18035 Plains Road

40-70 Plains Rd E, Burlington ON

Project: 18035
Date: APRIL 01, 2021
Issued for: REZONING



ARCHITECTURAL DRAWING LIST	
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SITE STATISTICS **COMPLETE**
4 November 2020

18035
40-70 Plains Road East
Burlington ON

Official Plan	Medium Density		GROSS SITE AREA	6823.0	sq.m.	73,445	sq.ft.	
Avenue Width	20		WIDENING		sq.m.	0	sq.ft.	
Character Area	N/A		NET SITE AREA	6823.0	sq.m.	73,445	sq.ft.	
Policy Area			AVG UNIT SIZE	69.95	sq.m. NET	752.96312	sq.ft. NET	
Established District				82.29	sq.m. GROSS	885.83896	sq.ft. GROSS	
Current Zoning		FSI Retail		**0.00**	Residential **4.34**	Total	**4.34**	
By-Law		UPH		**527.527**				

AREA CALCULATIONS

FLOOR	UNITS STUDIO	1B	1B+D	2B	3B	TOTAL	GCA RETAIL sq.m.	RETAIL sq.ft.	RESIDENTIAL sq.m.	RESIDENTIAL sq.ft.	TOTAL sq.m.	TOTAL sq.ft.	NSA RETAIL sq.m.	RETAIL sq.ft.	RESIDENTIAL sq.m.	RESIDENTIAL sq.ft.	TOTAL sq.m.	TOTAL sq.ft.
1	5	17		14		**36**		-	**3,371**	36,286	3,371	36,286	-	-				
2	0	13		27		**40**			**3,315**	35,682	3,313	35,660		-				
3	1	13		34		**48**			**3,946**	42,476	3,946	42,476		-				
4	0	20		28		**48**			**3,748**	40,344	3,748	40,344		-				
5	0	28		20		**48**			**3,532**	38,019	3,532	38,019						
6	2	30		16		**48**			**3,316**	35,694	3,316	35,694						
7	0	24		12		**36**			**2,622**	28,224	2,622	28,224						
8	0	8		20		**28**			**2,420**	26,050	2,420	26,050		-				
9	0	14		14		**28**			**2,220**	23,897	2,220	23,897						
						0			**1138**	12,250	1,138	12,250						
TOTAL	**8**	**167**	**0**	**185**	**0**	**360**	**0**	-	**29,626**	318,902	**29,626**	318,902	**0**	-				
Mix	2%	46%	0%	51%	0%													

Common Amenity	Provided			
Indoor Amenity	1095	sq.m.	11,787	sq.ft.
Outdoor Amenity	1052	sq.m.	11,324	sq.ft.
Landscape Open Space	Provided			
	1060	sq.m.	11,410	sq.ft.

5.96 m2 Per Unit
2.94 m2 Per Unit

VEHICLE PARKING

					PROVIDED	Surface	P1	P2		Total
RATIO PROPOSED		0.25	1.00	TOTAL						
	RESIDENT		360		Resident	0	193	217		410
	VISITOR	90			Visitor	14	0	0		14
	TOTAL	90	360	450	**TOTAL**	14	193	217		**424**

BICYCLE PARKING

		REQUIRED	PROVIDED
RESIDENTIAL	ALL LEVELS	**180**	232
Long Term (0.5/UNIT)	*AT GRADE*		*58*
VISITOR	AT GRADE	18	20
Short term(0.05/UNIT)			
TOTAL		**198**	**252**

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COVER / DRAWING LIST

A001

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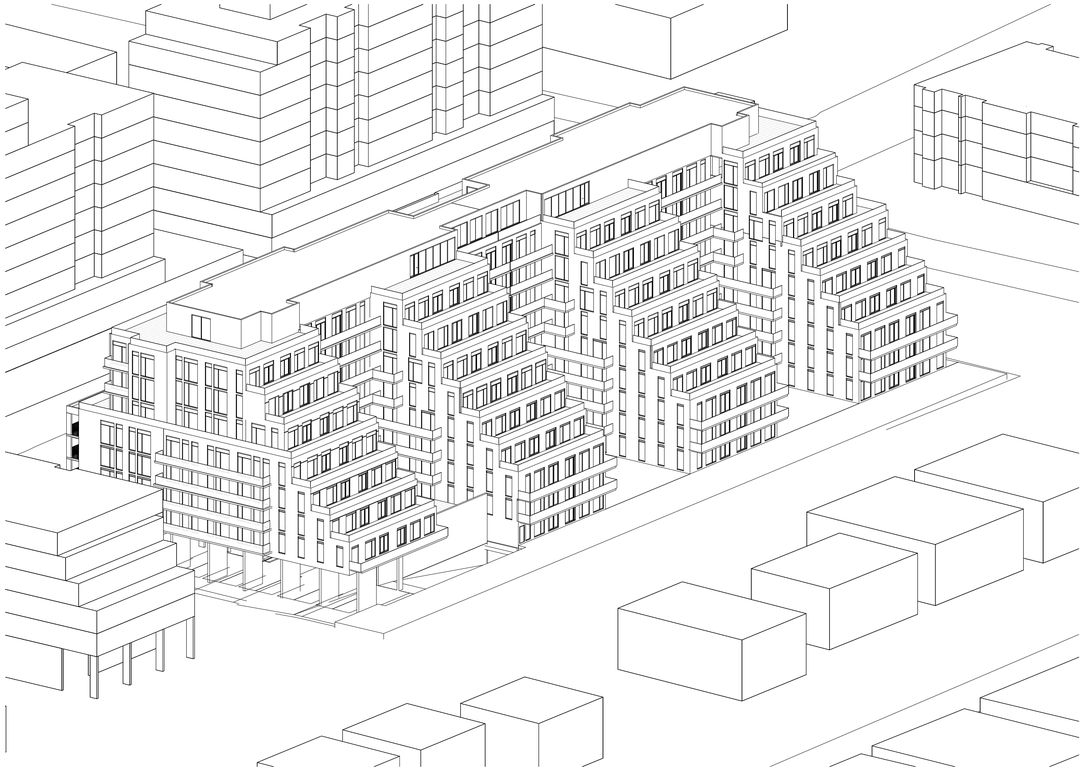
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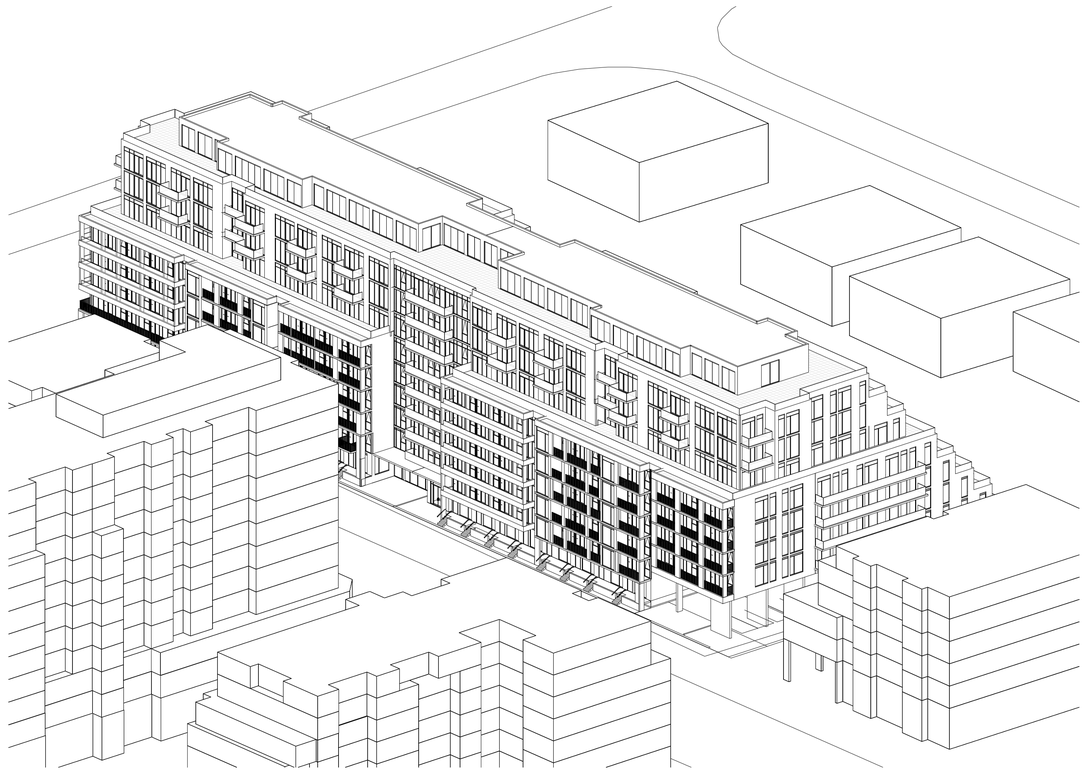
2 A002 NORTH-EAST AXO



1 A002 SOUTH-EAST AXO



3 A002 SOUTH-WEST AXO



4 A002 NORTH-WEST AXO

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3D VIEWS

A002

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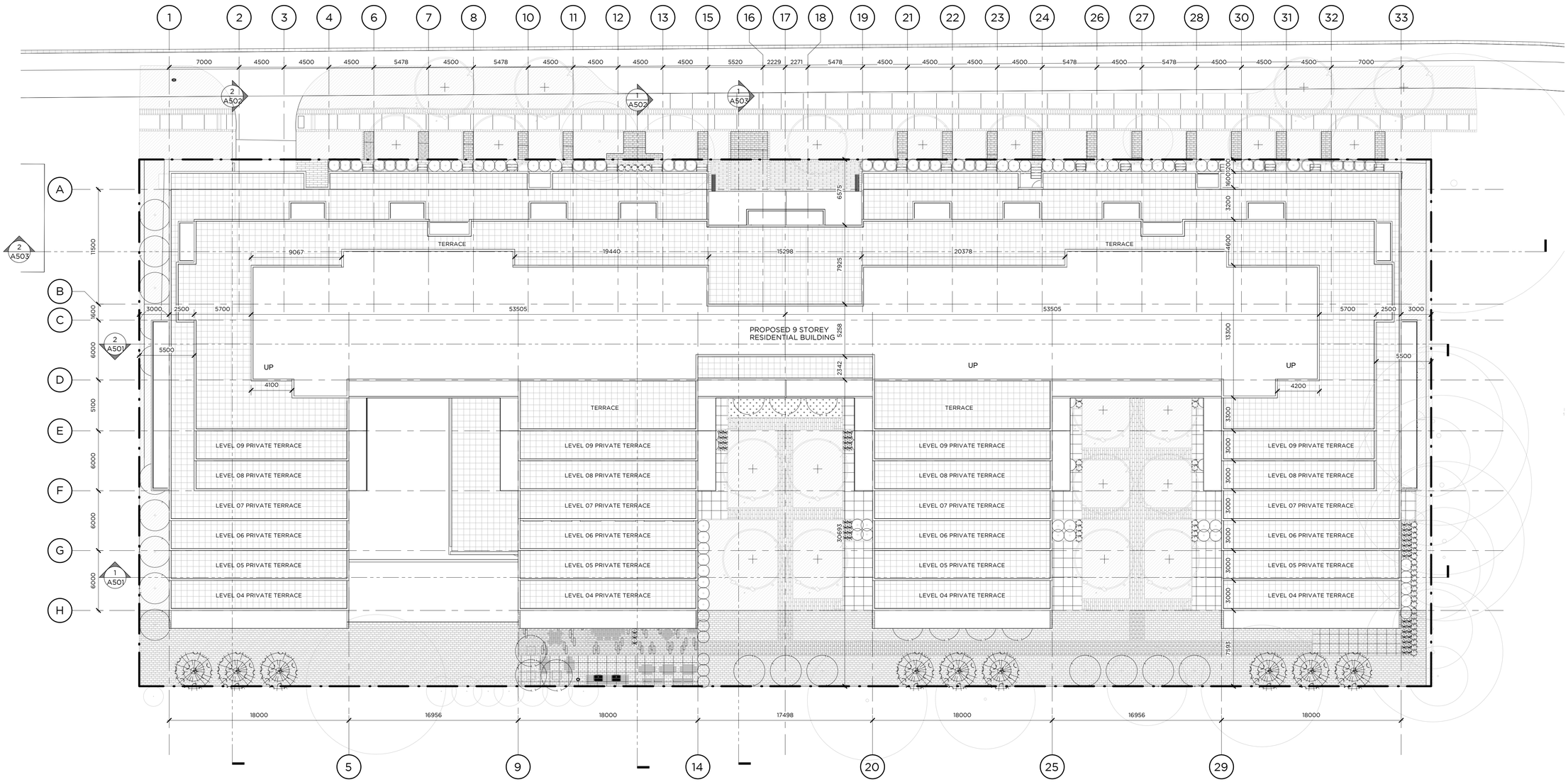
CONTEXT PLAN

