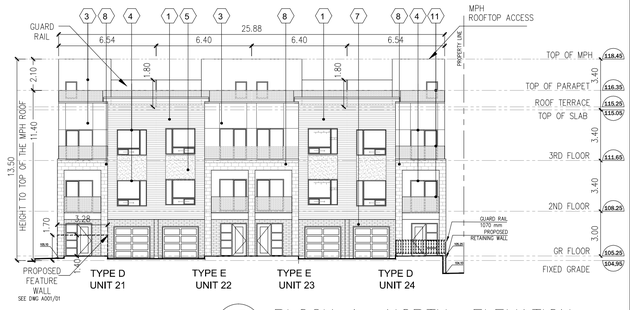
01 A201 BLOCK 1– WEST ELEVATION
1:200



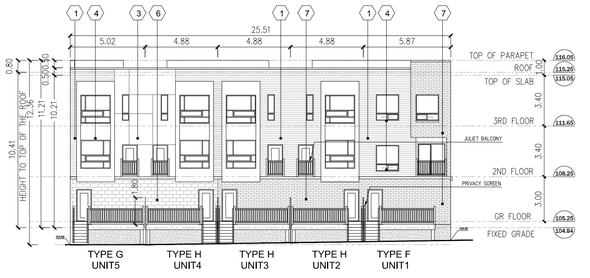
05 A201 BLOCK 2– WEST ELEVATION
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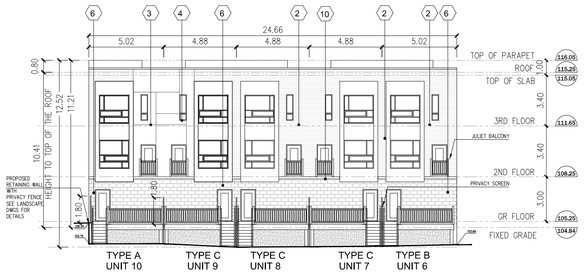
09 A201 BLOCK 3– NORTH ELEVATION
1:200



