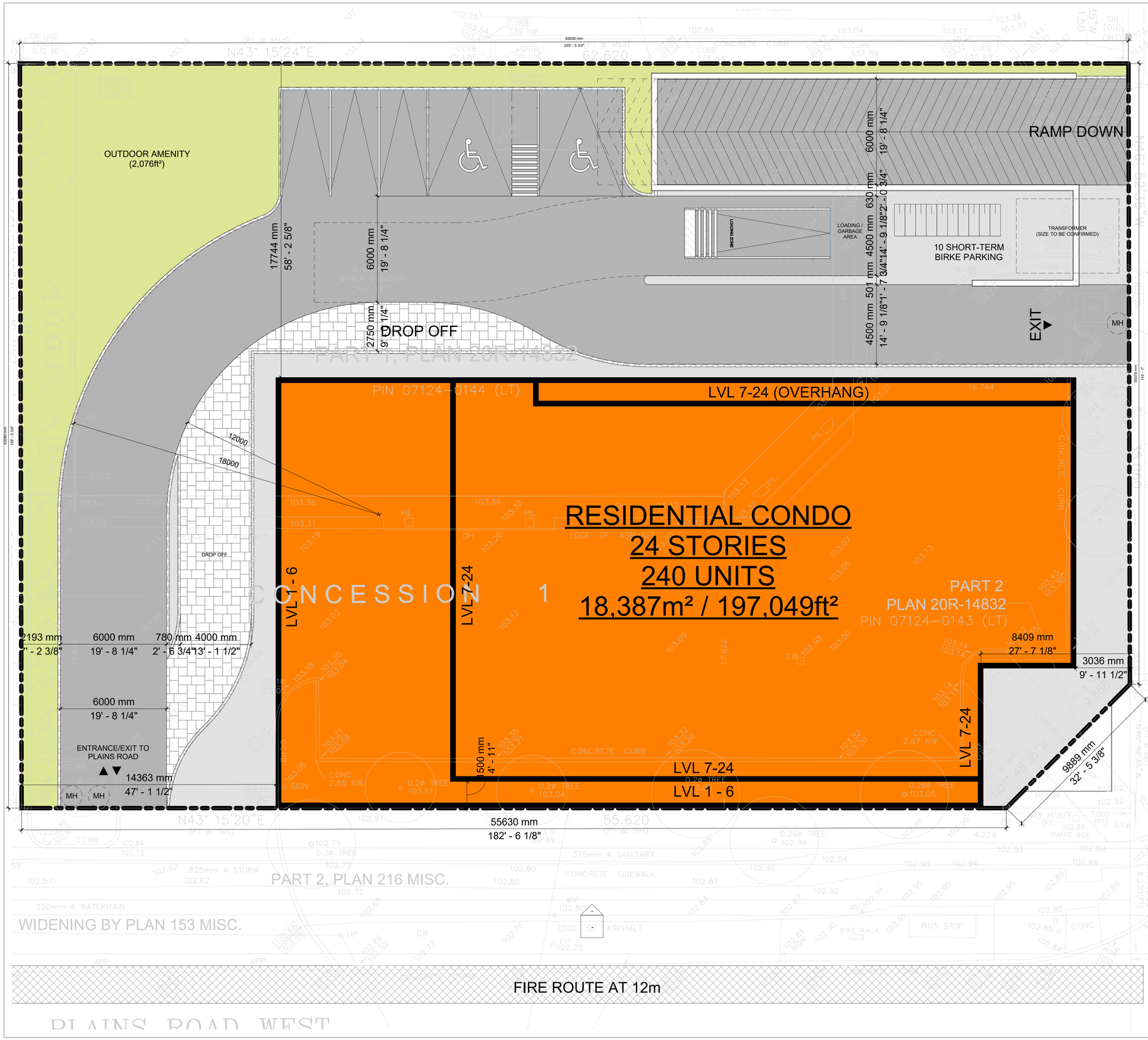


SETBACK PLAN

2 / A001 — 1 : 500

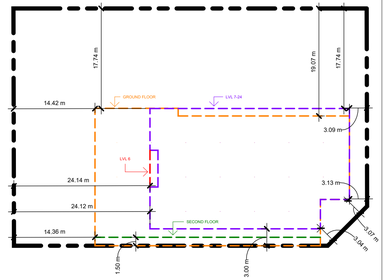
SITE PLAN LEGEND

1 : 200

SITE PLAN LEGEND	
PRIMARY ENTRANCE / EXIT	PROPERTY LINE
SECONDARY ENTRANCE / EXIT	6TH FLOOR OUTLINE
BUILDING SETBACK	DESIGNATED BARRIER-FREE PARKING SPACE
TOWER OUTLINE	6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT
4TH-5TH FLOOR OUTLINE	SIAMESE CONNECTION
PROPOSED BUILDING	FH PROPOSED FIRE HYDRANT
EXISTING BUILDING	LIGHT STANDARD
ASPHALT	PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
LANDSCAPE / SOD AREA	DEPRESSED CURB
CONCRETE SIDEWALK c/w SIDEWALK	3 PARKING COUNT
PEDESTRIAN CROSSWALK	

SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	1,017.89 m²	10,956 ft²	39.0%
	1,017.89 m²	10,956 ft²	39.0%
HARD LANDSCAPE			
ASPHALT	815.75 m²	8,781 ft²	31.2%
CURB	30.93 m²	333 ft²	1.2%
PAVER STONES	115.24 m²	1,240 ft²	4.4%
SIDEWALK	328.55 m²	3,536 ft²	12.6%
	1,290.47 m²	13,890 ft²	49.4%
SOFT LANDSCAPE			
LANDSCAPE	304.83 m²	3,281 ft²	11.7%
	304.83 m²	3,281 ft²	11.7%
	2,613.18 m²	28,128 ft²	100.0%
OVERALL SITE	2,610.93 m²	28,104 ft²	100.0%

ZONING INFORMATION		
Regulation	Required (MXG)	Proposed (MXG-XX)
Lot Width (Min.)	25 Metres	42 Metres (Howard Road), 55 Metres (Plains Road W.)
Lot Area (Min.)	1,000m²	2,600m²
Street Yard Setback (Min.)	3 Metres	3 Metres (Howard Road), 0 Metres (Plains Road W.)
