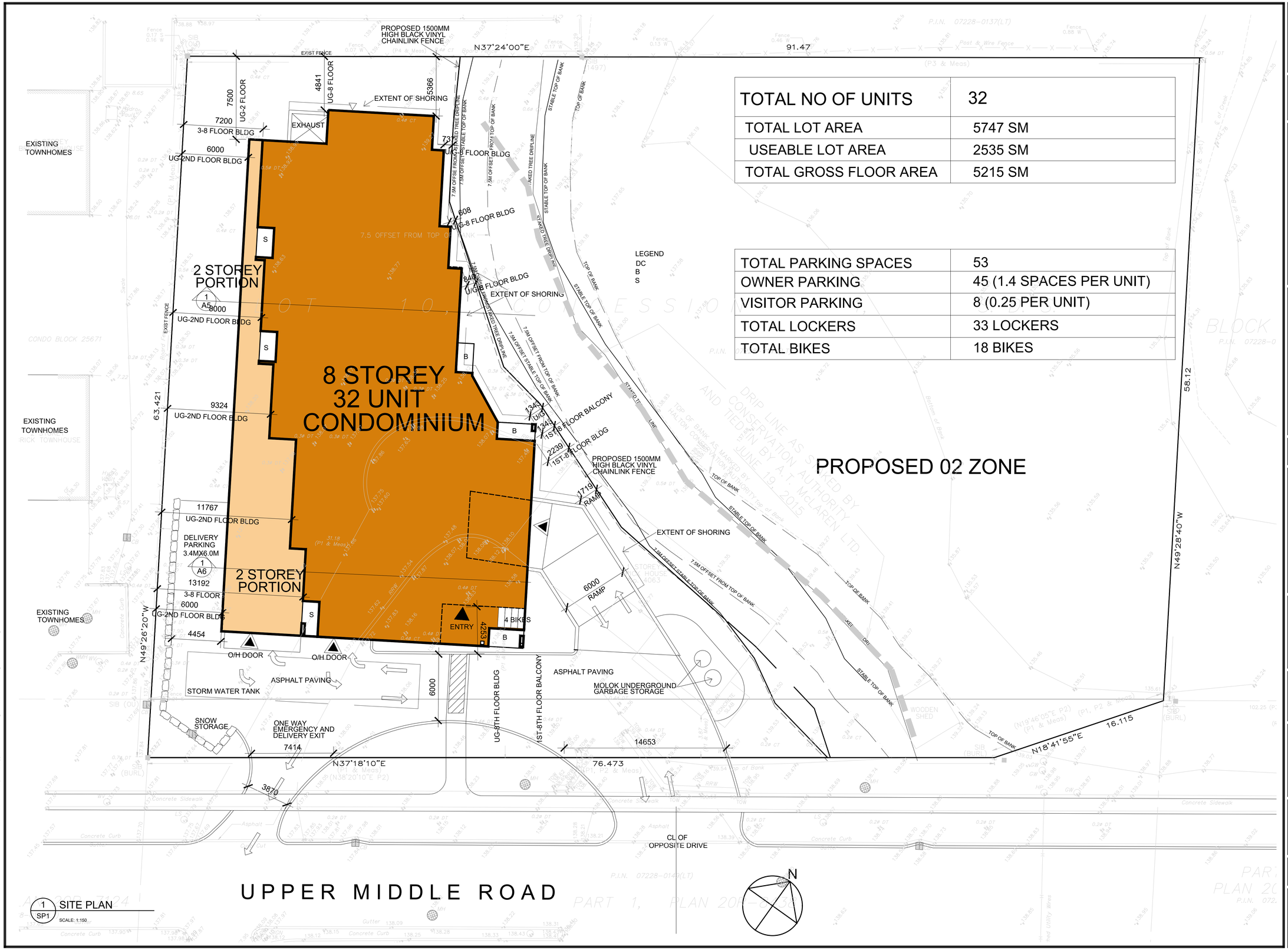


TOTAL NO OF UNITS	32
TOTAL LOT AREA	5747 SM
USEABLE LOT AREA	2535 SM
TOTAL GROSS FLOOR AREA	5215 SM

TOTAL PARKING SPACES	53
OWNER PARKING	45 (1.4 SPACES PER UNIT)
VISITOR PARKING	8 (0.25 PER UNIT)
TOTAL LOCKERS	33 LOCKERS
TOTAL BIKES	18 BIKES

1 SITE PLAN
SP1 SCALE: 1:150

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KEY TO DETAIL LOCATION

No. DETAIL NUMBER
No. DRAWING SHEET NUMBER

DRAWING SETS ISSUED	No.	DATE (DD,MM,YY)
PRELIM. STAYING WITHIN OUTLINE	1.	04.13.2022
SUBMISSION	2	04.25.2022

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BURLINGTON, ONTARIO

DRAWING SHEET TITLE:
SITE PLAN

DRAWING SCALE:
PROJECT NUMBER: 22009
DRAWING VERSION:
PLOT DATE: April 25, 2022
DRAWING SHEET NUMBER: SP1

TIMESTAMP: 2022-04-25 10:16:56 AM FILEPATH: O:\2022\22009 - Micor Land Group - 4063 Upper Middle\4. Drawings\4.09 Schematic Design\2022-04-25.dwg