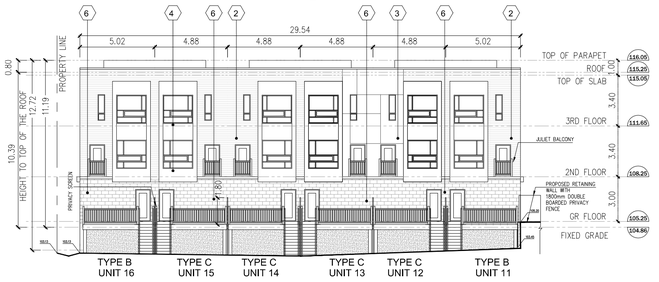
13 A201 BLOCK 4– NORTH ELEVATION
1:200



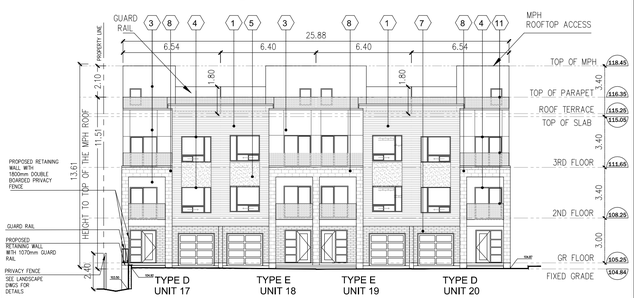
02 A201 BLOCK 1– EAST ELEVATION
1:200



06 A201 BLOCK 2– EAST ELEVATION
1:200



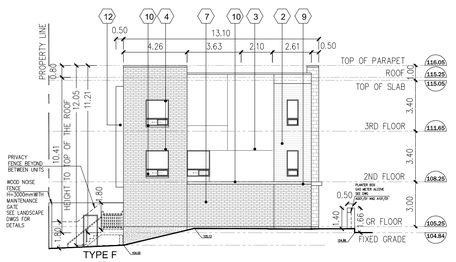
10 A201 BLOCK 3– SOUTH ELEVATION
1:200



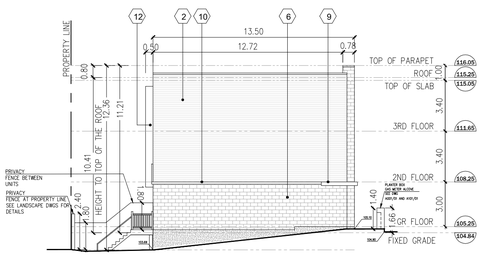
14 A201 BLOCK 4– SOUTH ELEVATION
1:200

- 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

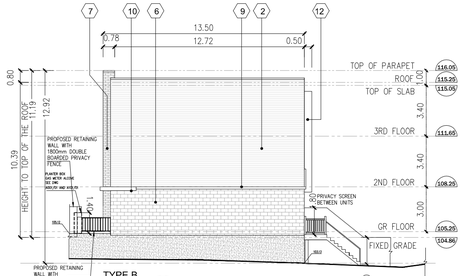
1. METAL PANEL– COLOUR RANGE WESTERN CEDAR
2. METAL PANEL– COLOUR RANGE NATURAL WOOD
3. EIFS SYSTEM – COLOUR GREEK VILLA OR SIMILAR
4. DOUBLE GLAZED WINDOW – CLEAR GLASS
5. EIFS SYSTE – COLOUR BLACK FOX (SW 7020) OR SIMILAR
6. STONE FINISH – COLOUR RANGE CAMEO BEIGE
7. BRICK FINISH – COLOUR RANGE BROWN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



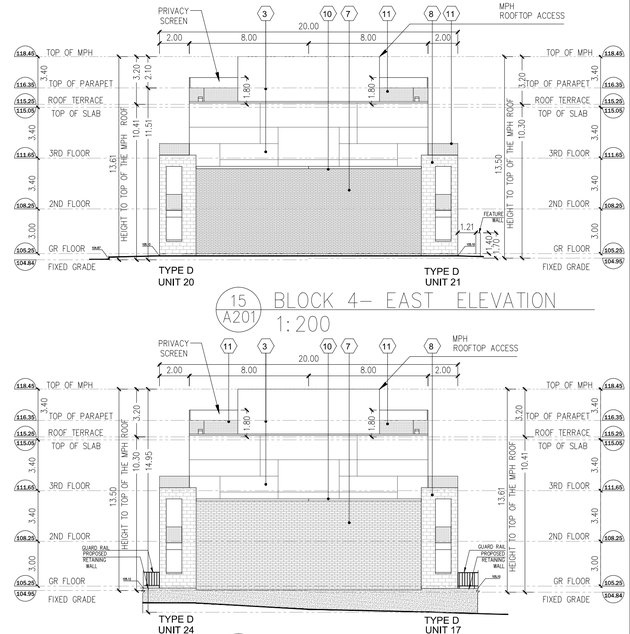
03 A201 BLOCK 1– NORTH ELEVATION
1:200



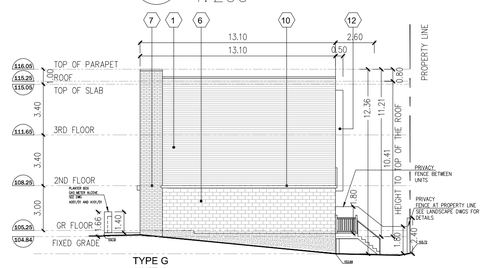
07 A201 BLOCK 2– NORTHTH ELEVATION
1:200