1 : 1000

A003

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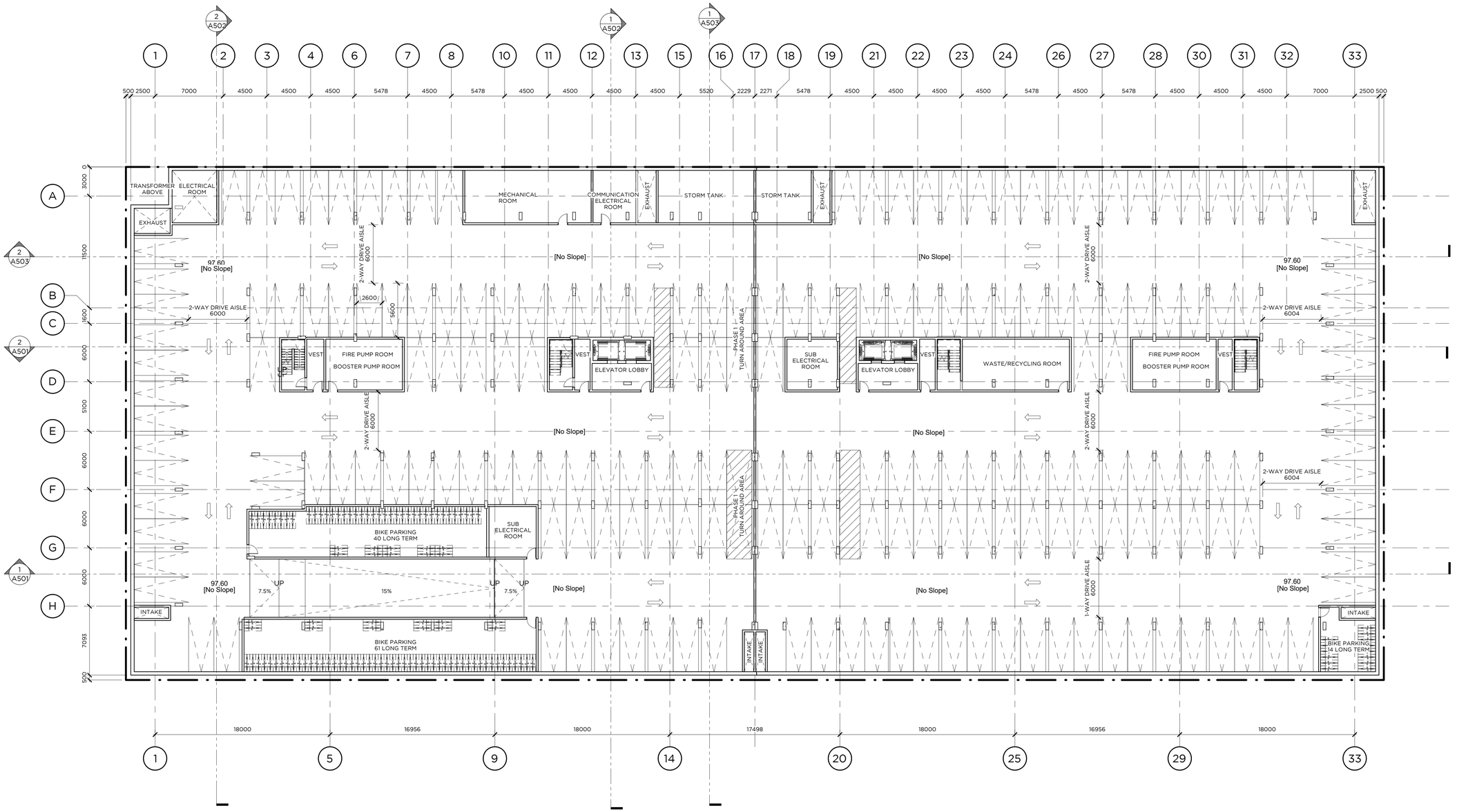
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SITE PLAN

1 : 200

A100

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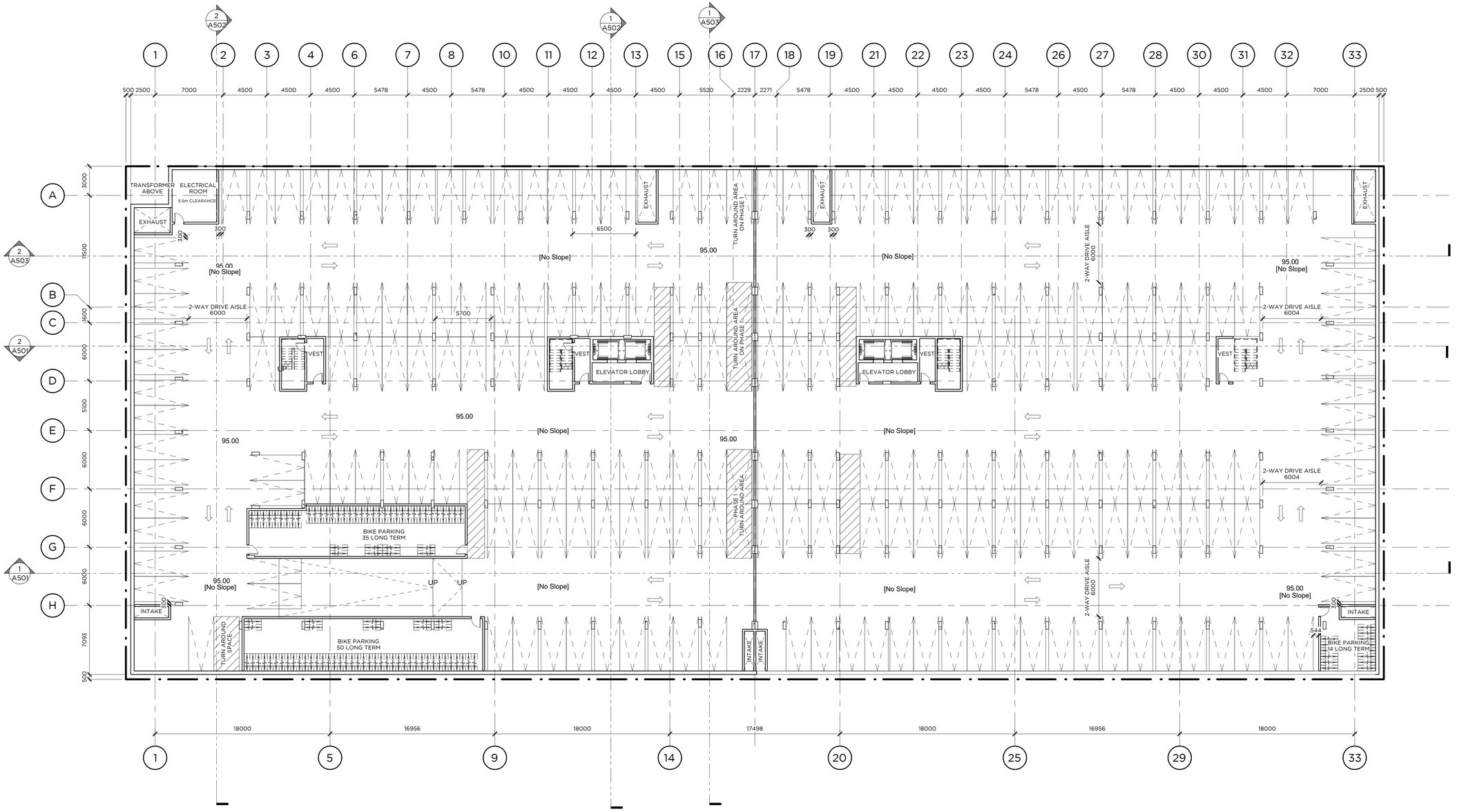
PARKING LEVEL 01

1 : 200

A101

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PARKING LEVEL 02

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A102

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COOKE BLVD CENTERLINE

PLAINS ROAD CENTERLINE

OUTER LINE OF CURB

INCOMING WATER FIRE, REFER TO CIVIL

RELOCATE EX. FIRE HYDRANT

INCOMING WATER FIRE, REFER TO CIVIL

INCOMING WATER DOMESTIC, REFER TO CIVIL

SANITARY CONTROL MANHOLE, REFER TO CIVIL

STORM CONTROL MANHOLE, REFER TO CIVIL

TRANSFORMER PAD

[No Slope]

[No Slope] 100.50

0.63%

100.45

[No Slope]

STAGING AREA, MAX 2% SLOPE MIN 200mm REINFORCED CONC.

[No Slope]

TYPE 'G' LOADING 13m L x 4m W x 6.1m H MAX 2% SLOPE MIN 200mm REINFORCED CONC.

2.45%

SHORT-TERM BIKE PARKING 20 SPACES

PARKING INTERCOM

UP 7.5%

15%

6000 2-WAY DRIVE AISLE

100.98 [No Slope]

BUILDING ABOVE

101.45

SERVICE 101.45

EXIT

INDOOR AMENITY 137 366.37 m² [3944 ft²] 101.25

101.25

OUTDOOR AMENITY 257.83 m² [2775 ft²] 101.45

101.45

MAIL ROOM

100.50 VEST

CACF

100.50

UP 101.45

UP 101.45

100.50

PIPE SPACE AIR SHAFT PIPE SPACE EC

PIPE SPACE AIR SHAFT PIPE SPACE EC

EXIT

EXIT

5885

5885

1B 103 52.90 m² [569 ft²]	2B 104 63.00 m² [678 ft²]	1B 105 51.75 m² [557 ft²]	2B 106 63.00 m² [678 ft²]	1B 107 51.75 m² [557 ft²]	1B 108 51.75 m² [557 ft²]	1B 109 51.75 m² [557 ft²]	1B 110 52.90 m² [569 ft²]	1B 111 52.90 m² [569 ft²]	1B 112 51.75 m² [557 ft²]	1B 113 51.75 m² [557 ft²]	1B 114 51.75 m² [557 ft²]	2B 115 63.00 m² [678 ft²]	1B 116 51.75 m² [557 ft²]	2B 117 63.00 m² [678 ft²]	1B 118 51.75 m² [557 ft²]	1B 119 51.75 m² [557 ft²]	1B 120 51.63 m² [556 ft²]	2B 121 87.12 m² [938 ft²]	2B 130 79.87 m² [860 ft²]	2B 129 81.87 m² [881 ft²]	1B 122 48.38 m² [521 ft²]	S 101 43.45 m² [468 ft²]	S 136 43.44 m² [468 ft²]	1B 131 51.66 m² [556 ft²]	1B 128 55.03 m² [592 ft²]	S 123 41.82 m² [450 ft²]	2B 102 71.56 m² [770 ft²]	2B 135 68.06 m² [733 ft²]	S 132 43.37 m² [467 ft²]	S 127 43.37 m² [467 ft²]	2B 124 68.06 m² [733 ft²]	2B 134 88.74 m² [955 ft²]	2B 133 88.74 m² [955 ft²]	2B 126 88.74 m² [955 ft²]	2B 125 88.74 m² [955 ft²]

7000 4500 4500 4500 5478 4500 5478 4500 4500 4500 4500 5520 2229 2271 5478 4500 4500 4500 4500 5478 4500 5478 4500 4500 4500 7000