SITE STATISTICS- 4063 UPPER MIDDLE ROAD

EXISTING ZONING:	D
EXISTING OFFICIAL PLAN DESIGNATION	RESIDENTIAL HIGH DENSITY, WATERCOURSE
ZONING AMENDMENT REQUIRED	RH AND O2 ZONES
TOTAL LOT AREA	0.57 HA (5747 SM)
DEVELOPABLE LOT AREA	0.24 HA (2535 SM)
ROAD WIDENING REQUIRED	NONE

PROPOSED GROSS BUILDING FLOOR AREA

ROOFTOP	200 SM	ASSUMED MECHANICAL SPACE
8TH FLOOR	862 SM	
7TH FLOOR	862 SM	
6TH FLOOR	862 SM	
5TH FLOOR	862 SM	
4TH FLOOR	862 SM	
3RD FLOOR	862 SM	
2ND FLOOR	128.1 SM	
1ST FLOOR	165.2 SM	
BASEMENT	178.7 SM	
TOTAL	5844 SM	

PROPOSED GROSS FLOOR AREA

8TH FLOOR	844 SM
7TH FLOOR	844 SM
6TH FLOOR	844 SM
5TH FLOOR	844 SM
4TH FLOOR	844 SM
3RD FLOOR	844 SM
2ND FLOOR	86 SM
1ST FLOOR	65 SM
BASEMENT	0 SM
TOTAL	5215 SM

PROPOSED NO OF UNITS

8TH FLOOR	2 UNITS
7TH FLOOR	6 UNITS
6TH FLOOR	6 UNITS
5TH FLOOR	6 UNITS
4TH FLOOR	6 UNITS
3RD FLOOR	6 UNITS
2ND FLOOR	0 UNITS
1ST FLOOR	0 UNITS
BASEMENT	0 UNITS
TOTAL	32 UNITS

PROPOSED LOT COVERAGE PER ZONING DEFINITION

PER ENTIRE SITE 1052 SM BUILDING AREA /5747 SM SITE AREA = 18.3%
PER DEVELOPABLE SITE 1052 SM BUILDING AREA /2535 SM SITE AREA = 41.5%

PROPOSED LOT COVERAGE INCLUDING RAMP

PER ENTIRE SITE 1154 SM BUILDING AREA /5747 SM SITE AREA = 20.1%
PER DEVELOPABLE SITE 1154 SM BUILDING AREA /2535 SM SITE AREA = 45.6%

NO OF PARKING SPACES	53 SPACES (ALL INTERIOR) 32 UNITS 45 SPACES OWNER - 1.4 SPACES PER UNIT 8 SPACES VISITOR - .25 SPACES PER UNIT
NO OF BICYCLE SPACES	INDOOR - 14 SPACES OUTDOOR - 4 SPACES
AMENITY SPACE REQUIRED - 25 SM PER BEDROOM 64 BEDROOMS X 25SM = 1600SM	PROPOSED - 18.9 SM PER BEDROOM LEVEL 8 - 338 SM AMENITY / BALCONY AREA LEVELS 4-8 UNITS - 144 SM BALCONY AREA LEVEL 3 UNITS - 134 SM BALCONY/ TERRACE AREA GRADE LANDSCAPED AREA - 598 SM TOTAL = 1214 SM PROPOSED
MAX BUILDING HEIGHT PROPOSED	8 STOREYS / 30M

1 / SP1 SITE PLAN
SCALE: 1:150

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DRAWING SHEET TITLE:

SITE PLAN

DRAWING SCALE:

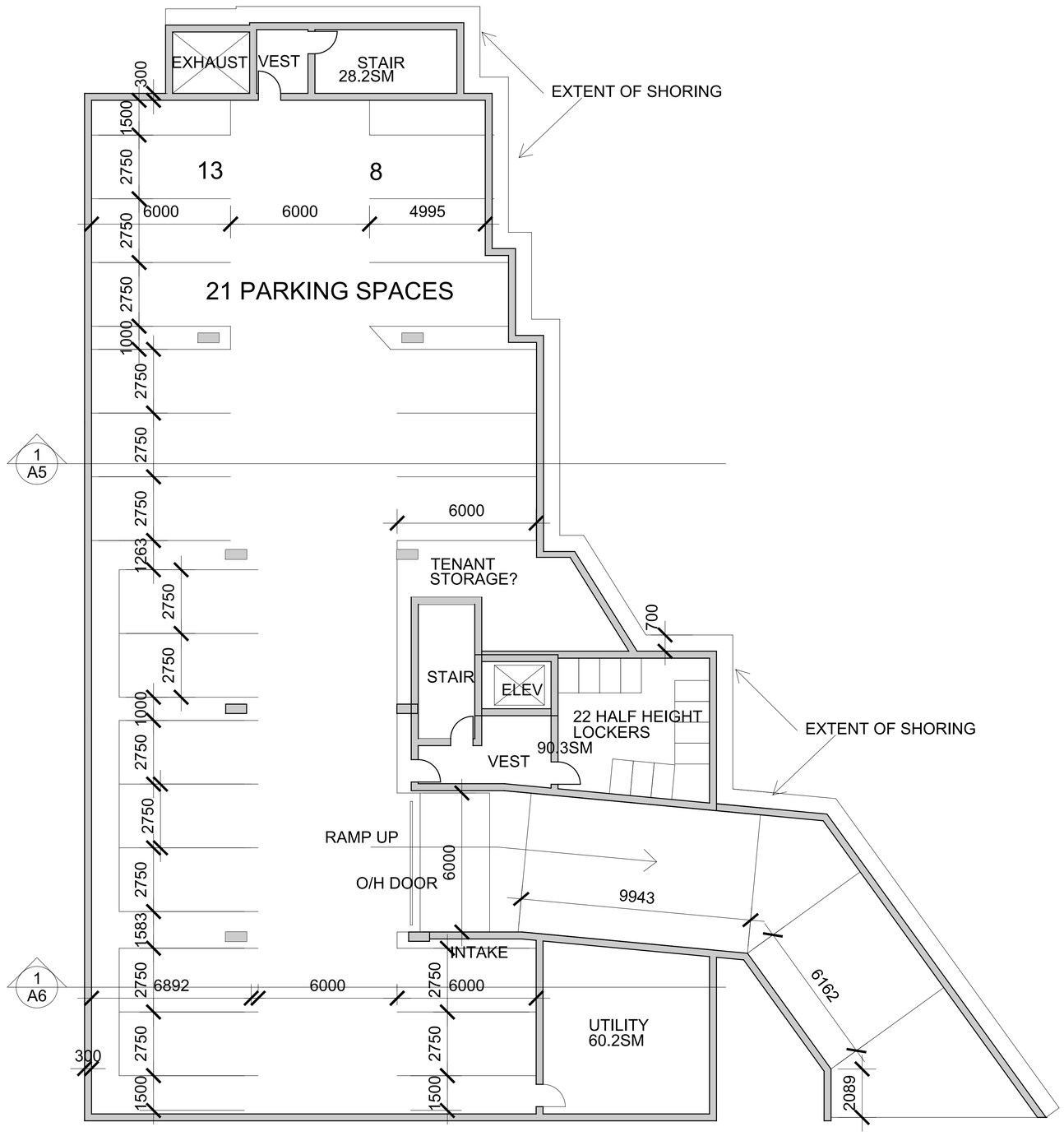
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DRAWING VERSION:

PLOT DATE: April 25, 2022

DRAWING SHEET NUMBER: SP1

TIMESTAMP 2020-04-25 9:43:01 AM FILEPATH: O:\2022\22009 - Micor Land Group - 4063 Upper Middle\4. Drawings\4.02 Schematic Design\2020-04-25.dwg



1 SP1 UNDERGROUND PLAN

SCALE: 1:100

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DRAWING SHEET TITLE:

UNDERGROUND PLAN

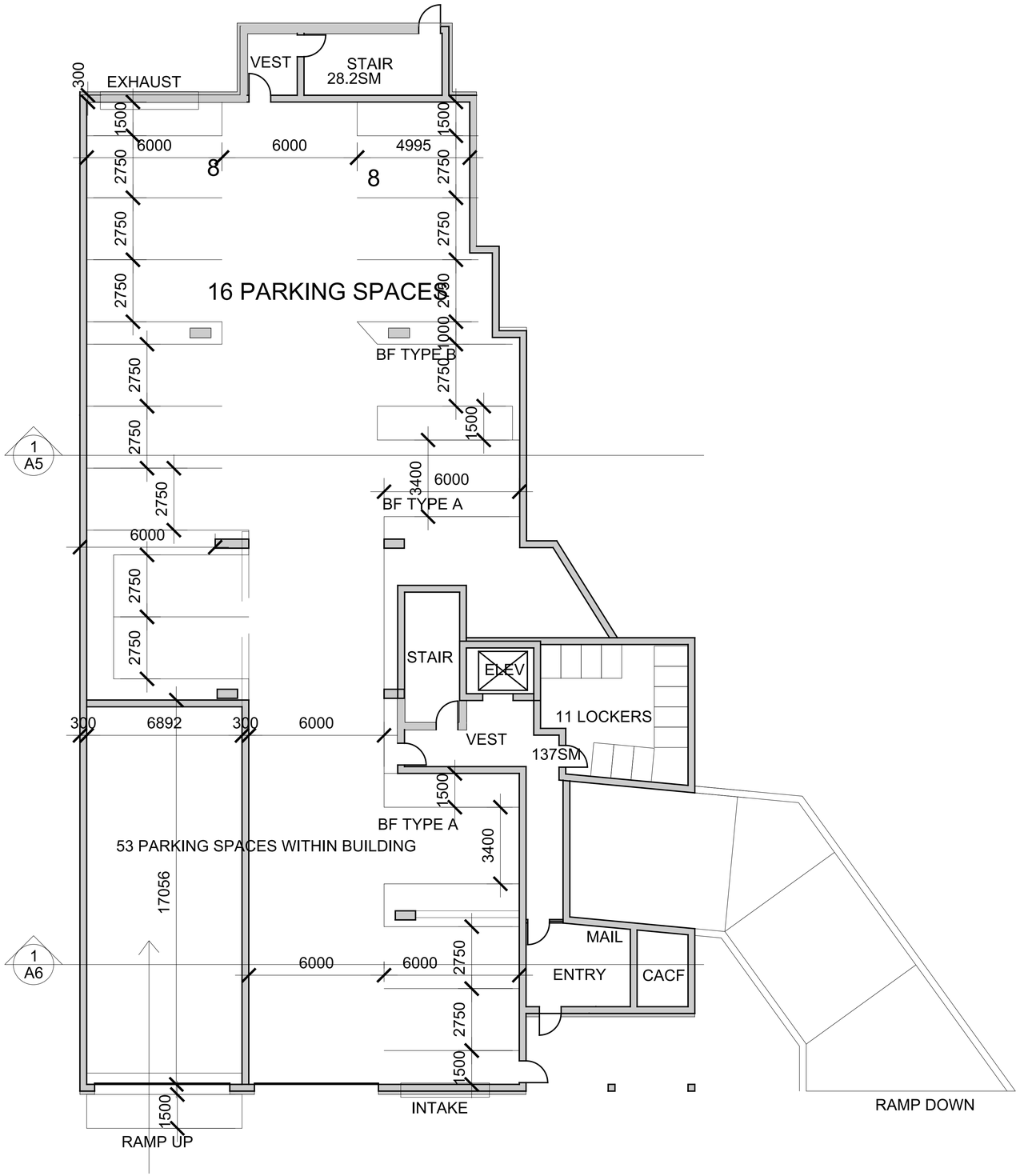
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PLOT DATE: April 25, 2022