Rear Yard Setback (Min.)	3 Metres	14.3 Metres
Side Yard Setback (Min)	No Minimum	17.7 Metres
Floor Area Ratio (Max.)	1.50	9.0
Floor Area per Retail / Service Use (Max.)	1,800m²	475m²
Density (Min.)	30 Units / ha	1,000 Units / ha
Landscape Area Abutting Street (Min.)	3 Metres	0 Metres
Building Height (Max.)	6 Storeys	24 Storeys + 5.4m for Mech
Amenity Area (Min.)	5,415m²	3,954m²
Accessible Parking (min.)	3% of required...	5 spaces
Bicycle Parking (min.)	2 spaces + 1 space / 1000m²	120 spaces



Chamberlain Architects Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2024-10-17
2	CITY SUBMISSION	2024-10-25

Plains Road- Option 01 Updates-2024.08.02

- The geometry of the podium was adjusted according to the new survey and setback lines and therefore total areas of some rooms have been slightly reduced.
- The geometry of units on level 7-26 were changed to accommodate the new survey and setback lines and therefore some total areas of some rooms have been slightly reduced.
- The roof plan was adjusted according to the new setback lines and survey.
- The property and setback lines were updated according to the new survey.
- The fire route which is located on Plains Road was highlighted.

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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SEAL