1500 1600 6000 5100 6000 6000 6000

18000 16956 18000 17498 18000 16956 18000

1 5 9 14 20 25 29 33

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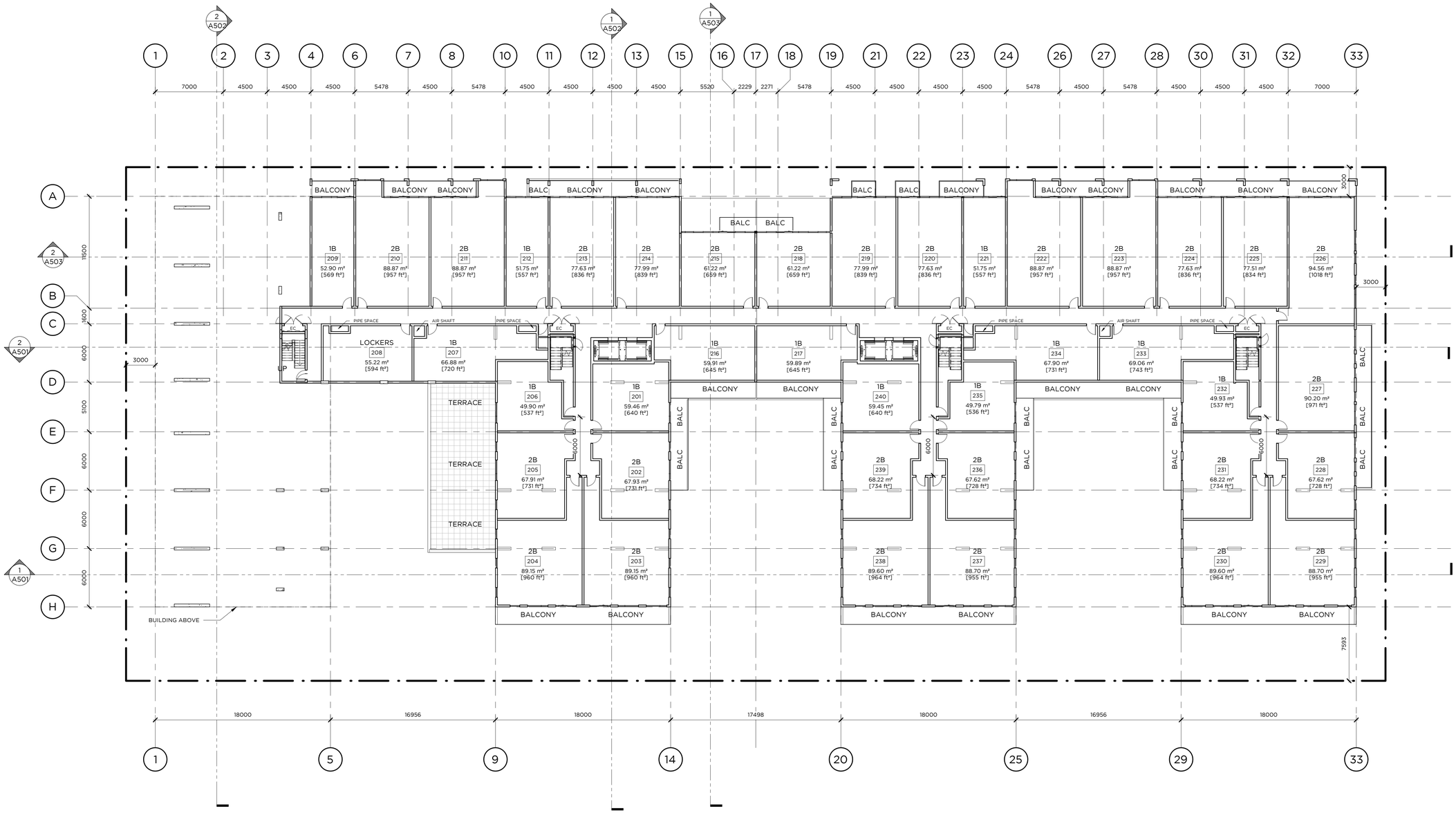
INFINITY GROUP

GROUND FLOOR PLAN

1 : 200

A201

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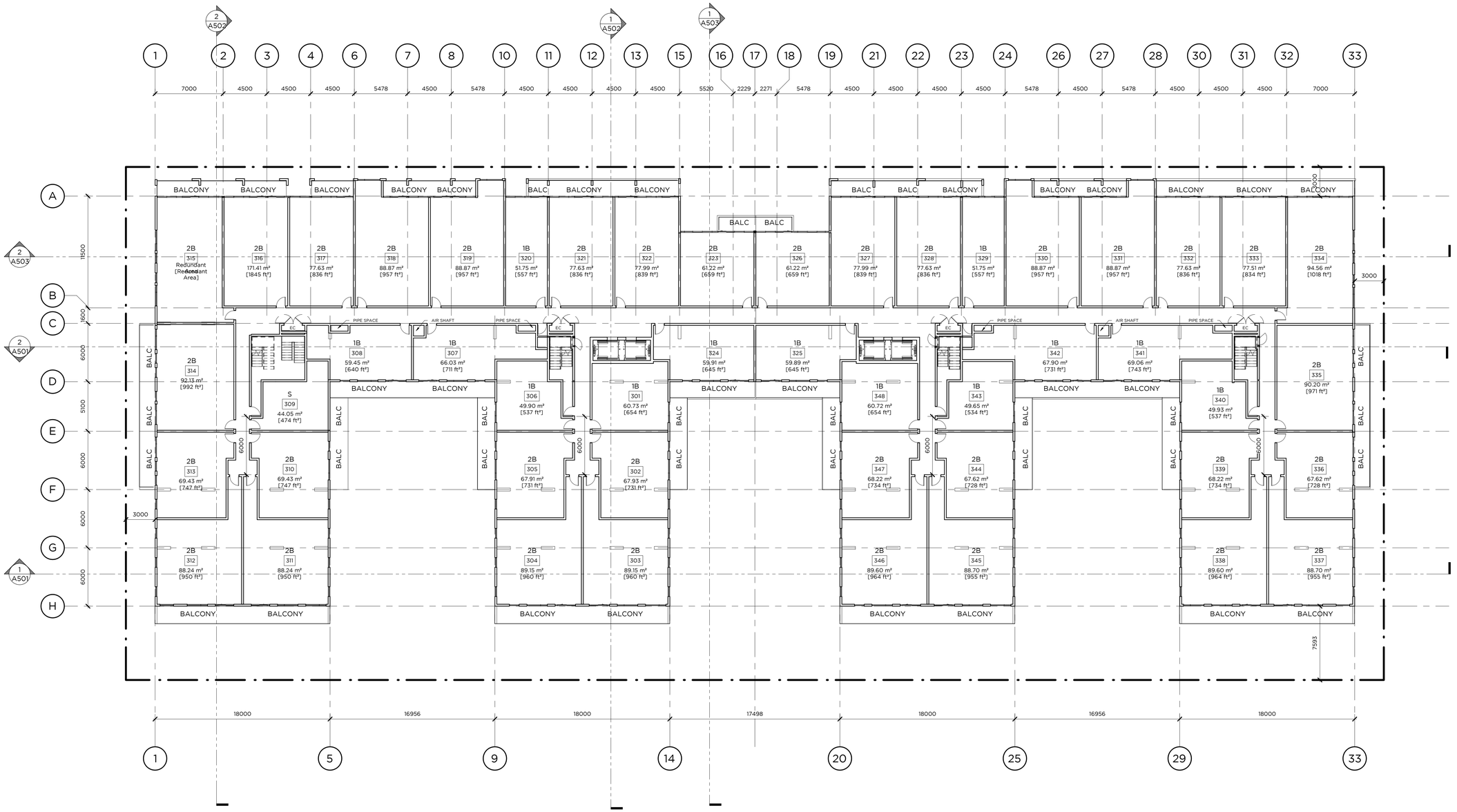
2ND FLOOR PLAN

1 : 200

A202

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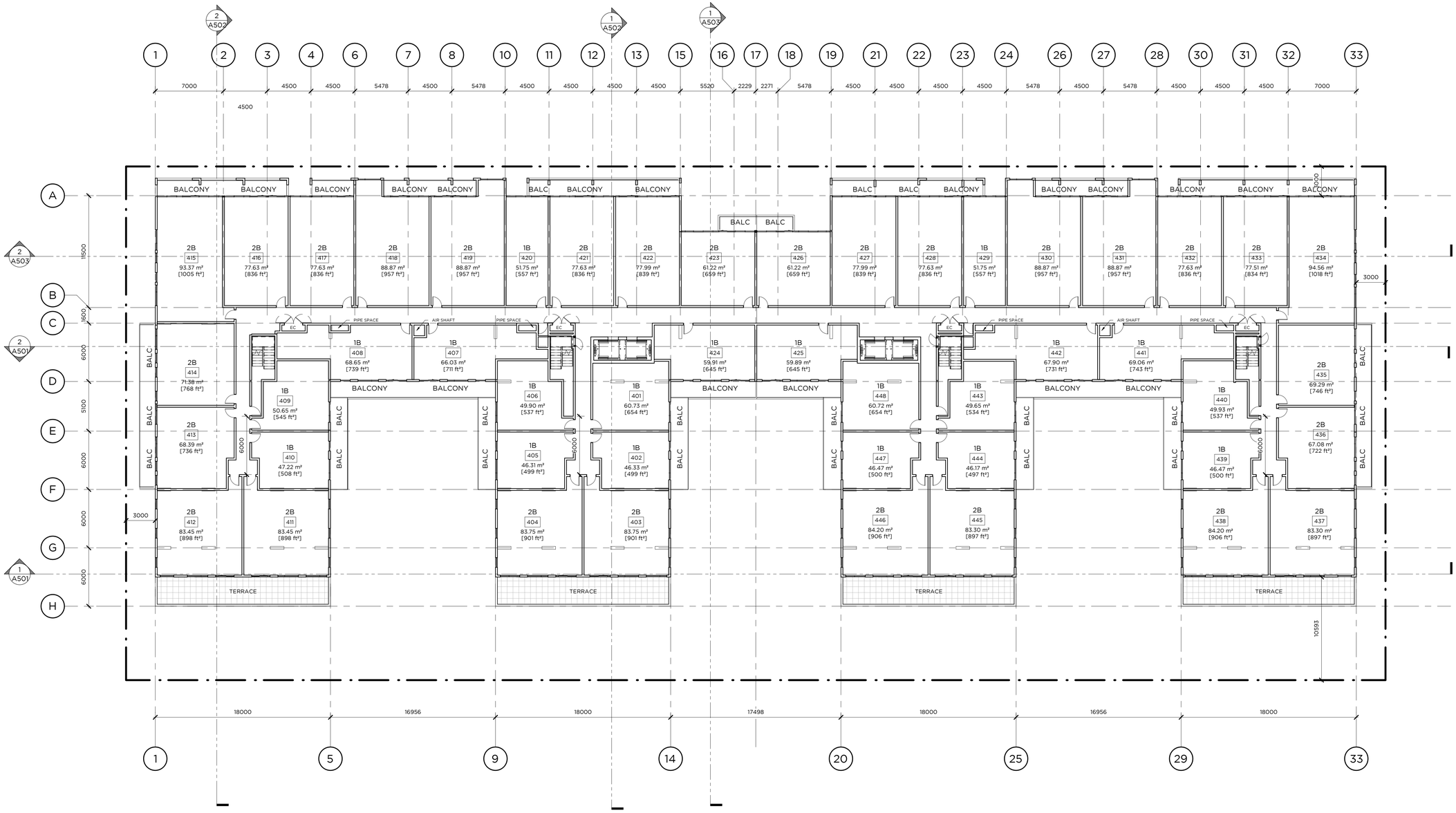
3RD FLOOR PLAN