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1 / A1 GROUND FLOOR PLAN

SCALE: 1:100

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DRAWING SHEET TITLE:

GROUND FLOOR PLAN

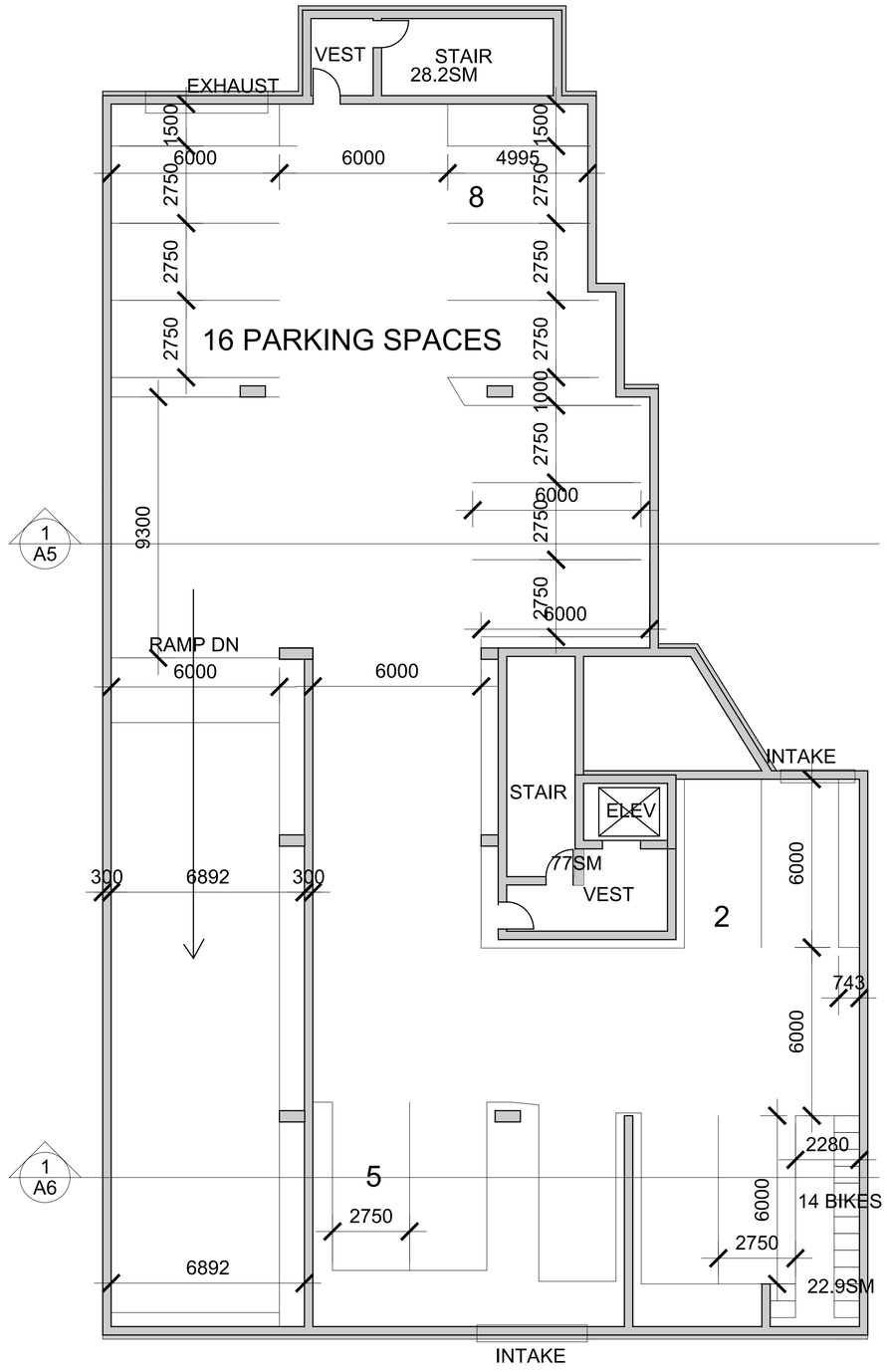
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PROJECT NUMBER: 22009