CONSTRUCTION NORTH — TRUE NORTH

127 PLAINS ROAD (OPTION 2)

127 PLAINS ROAD, BURLINGTON, ON

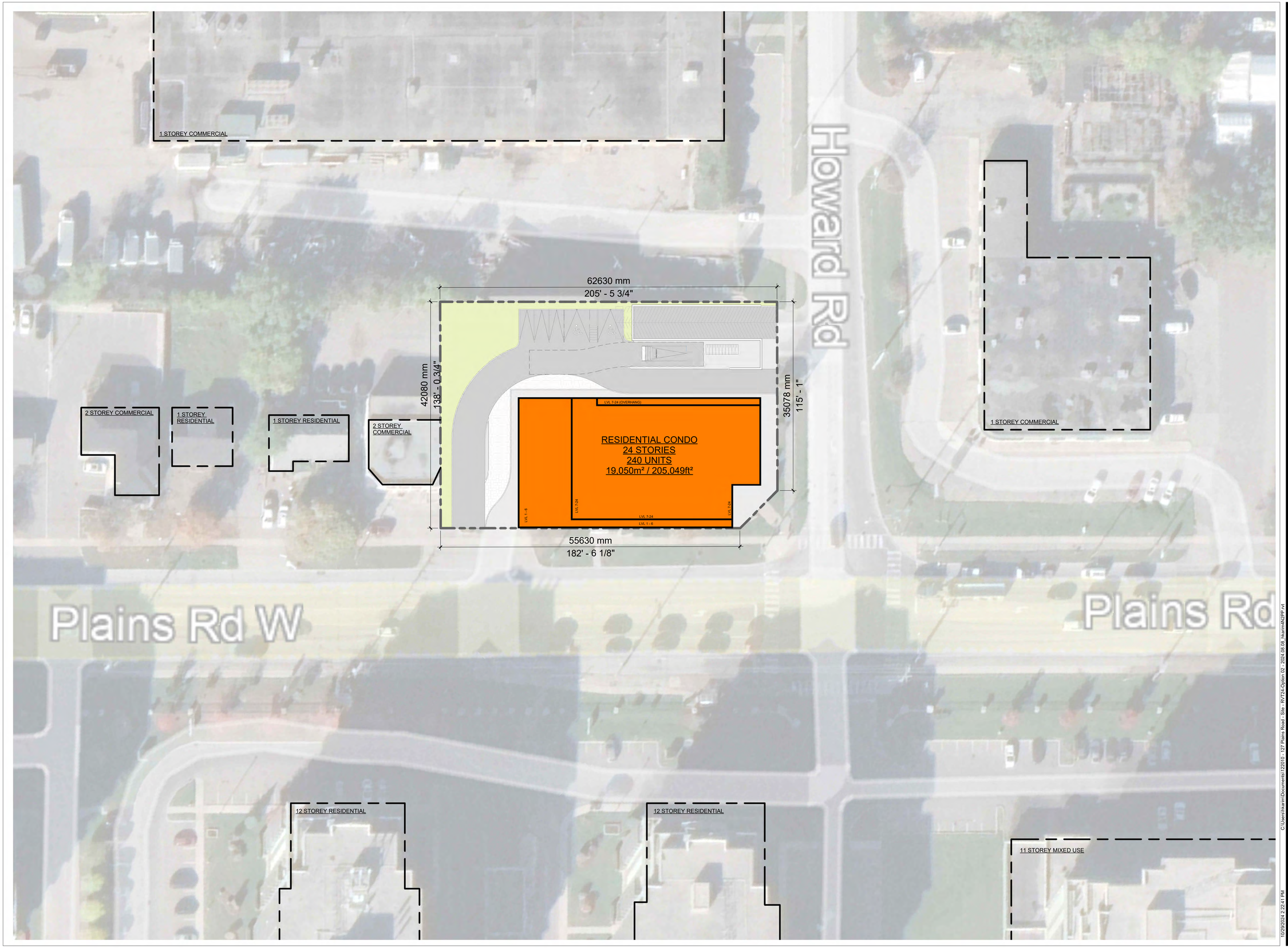
SHEET NAME

SITE PLAN

START DATE	APRIL 2024
DRAWN BY	HK/BE/MW/ MR
CHECKED BY	CMC/JM
SCALE	As indicated
PROJECT NO.	122010
DRAWING	A001

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chamberlain
Architects
Constructors
Managers

Chamberlain Architect Services Limited

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Phone: 905.631.7777

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NO.	ISSUED	DATE
1	CLIENT REVIEW	2024-10-17
2	CITY SUBMISSION	2024-10-25

Plains Road- Option 01 Updates-2024.08.02

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SEAL

CONSTRUCTION NORTH TRUE NORTH

127 PLAINS ROAD (OPTION 2)

127 PLAINS ROAD,
BURLINGTON, ON

SHEET NAME

SITE CONTEXT MAP

START DATE	APRIL 2024
DRAWN BY	MR
CHECKED BY	CMC/JM
SCALE	1 : 300
PROJECT NO.	122010
DRAWING	A004

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