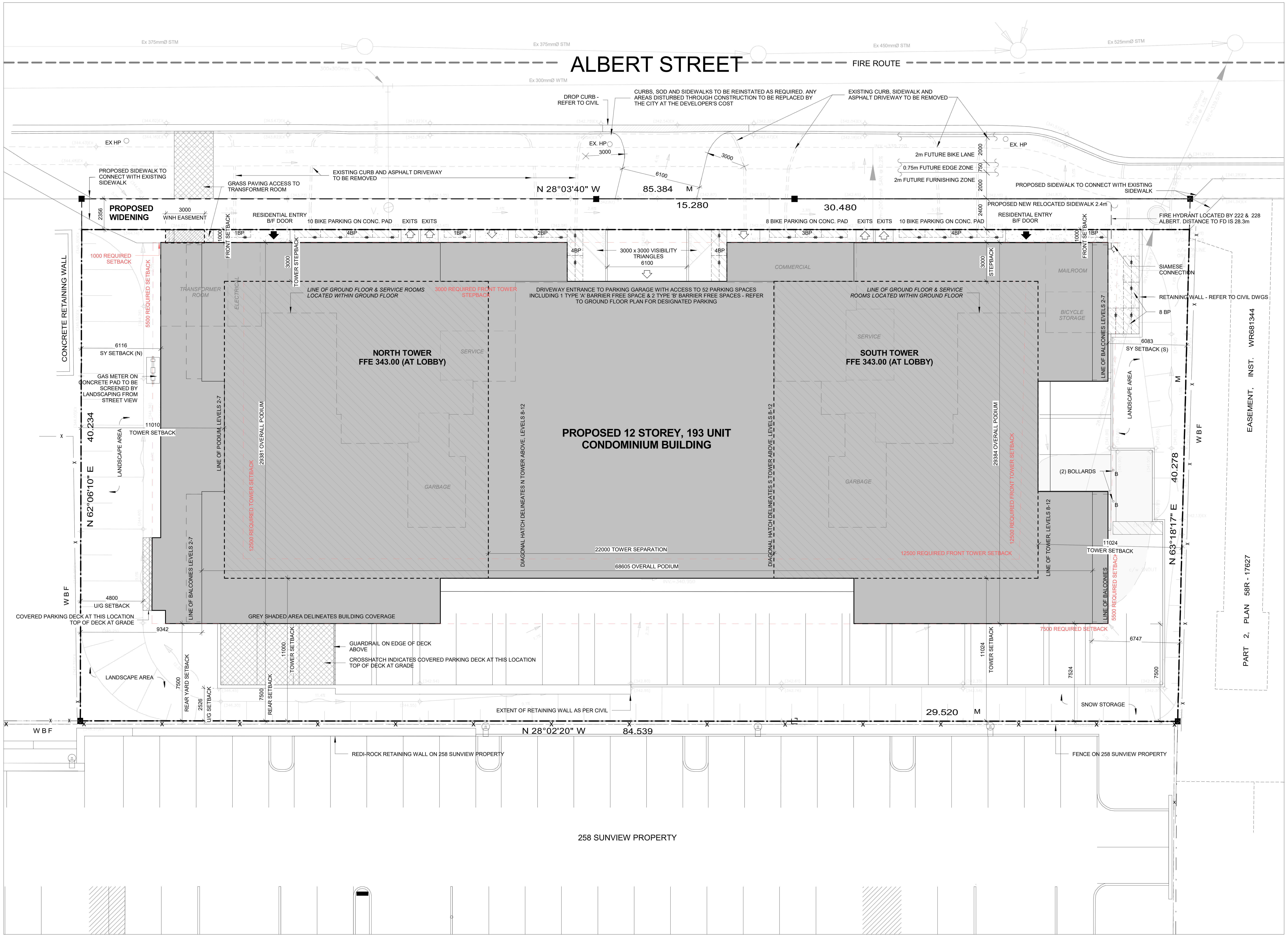


1 / A-SP1 SITE PLAN PRINT
SCALE: 1 : 150

SITE PLAN LEGEND

- PROPERTY BOUNDARIES
- PRINCIPAL FIRE FIGHTERS ENTRANCE
- MAN DOOR LOCATION
- FIRE — FIRE ROUTE
- HYD — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- REQUIRED PROPERTY SETBACKS
- LS — LIGHT STANDARD
- B — BOLLARD
- BL — LED BOLLARD
- CATCH BASIN
- BR — BIKE RACK (POST AND HOOP)