DRAWING VERSION:

PLOT DATE: April 25, 2022

DRAWING SHEET NUMBER: A1



1 A2 SECOND FLOOR PLAN

SCALE: 1:100

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DRAWING SHEET TITLE:

SECOND FLOOR PLAN

DRAWING SCALE: 1:300

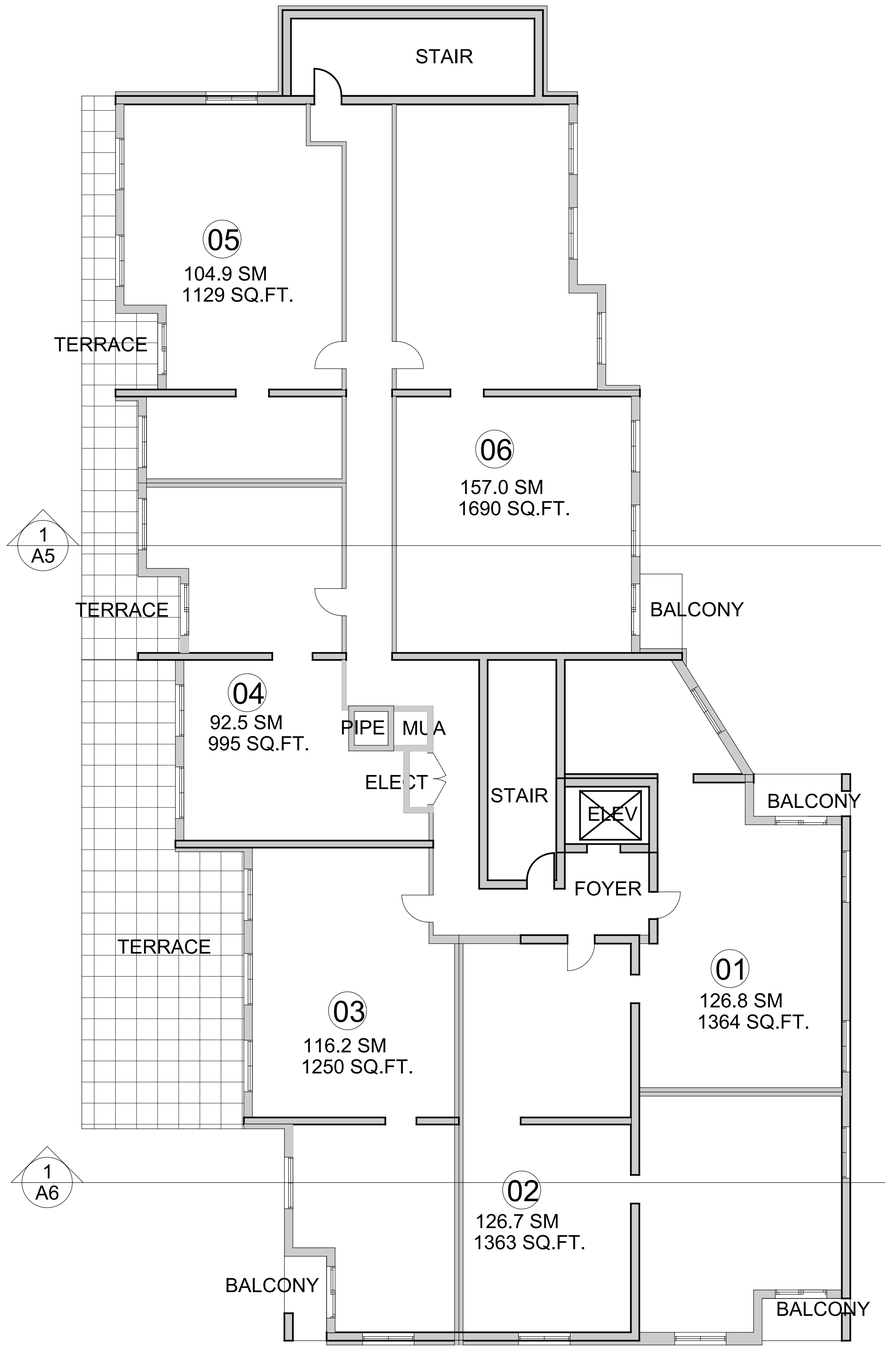
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DRAWING VERSION:

PLOT DATE: April 25, 2022

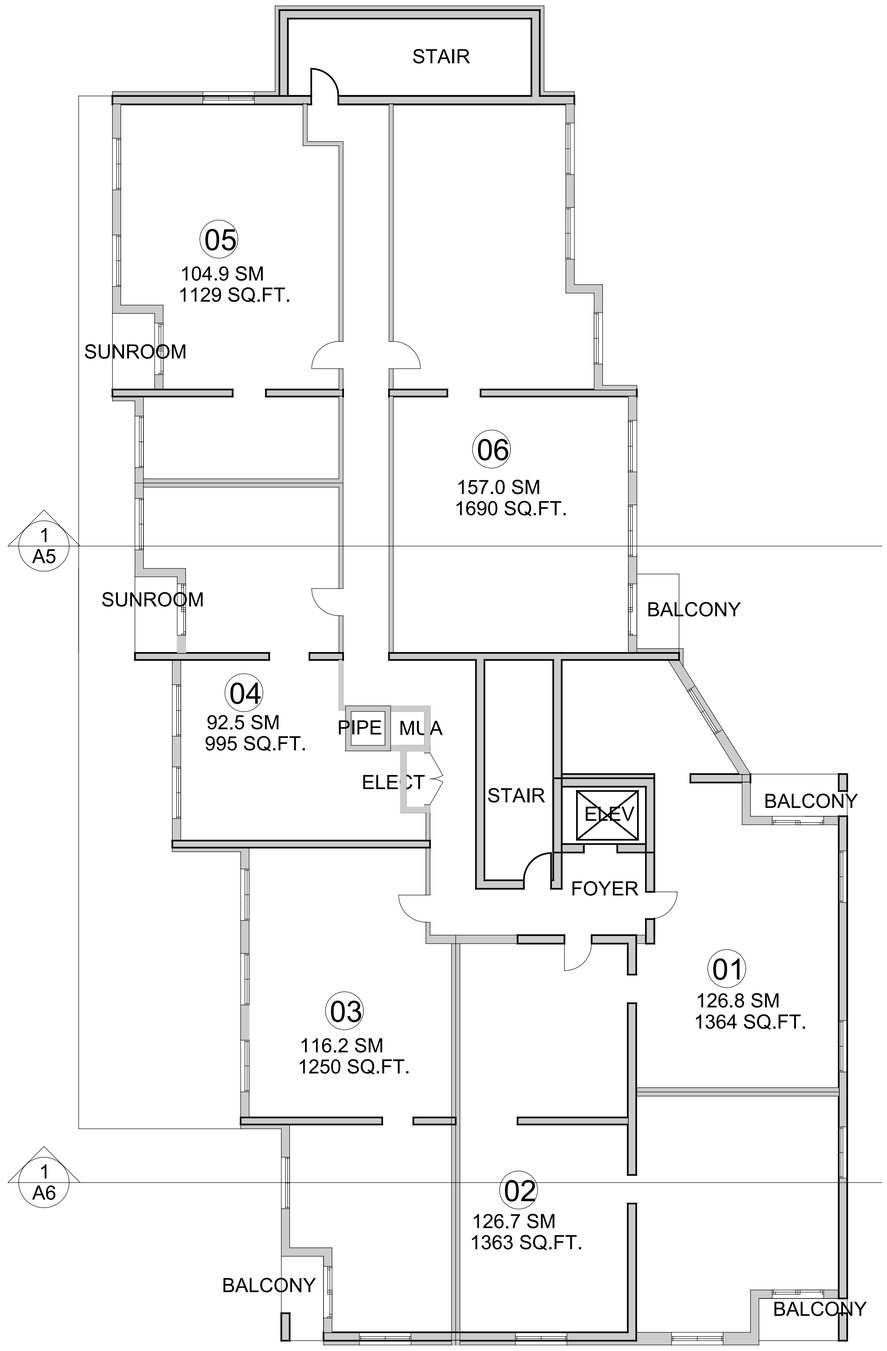
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1 / A3 3RD FLOOR PLAN

SCALE: 1:100



2 / A3 4-7 FLOOR PLAN

SCALE: 1:100

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DRAWING SHEET TITLE:

3-7 FLOOR PLAN

DRAWING SCALE: 1:300

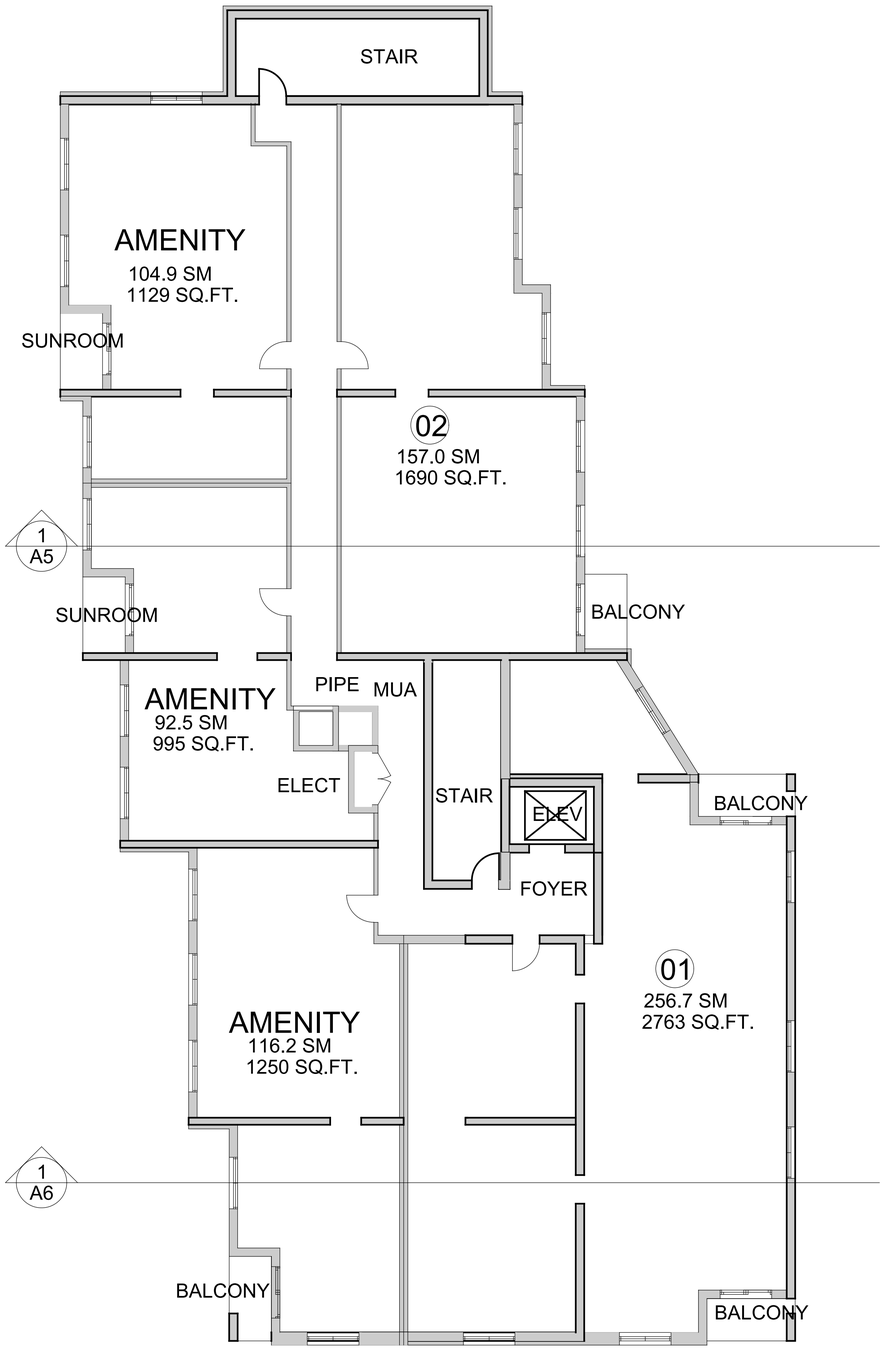
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PLOT DATE: April 25, 2022

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FINAL WINDOW LOCATIONS TO BE DETERMINED

1 / A4 8TH FLOOR PLAN

SCALE: 1:100

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DRAWING SHEET TITLE:

8TH FLOOR PLAN

DRAWING SCALE: 1:300

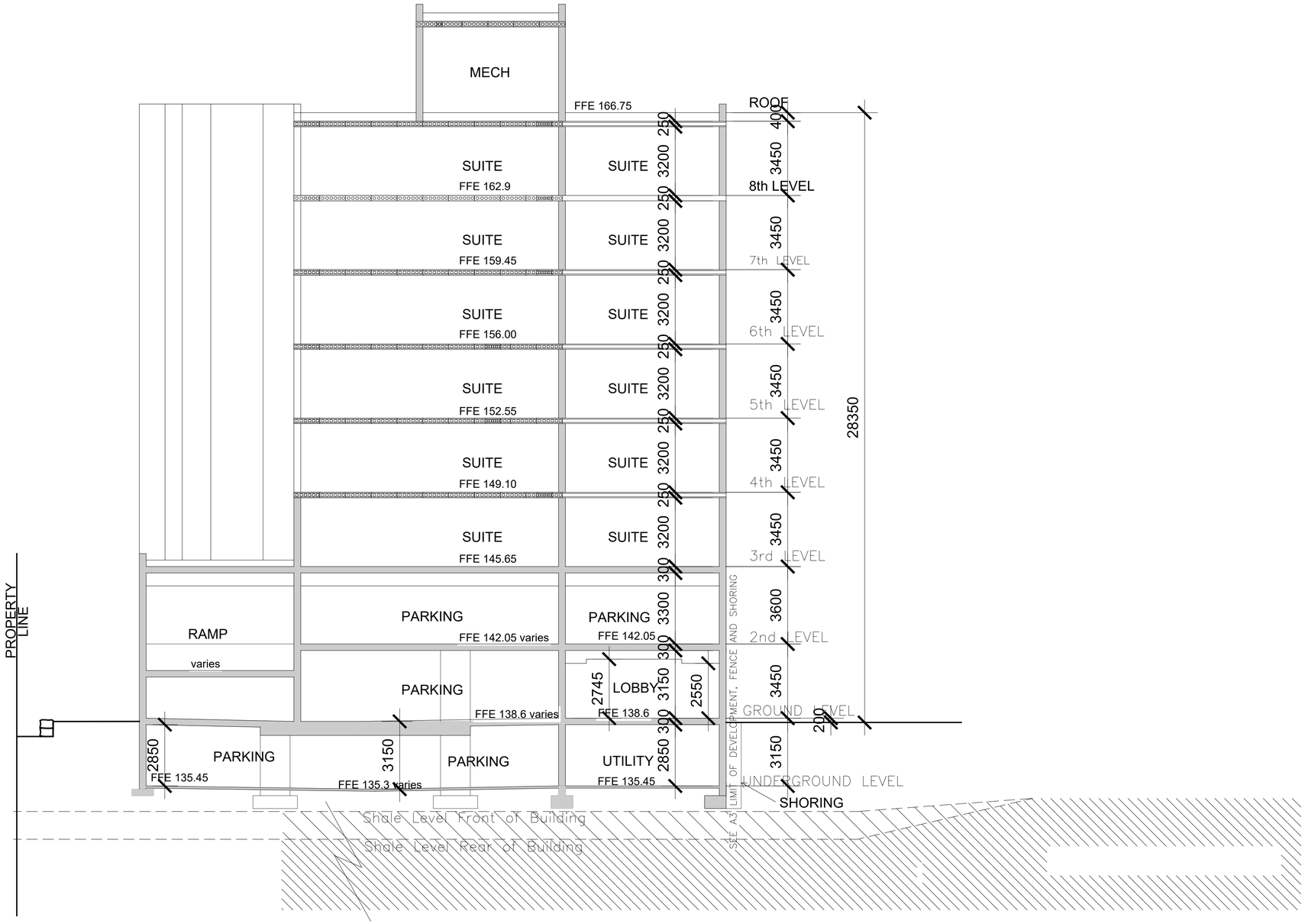
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1 / A5 SECTION