1 : 200

A203

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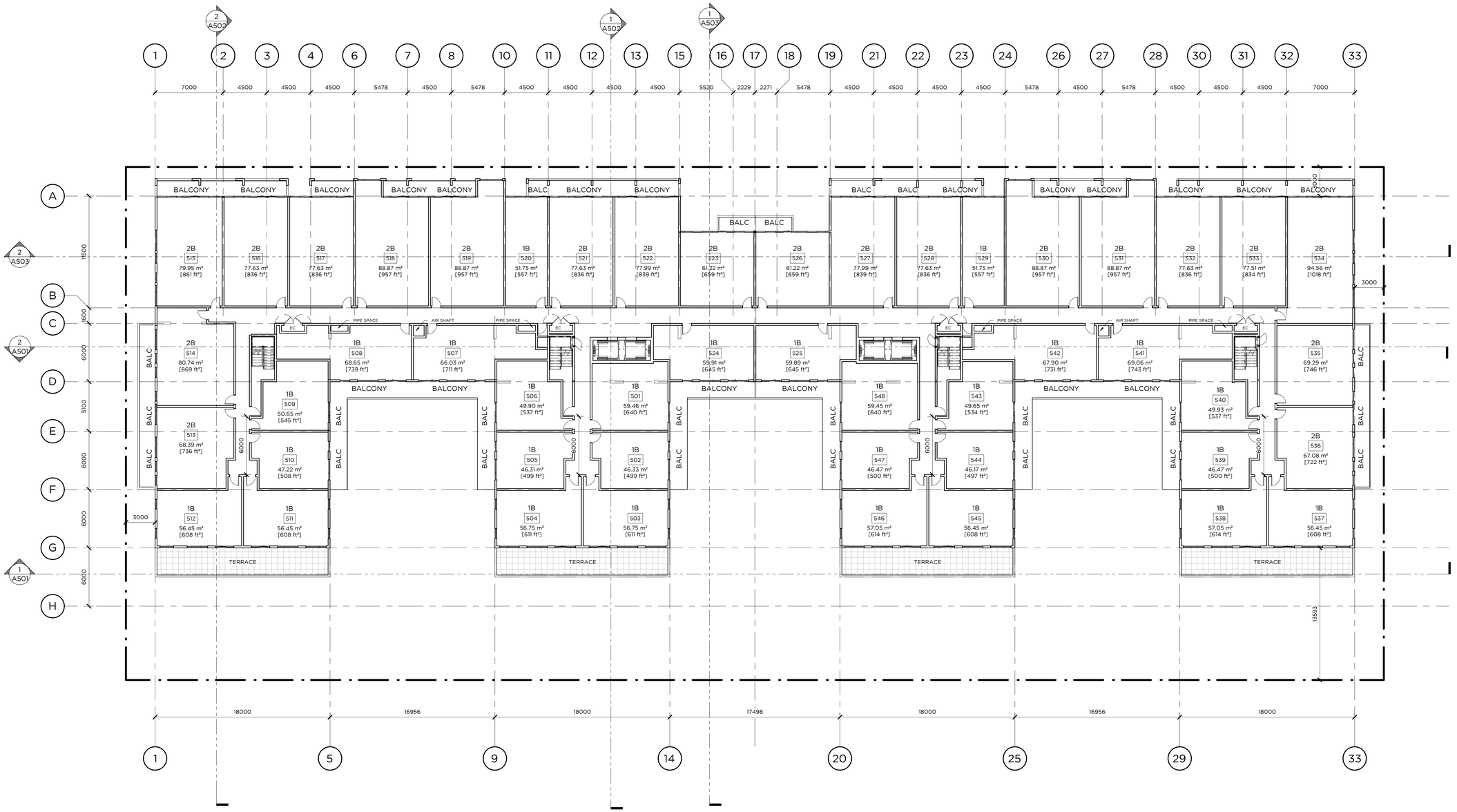
4TH FLOOR PLAN

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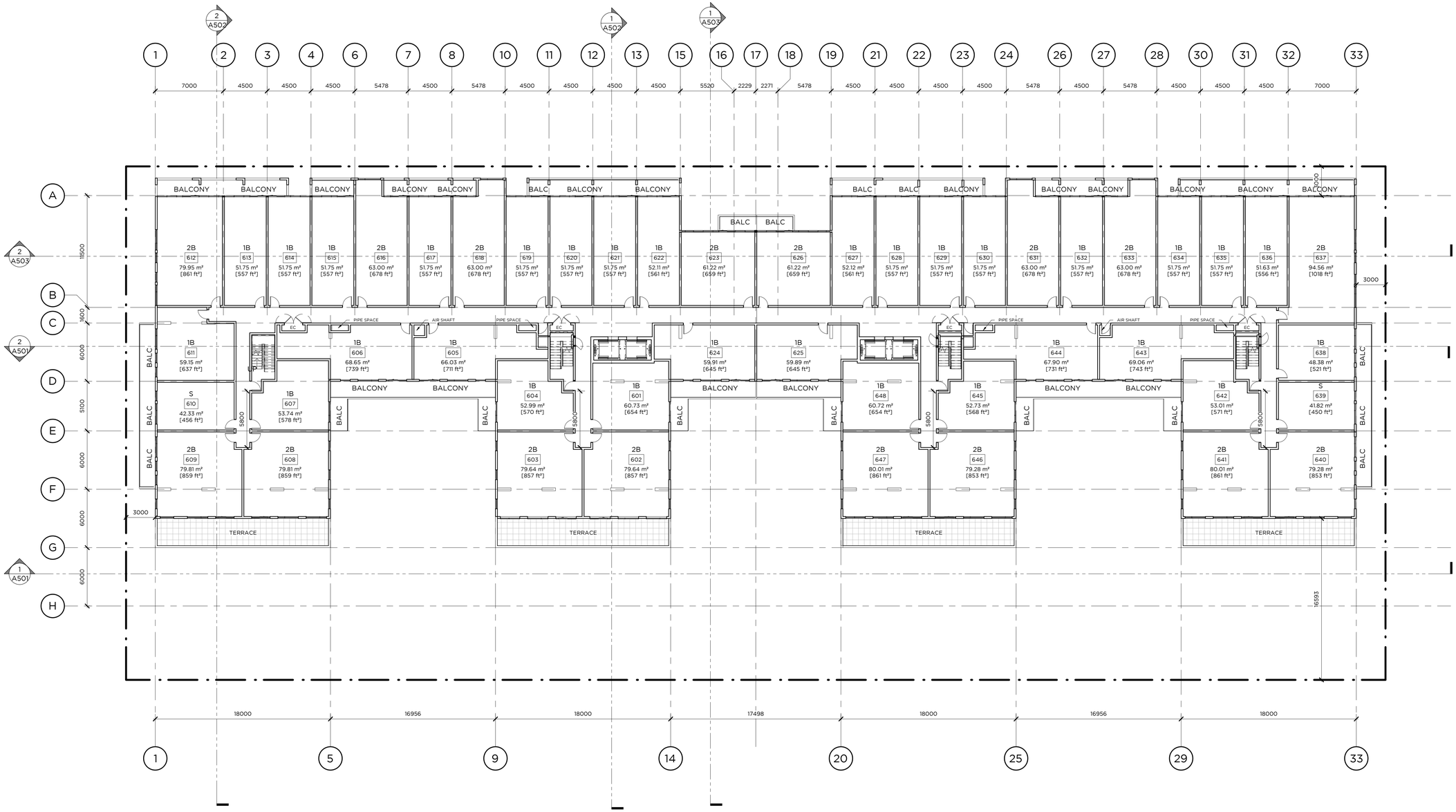
5TH FLOOR PLAN

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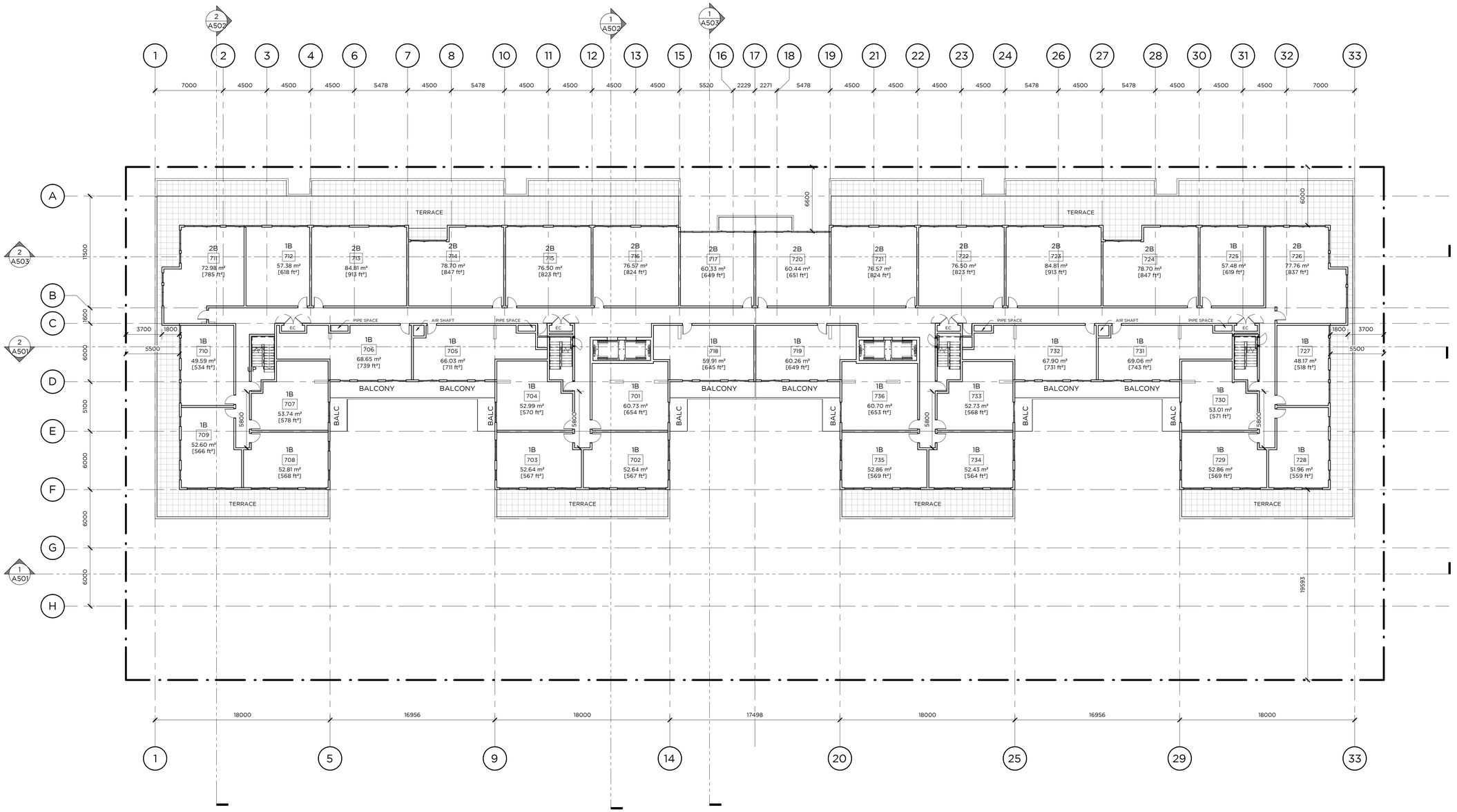
6TH FLOOR PLAN

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A206

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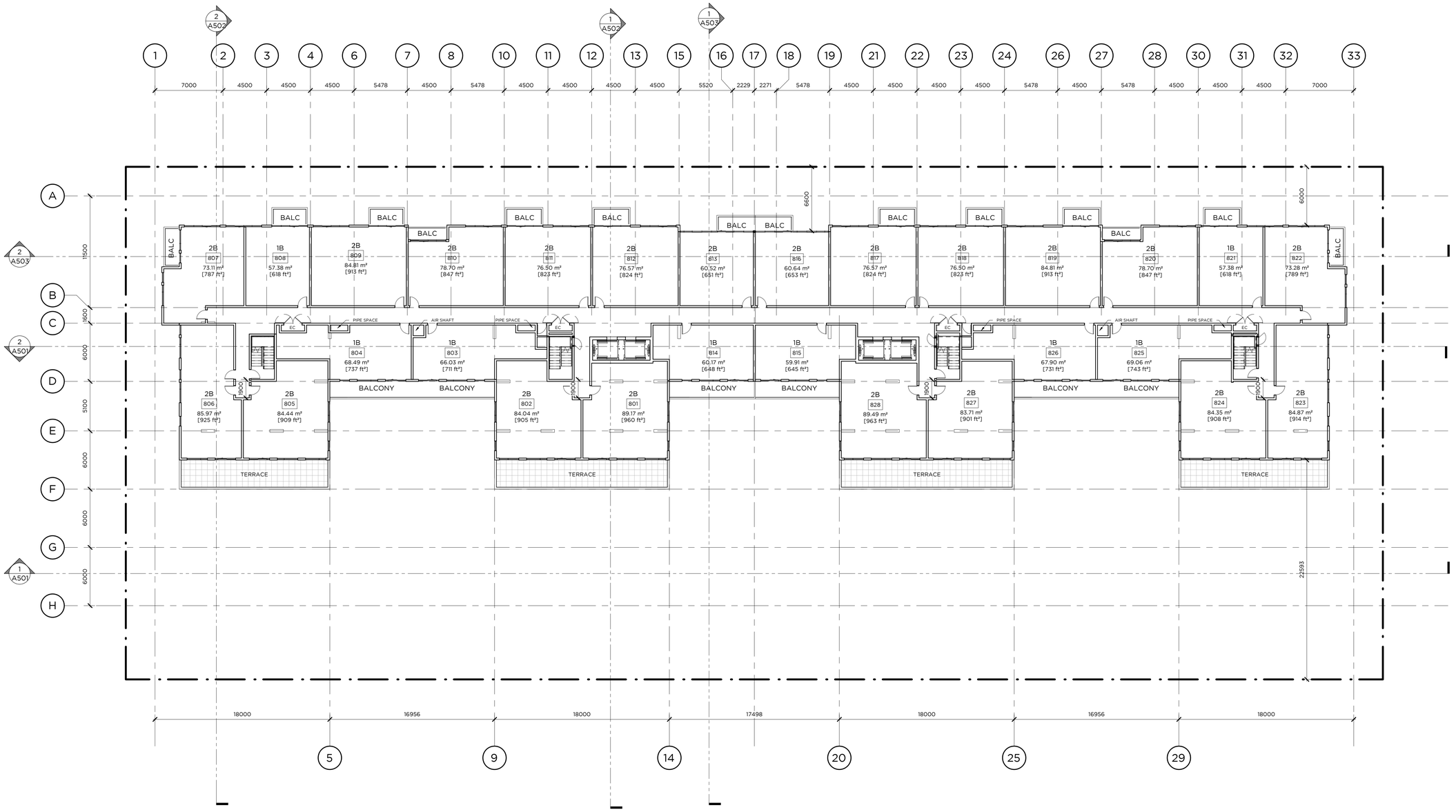
7TH FLOOR PLAN