GENERAL NOTES

1. LEGAL DESCRIPTION: PLAN OF SURVEY OF PART OF LOT 6, MUNICIPAL COMPILED PLAN OF SUBDIVISION OF LOT 13, GERMANY COMPANY TRACT, CITY OF WATERLOO, REGION MUNICIPALITY OF WATERLOO. TAKEN FROM SURVEY PREPARED BY GUENTHER RUEB SURVEYING LIMITED, JANUARY 14, 2018.
2. TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
3. PARKING AND SITE LIGHTING FIXTURES WILL BE FULL CUT-OF DIRECTED AWAY FROM ABUTTING PROPERTIES WITH NO GLARE.
4. SNOW STORAGE TO BE LOCATED ON SITE. EXCESS SNOW WILL BE TRUCKED AWAY FROM THE SITE.
5. ALL UNDERGROUND AND ABOVEGROUND (I.E. SIDEWALKS, CURBS, SOD, ROADS) WORKS IN MUNICIPAL R.O.W. TO BE UPGRADED AT 100 OWNER'S COST.
6. HANDICAP ACCESSIBLE ENTRANCE TO BE LOCATED AT THE FRONT ENTRANCE AND UNDERGROUND PARKING GARAGE ACCESS DOOR.
7. BICYCLE STORAGE AREA WILL BE PROVIDED INSIDE THE BUILDING AND OUTDOOR.
8. PARKING CEILING AND INTERIOR PARKING WALL WILL BE PAINTED LIGHT COLOR.
9. ALL LEVELS ARE BARRIER FREE ACCESSIBLE.
10. SITE PLAN, SITE GRADING AND LANDSCAPE PLANS HAVE BEEN COORDINATED.
11. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. ROOF TOP UNITS SHALL NOT BE VISIBLE FROM PUBLIC REALM OR RESIDENTIAL PROPERTIES AND ALL VENTING EQUIPMENT SHALL BE ARCHITECTURALLY INTEGRATED INTO BUILDING FACADE WITH NO EXTERNAL UNITS LOCATED ON BUILDING WALLS.
12. GARBAGE WILL BE STORED INTERNALLY. GARBAGE WILL BE COLLECTED BY PRIVATE SERVICE AT THE SOLE EXPENSE OF THE OWNER.
13. PEDESTRIAN WIND ASSESSMENT TO BE PREPARED BY NOVUS ENVIRONMENTAL.
14. 75m² TOTAL COMMERCIAL SPACE WILL BE PROVIDED.
15. MIN. 25% HABITABLE SPACE PROVIDED AT THE FRONT OF THE BUILIDNG
16. EXTERIOR WALKS THAT FORM PART OF A BARRIER- FREE PATH OF TRAVEL SHALL HAVE A PERMANENT, FIRM AND SLIP-RESISTANT SURFACE AND A TACTILE ATTENTION INDICATOR THAT IS LOCATED TO IDENTIFY AN ENTRY INTO A VEHICULAR ROUTE OR AREA WHERE NO CURBS OR ANY OTHER ELEMENT SEPARATE THE VEHICULAR ROUTE OR AREA FROM A PEDESTRIAN ROUTE.