SCALE: 1:100

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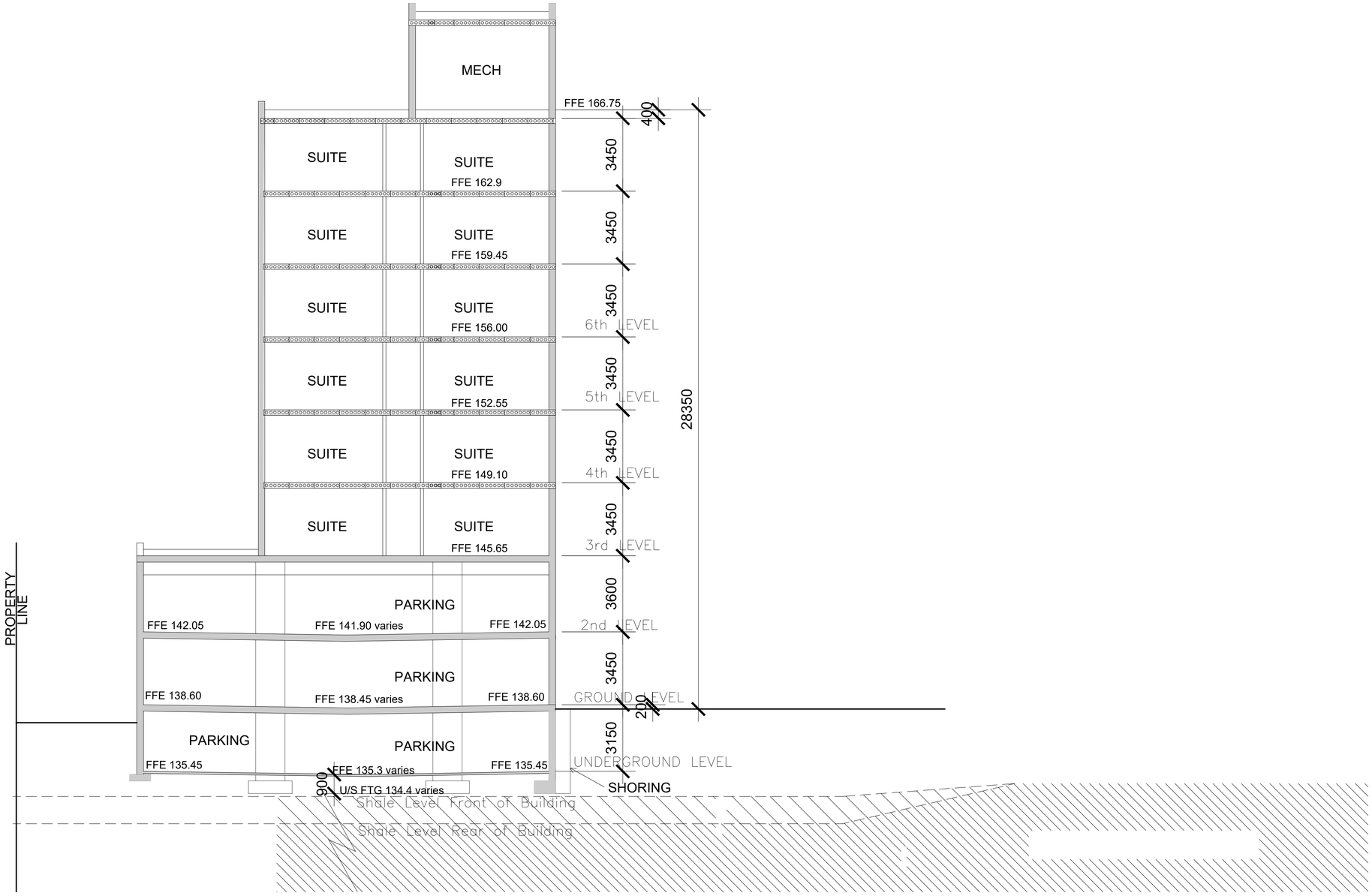
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1 / A6 SECTION

SCALE: 1:100

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DRAWING SHEET TITLE:

SECTIONS

DRAWING SCALE:	PROJECT NUMBER:
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DRAWING VERSION:	DRAWING SHEET NUMBER:
PLOT DATE: April 25, 2022	A6

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