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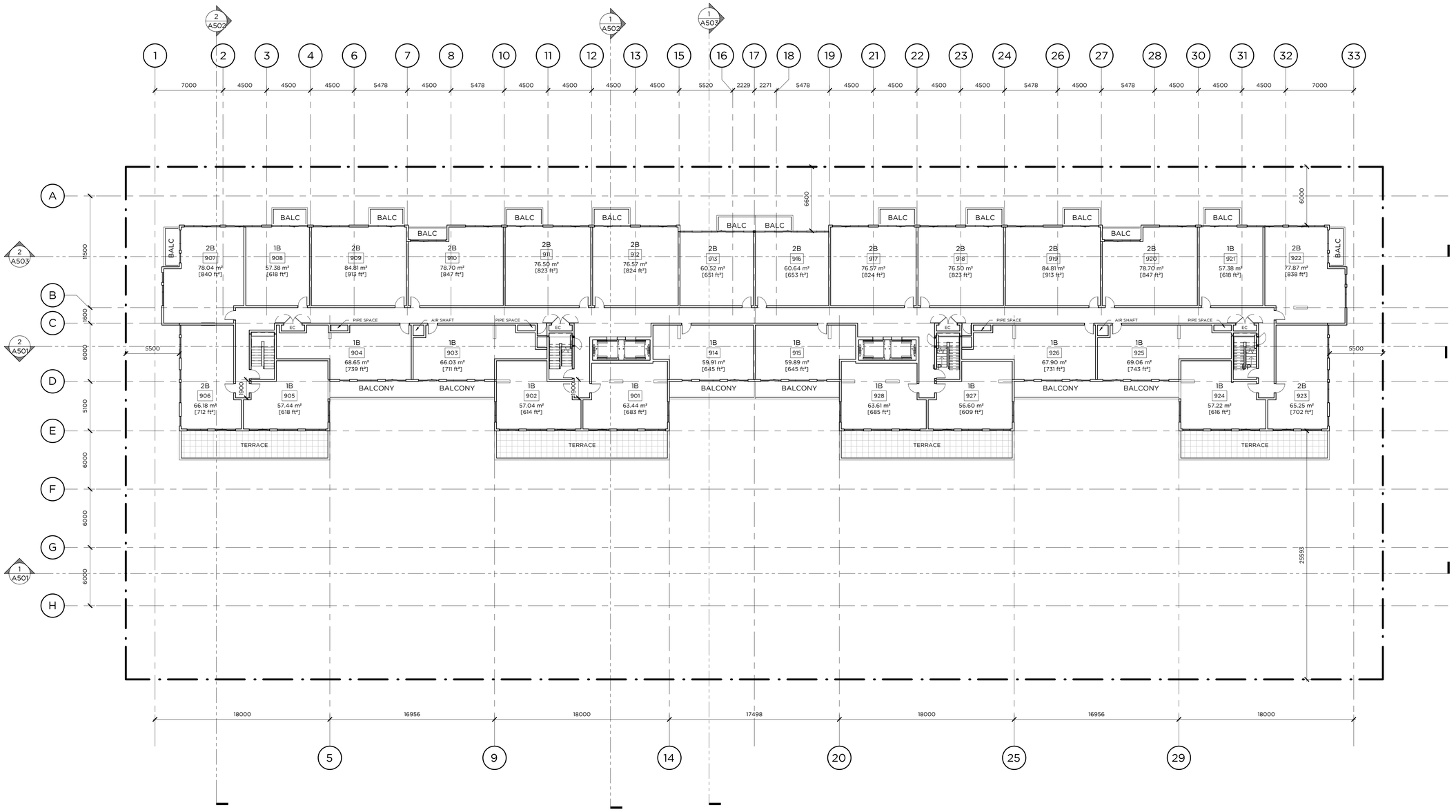
8TH FLOOR PLAN

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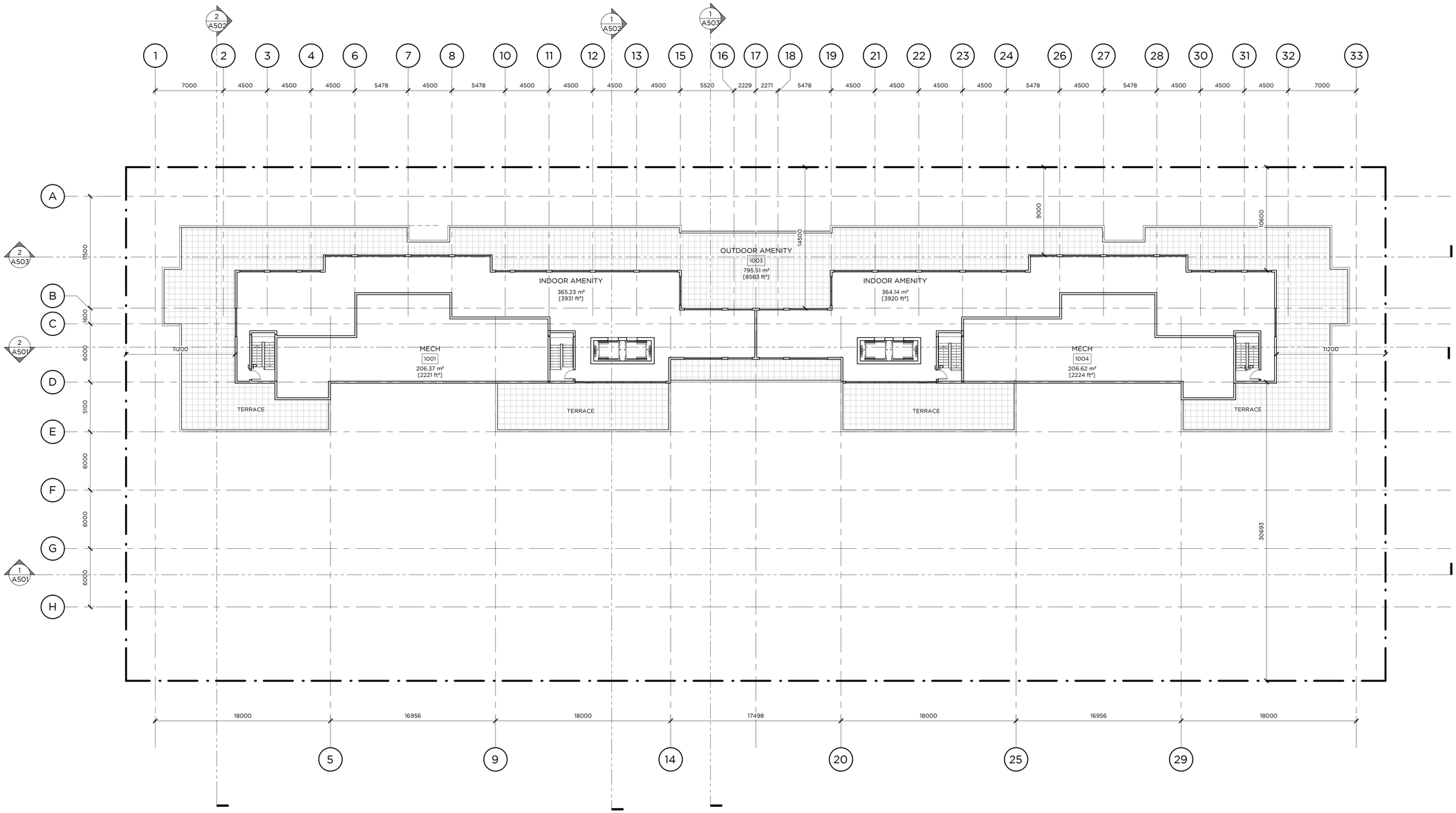
9TH FLOOR PLAN

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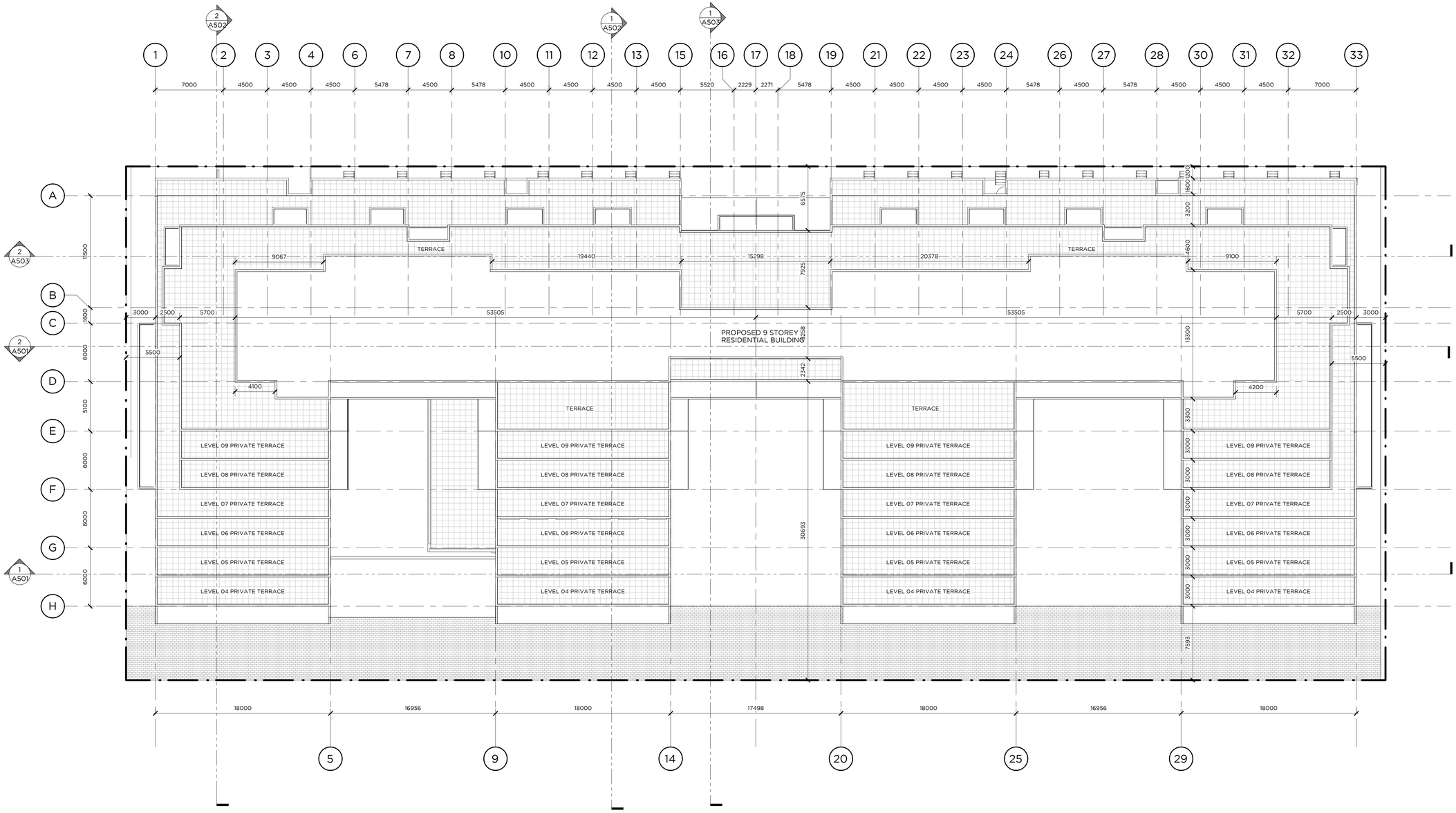
PH FLOOR PLAN