DETAILS OF DEVELOPMENT : 239 ALBERT STREET

Section	Item	Required	Provided
GENERAL INFORMATION	LEGAL ADDRESS: 229-249 ALBERT STREET		
	ZONING: (H)NMU-12		
	STREET FRONTAGE:	CONVERTIBLE; MIXED USE STREET	
	SITE REGULATIONS	(H)NMU-12 CONVERTIBLE FRONTAGE	
		REQUIRED	PROVIDED
	MIN. LOT FRONTAGE	20 m	85.3 m
	MIN. LOT AREA	1,000 m²	3419.6 m²
	GROSS LOT AREA: (INCLUDES ROAD WIDENING AREA)	3419.678 m²	
	ROAD WIDENING AREA:	201.164 m²	
	NET LOT AREA:	3419.678 m² - 201.164 m² = **3218.514 m²**	
	BUILDING AREA (GFA): TOTAL EXCLUDING PARKING	TOWERS (6-12): 6,524 m² + 170 m² PH PODIUM (2-5): 6,712 m² GROUND: 622 m² (INT.) 1,374 m² (PARKING) TOTAL : 14,028 m² (150,941 sf)	
	GROUND FLOOR HABITABLE SPACE (MIN. 25%):	473.6 m² / 1675.44 m² = 28.2% (CALCULATION EXCLUDES SERVICE AND GARBAGE ROOMS)	
	BUILDING COVERAGE	1950.8 m² / 3218.5 m² = 60.6%	
	TOTAL NUMBER OF BEDS:	193	
	TOTAL NUMBER OF UNITS:	193	
SETBACKS	FRONT YARD SETBACK	MIN. 1.0 m / MAX. 5.0 m	1.0 m
	SIDE YARD SETBACK (N)	5.5 m	6.1 m
	SIDE YARD SETBACK (S)	5.5 m	6.0 m
	REAR YARD SETBACK	7.5 m	7.5 m
UNDERGROUND (U/G) SETBACKS	MIN. GROUND FLOOR HEIGHT	4.5 m	5.2 m
	U/G EAST SETBACK (front)	1	1 m
	U/G WEST SETBACK (rear)	0	2.5 m
	U/G NORTH SETBACK (side)	0	4.8 m
	U/G SOUTH SETBACK (side)	0	N/A
		REQUIRED	PROVIDED
DENSITY	NMU-12: min. 250 bedrooms per hectare / max. 600 bedrooms per hectare	250 x 0.3218514 ha = 80 / 600 x 0.3218514 ha = **193**	**193 PROVIDED**
ACCESS	MIN. NUMBER OF ENTRANCES TO GROUND FLOOR one (1) for every fifteen (15) m of front building facade length	Building facade is 73 m 5 required	**8 PROVIDED**
	MAX. NUMBER OF VEHICULAR ENTRANCES WITHIN FRONT YARD	Allowed 1	1 entrance
HEIGHT	PODIUM REQUIREMENT WITHIN NMU-12	max. Podium 20m / min. Podium 10.5m	19.6 m
	STOREYS	12	12
	BUILDING HEIGHT	max. 40m NMU-12 (+1.5 m as per 37.2.4.2) / min.10.5m NMU-12	39.8 m
TOWER INFORMATION	MIN. FRONT BUILDING STEPBACK FROM PODIUM	3 m	3 m
	MAX. TOWER FOOTPRINT	800 m²	465 m²
	MIN. TOWER SEPARATION FROM AN INTERIOR LOT LINE OR REAR LOT LINE	N. Yard: 12.5 m S. Yard: 12.5 m W. Yard: 12.5 m	N. Yard: 11 m S. Yard: 11 m W. Yard: 11 m
	TOWER SEPARATION	25 m	22 m
	MAX. HORIZONTAL TOWER DIMENSION	35 m	22.9 m
		REQUIRED	PROVIDED
PARKING	PARKING REQUIREMENT: Residential: 0.2 spaces per bedroom Visitor: 0.05 spaces per bedroom	0.2 x 193 = 39x 0.05 x 193 = 10 Total: 49	49
	PARKING NON-RESIDENTIAL: 4 spaces per 100 m² floor area; 74.5 m² (commercial provided)	74.5 m² x 4/100m² (3 required)	3 **52 TOTAL**
	B.F. PARKING		3 B.F. spaces 1 type 'A' 2 type 'B'
	MIN. BIKE PARKING: 0.25 bikes per bedroom / 1 per 1,000m² of commercial area	**193 beds** x 0.25 = 49 spaces 1 for commercial	16 indoor bikes 34 outdoor bikes Total:50 bikes
LANDSCAPE	LANDSCAPED OPEN SPACE	30% 965.55 m²	36% Ground: 699 m² Rooftop: 470 m² Total: 1169 m²
	GARBAGE ENCLOSURE	INSIDE	
AMENITY	ROOFTOP AMENITY AREA (<22m ABOVE GRADE)	470m²	
	BALCONY AREA	601m²	
	TOTAL AMENITY AREA		Total: 1071 m²
	COMMON AMENITY AREA %		470m²/1071m²= 43%

SITE DATA AND NOTES

PG DESIGN STUDIO INC

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT AND ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL DRAWINGS, DETAILS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. ANY UNAUTHORIZED USE OF THE DRAWINGS, DETAILS AND SPECIFICATIONS IS PROHIBITED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

REVISIONS:

NO.	DATE	REVISED FOR	CH	BY

ISSUES

NO.	DATE	ISSUED FOR	CH	BY
C	2018.12.21	SPA COMMENT RESPONSE		
B	2018.09.11	SPA RESUBMISSION		
A	2018.07.10	SITE PLAN APPROVAL		

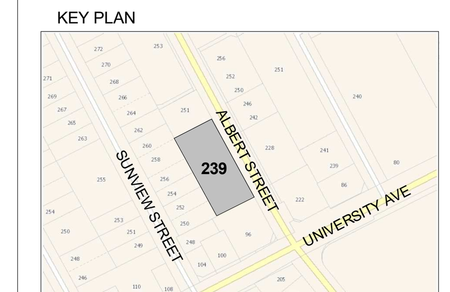
PLOT DATE: 2019-01-25 4:12:50 PM

NORTH: TN N

STAMP: ONTARIO ASSOCIATION OF ARCHITECTS — SIMONA GOJSEVIC LICENCE 7778

LEGEND:

KEY PLAN



CLIENT: 239 ALBERT INC

JOB TITLE: 239 ALBERT
239 ALBERT STREET
WATERLOO, N2L 3T7

DRAWING TITLE: SITE PLAN

DRAWN BY: MY	CHECKED BY: DC	PROJECT NUMBER: 18-239
DESIGNED BY: AC	APPROVED BY: SG	DATE: 2018.09.11

SCALE: As indicated
DIVISION NUMBER: 00 01 25 S
DRAWING NUMBER: A-SP1

C:\Users\Achouinard.PGNET\Documents\00 01 25 SP 18-239 Site Plan_achouinard.rvt