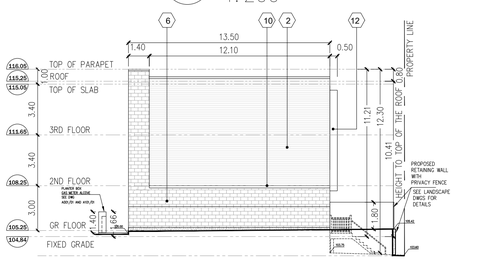
11 A201 BLOCK 3– WEST ELEVATION
1:200



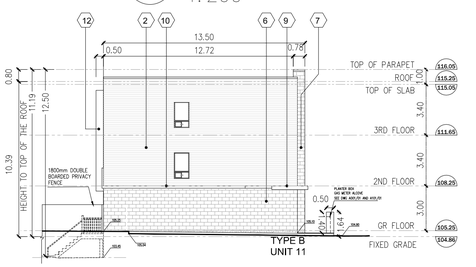
15 A201 BLOCK 4– EAST ELEVATION
1:200



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

NOTE: TO ILLUSTRATE BUILDING HEIGHT FOR EACH BLOCK, THE LOWEST FIXED GRADE OF UNITS IN THAT BLOCK HAS BEEN SHOWN WHICH REFLECTS THE LONGEST DIMENSION IN THAT BLOCK.FOR BACK TO BACK THs THE LOWEST FIXED GRADE IS SHOWN FOR EACH SIDE OF BLOCK FACING STREET SEPRATELY.FOR HEIGHT OF EACH UNIT, PLEASE REFER TO HEIGHT DIAGRAM DWG #3/A001 AND LETTER OF CONFIRMATION AND FIXED GARDE FOR EXCH UNIT , PREPARED AND SIGNED BY **Nicholas Muth, Ontario Land Surveyor** Dated oct. 29, 2021

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4.0	ISSUED FOR CLIENT REVIEW	21–05–26
3.0	RE-ISSUED FOR ZBA/OPA	20–12–08
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LICENCE 6225

PROJECT TITLE

2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

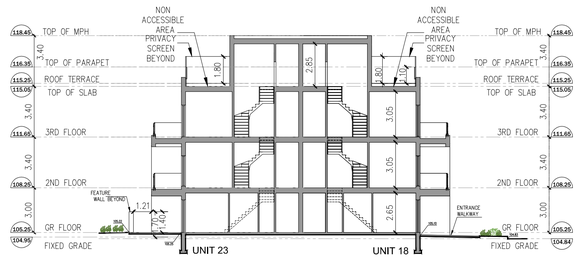
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ELEVATIONS

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Date: 21–10–19
Project No. 18119

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

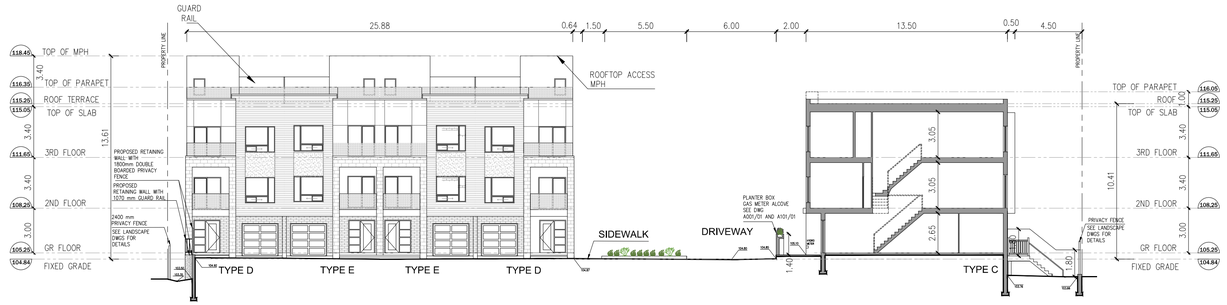
813 - 4789 YONGE ST., TORONTO, ONTARIO, M2N 0G3, CANADA
T:416-224-0505 F:416-224-0504

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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PROJECT TITLE
2294-2300 QUEENSWAY DRIVE BURLINGTON, ON

PROPOSED TOWNHOUSES

DRAWING TITLE
SECTIONS AND PERSPECTIVES

Scale: AS NOTED
Date: 21-10-19
Project No. 18119

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

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