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ROOF PLAN

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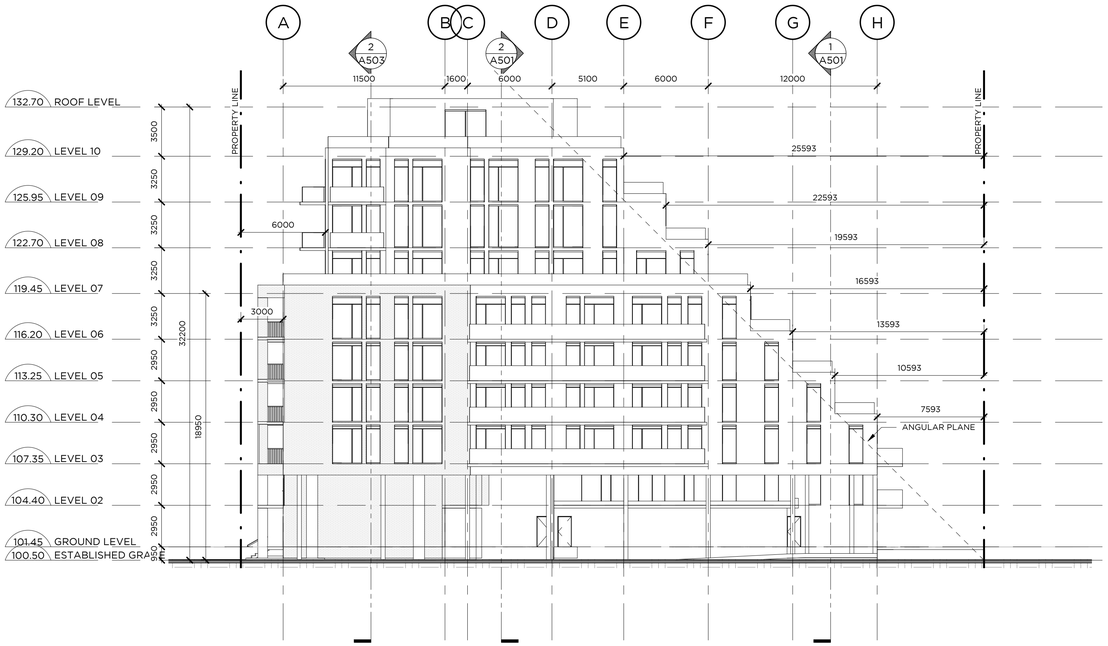
NORTH ELEVATION

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A401

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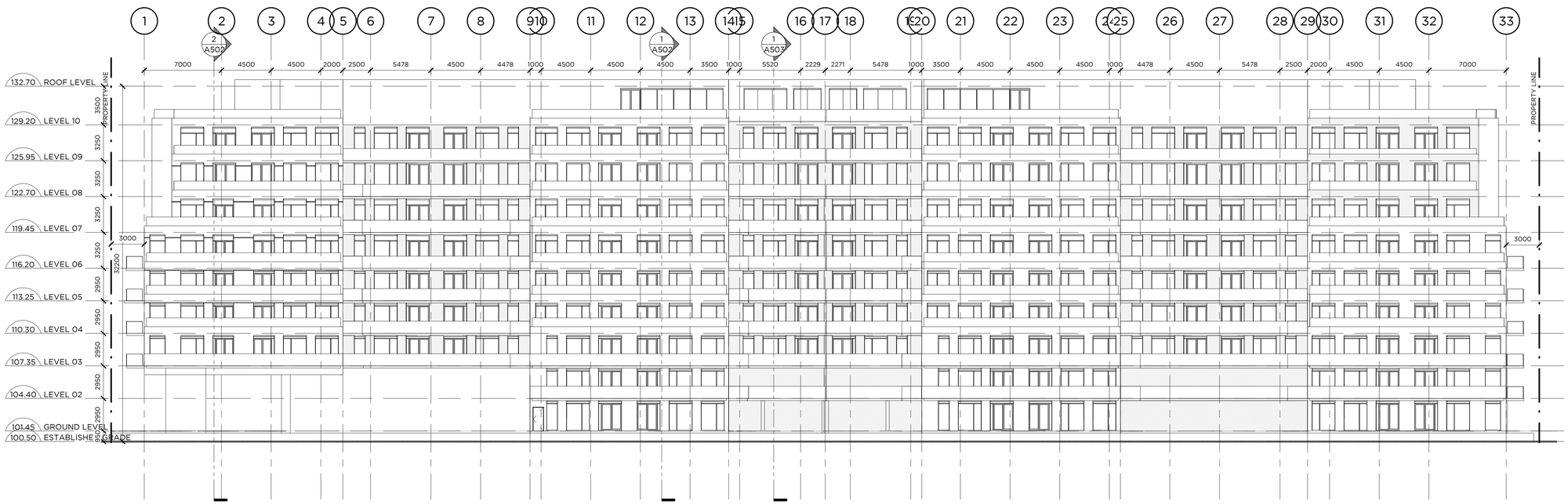
EAST ELEVATION

1 : 200

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INFINITY ENT GROUP

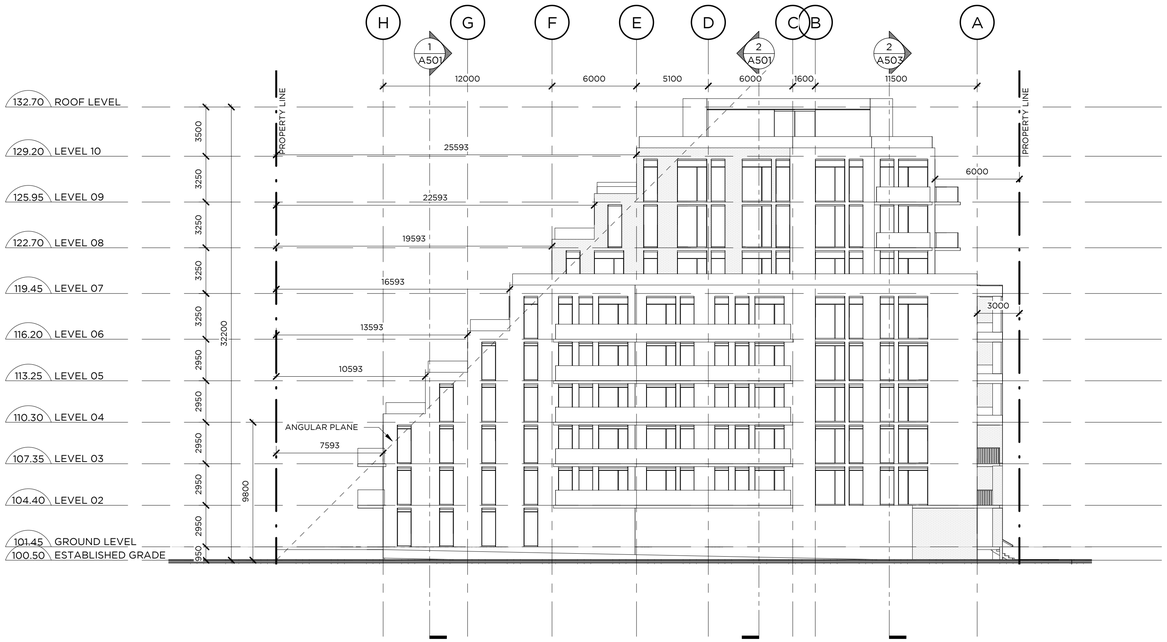
SOUTH ELEVATION

1 : 200

A403

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2021-04-05 9:43:19 AM



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North

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18035

18035 Plains Road

INFINITY 2NT GROUP

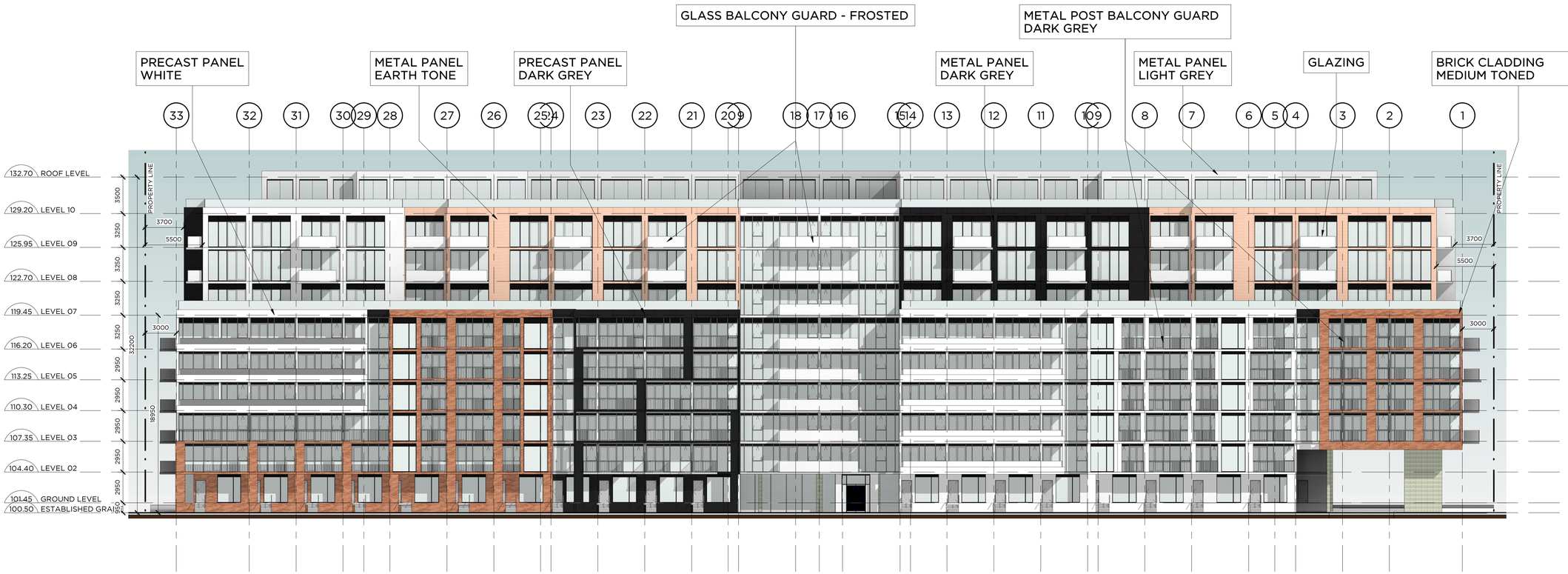
WEST ELEVATION

1 : 200

A404

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INFINITY GROUP

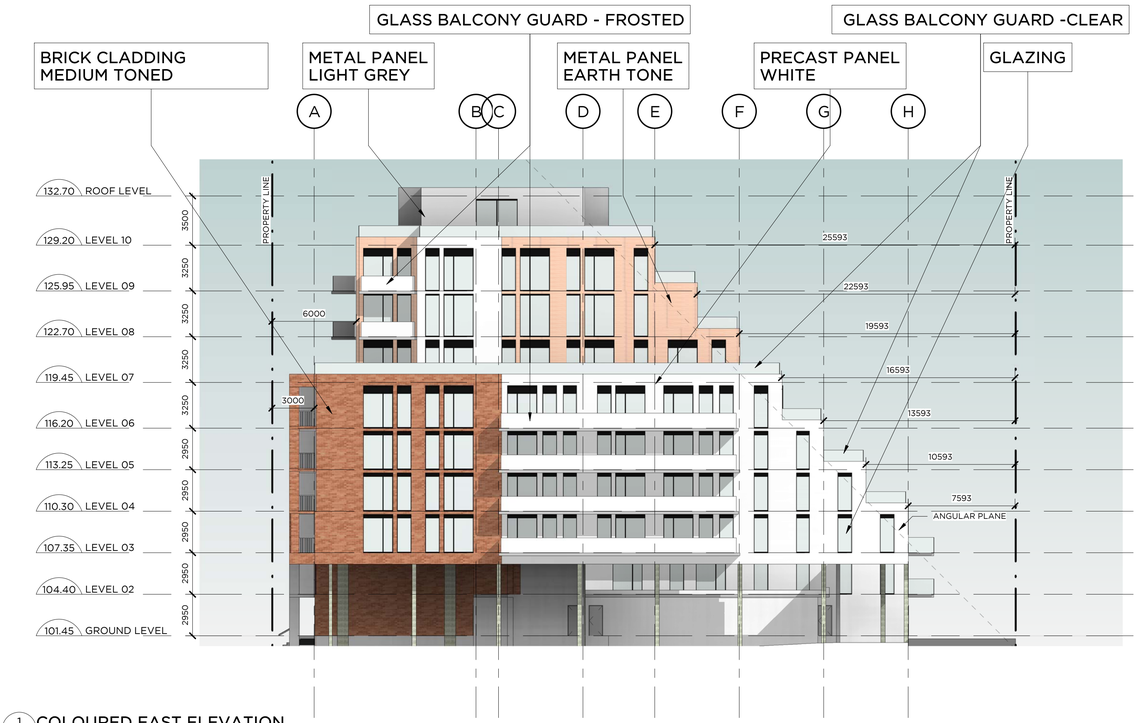
NORTH COLOURED ELEVATION

1 : 200

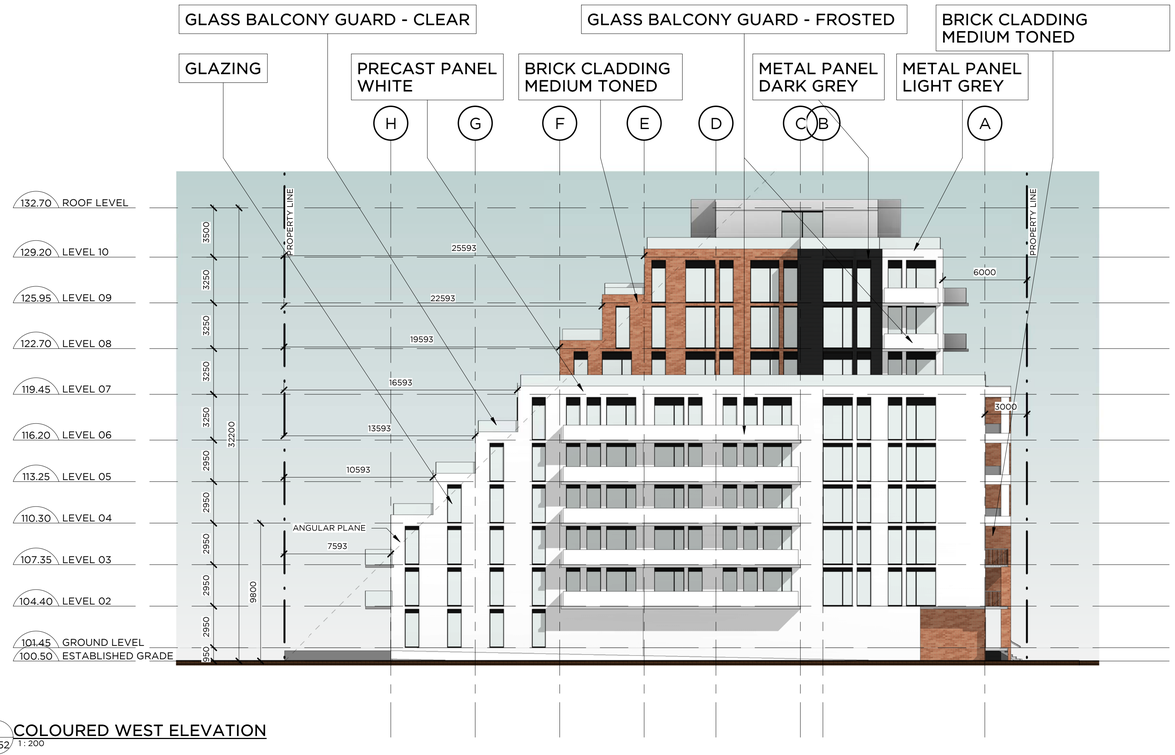
A451

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1 A452 COLOURED EAST ELEVATION
1 : 200



2 A452 COLOURED WEST ELEVATION
1 : 200

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INFINITY GROUP

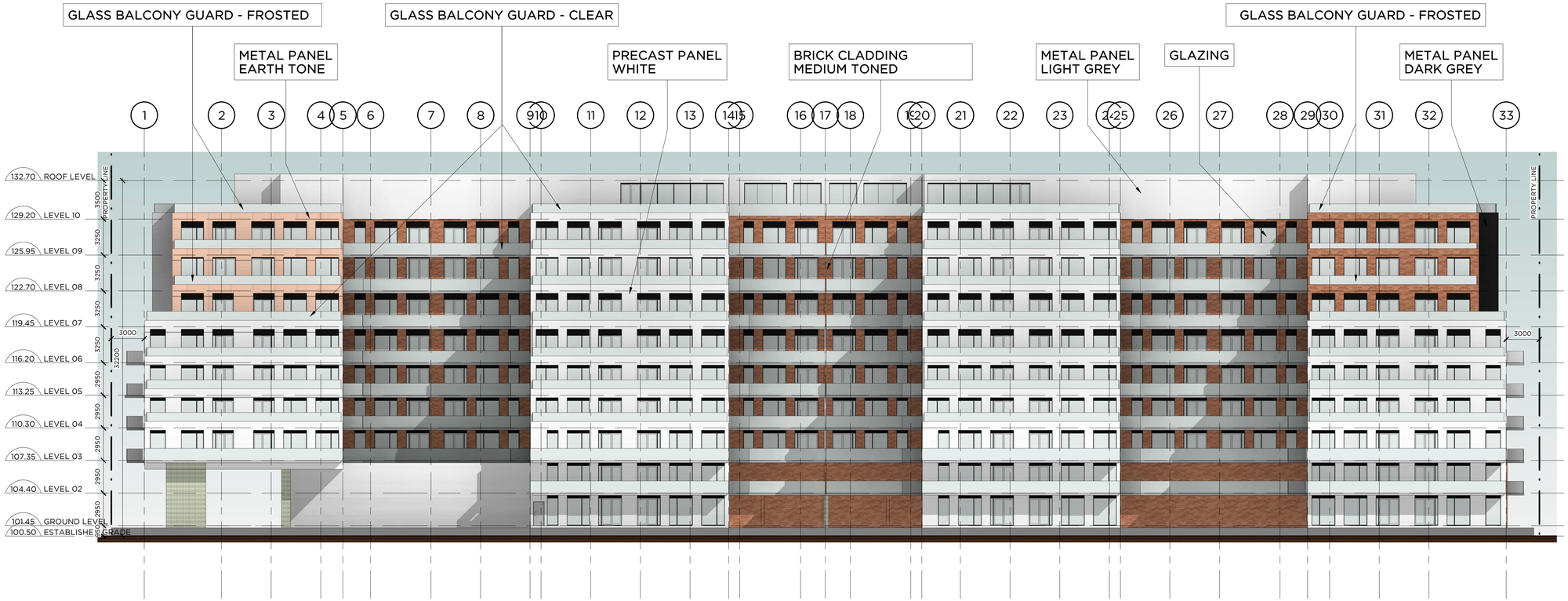
EAST-WEST
COLOURED
ELEVATIONS

1 : 200

A452

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INFINITY GROUP

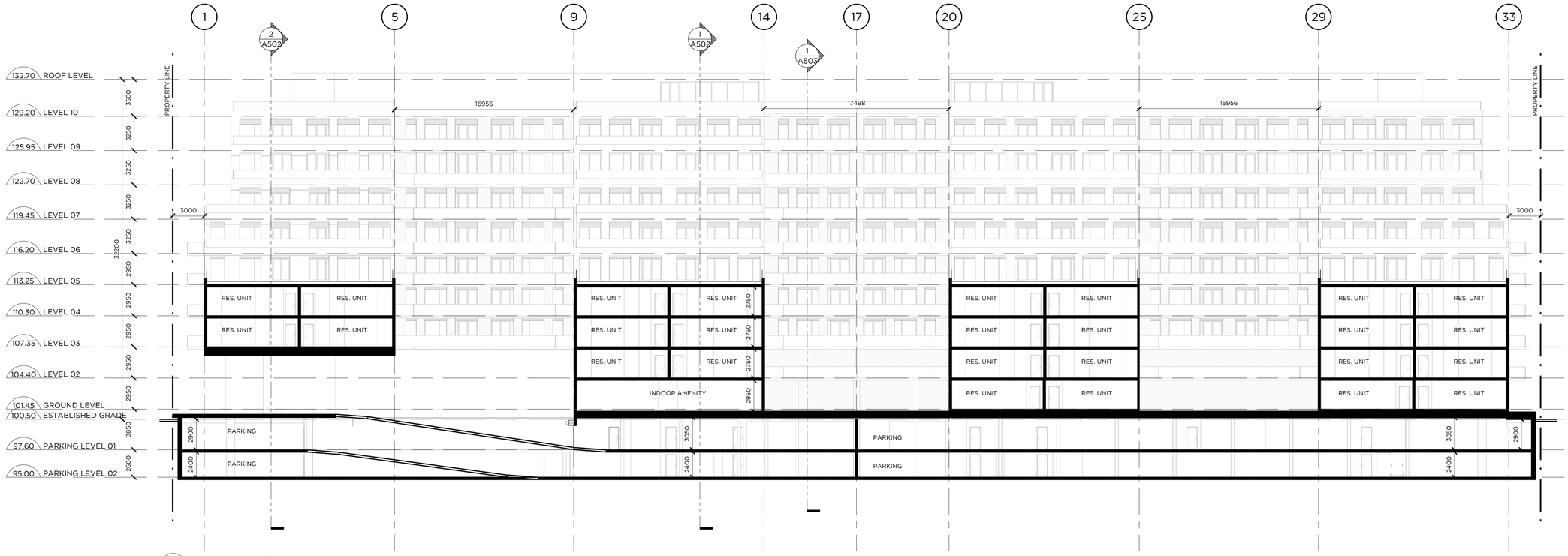
SOUTH COLOURED ELEVATION

1 : 200

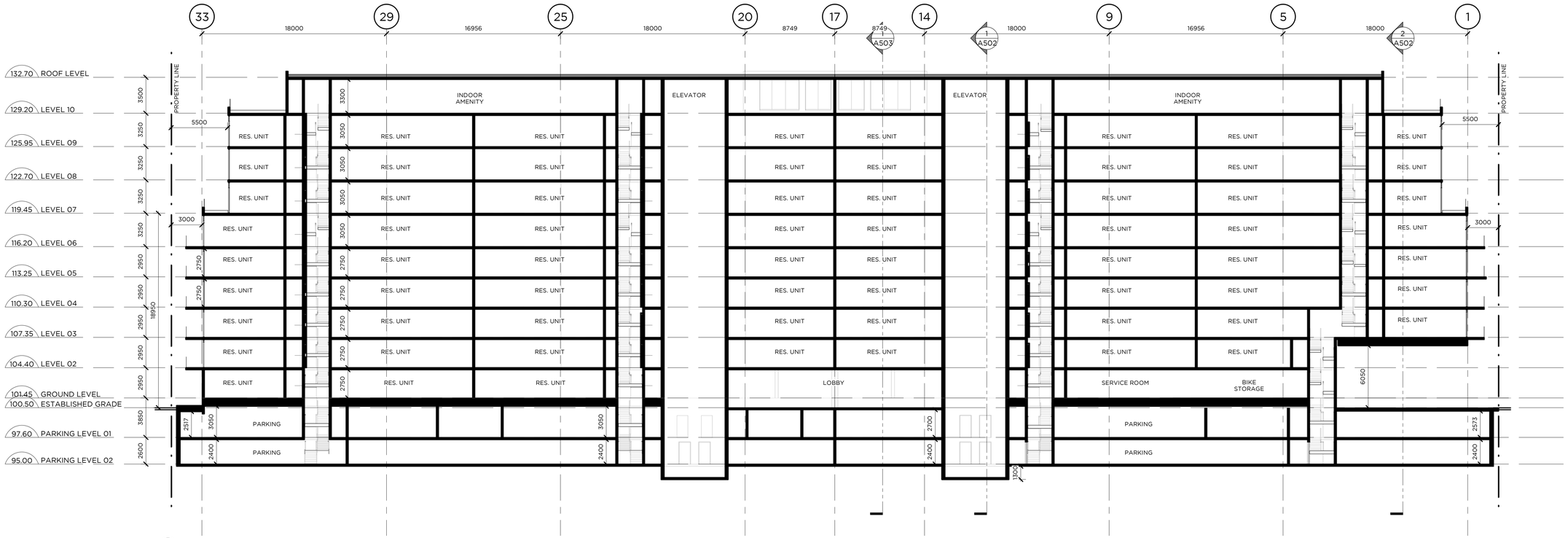
A453

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1 A501 EAST-WEST SECTION 1
1 : 200



2 A501 EAST-WEST SECTION 2
1 : 200

2021-04-05 9:49:12 AM

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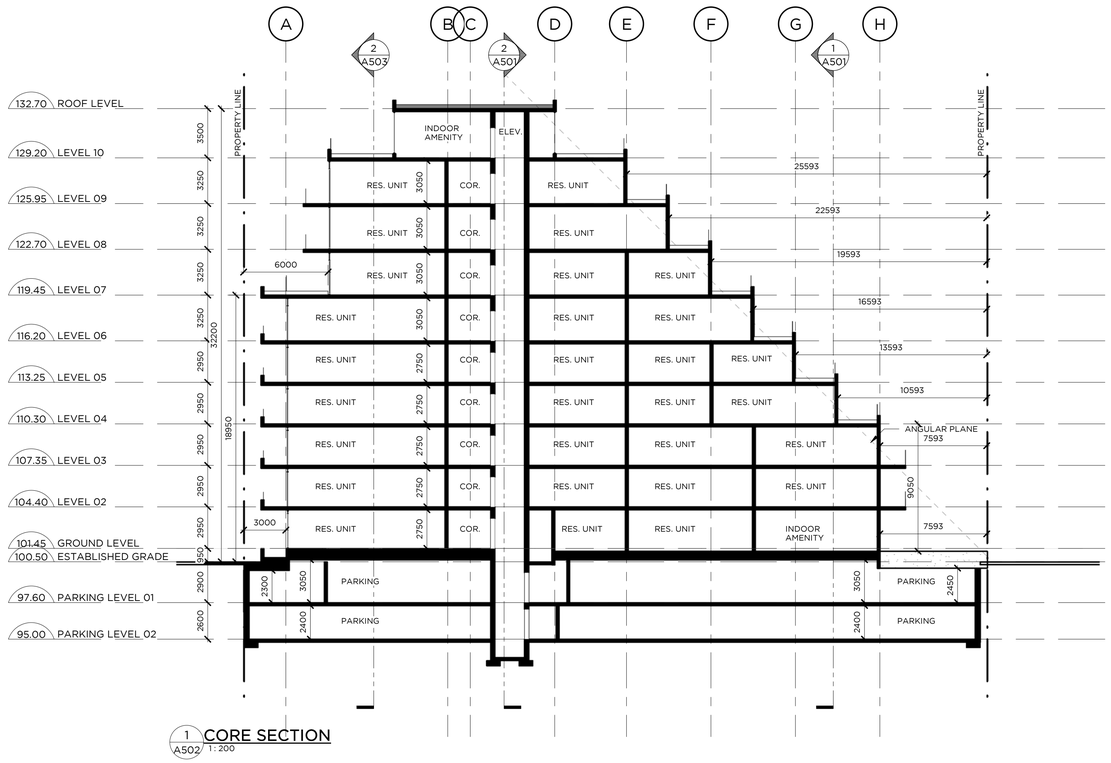
INFINITY GROUP

BUILDING SECTIONS

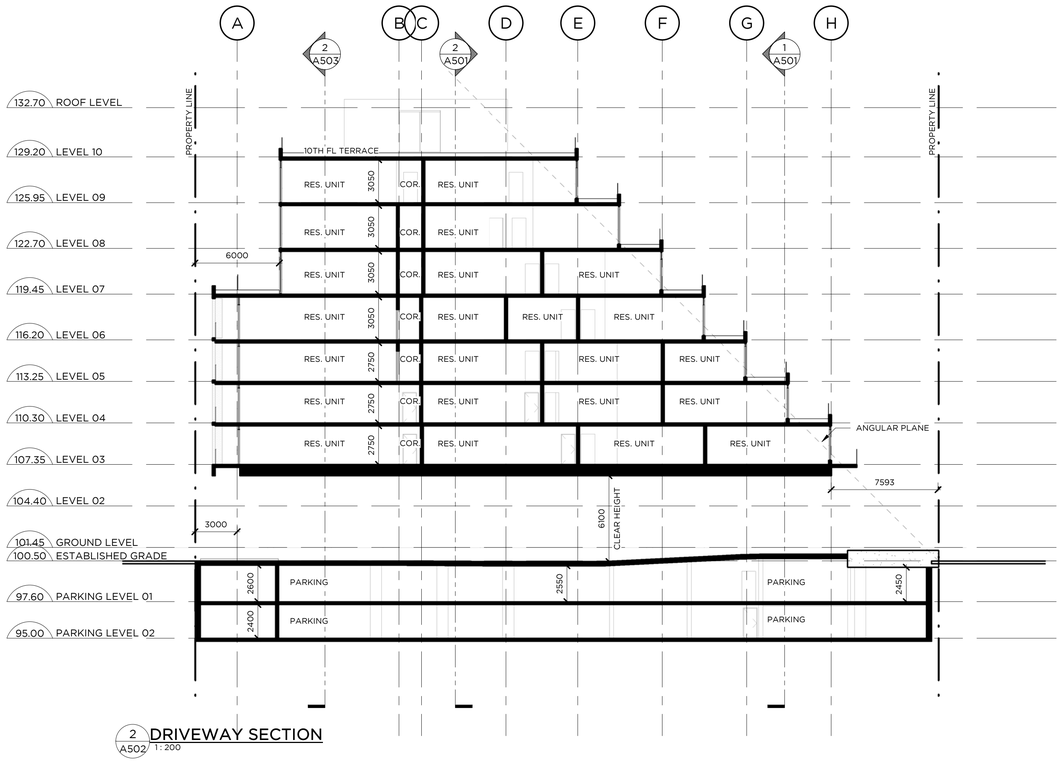
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1 A502 **CORE SECTION**
1 : 200



2 A502 **DRIVEWAY SECTION**
1 : 200

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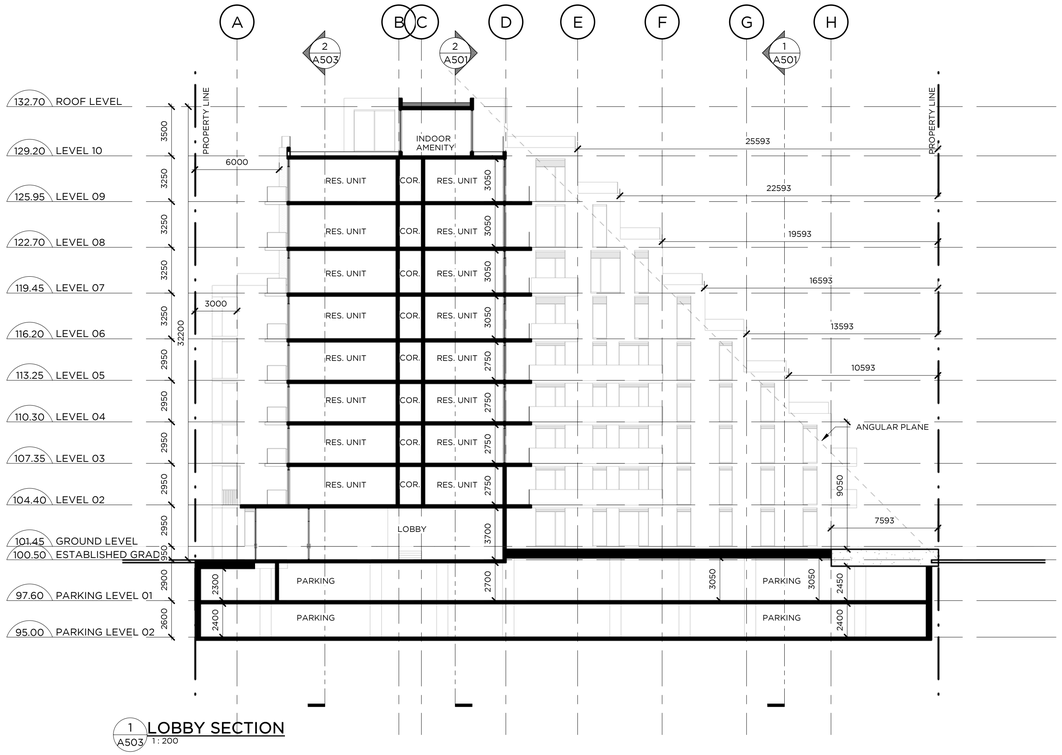
INFINITY 2NT GROUP

BUILDING SECTIONS

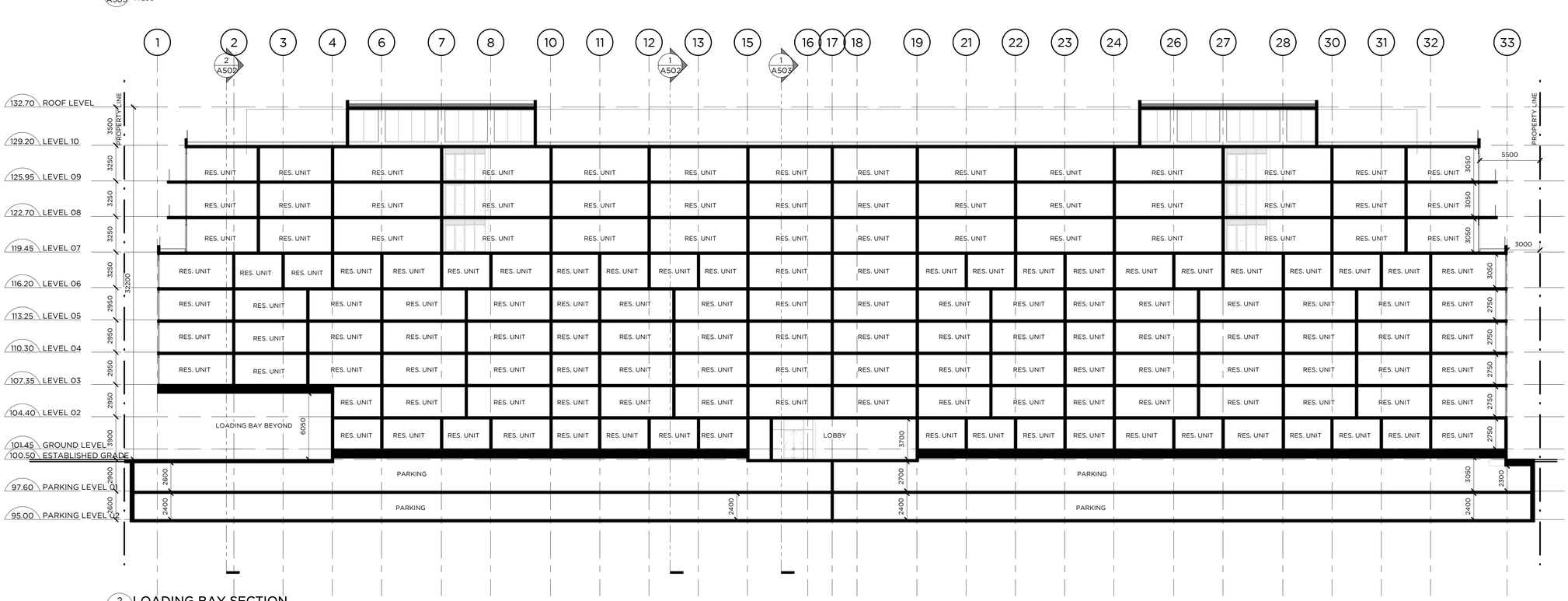
1 : 200

A502

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1 A503 **LOBBY SECTION**
1 : 200



2 A503 **LOADING BAY SECTION**
1 : 200

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INFINITY 2NT GROUP

BUILDING SECTIONS

1 : 200

A503

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