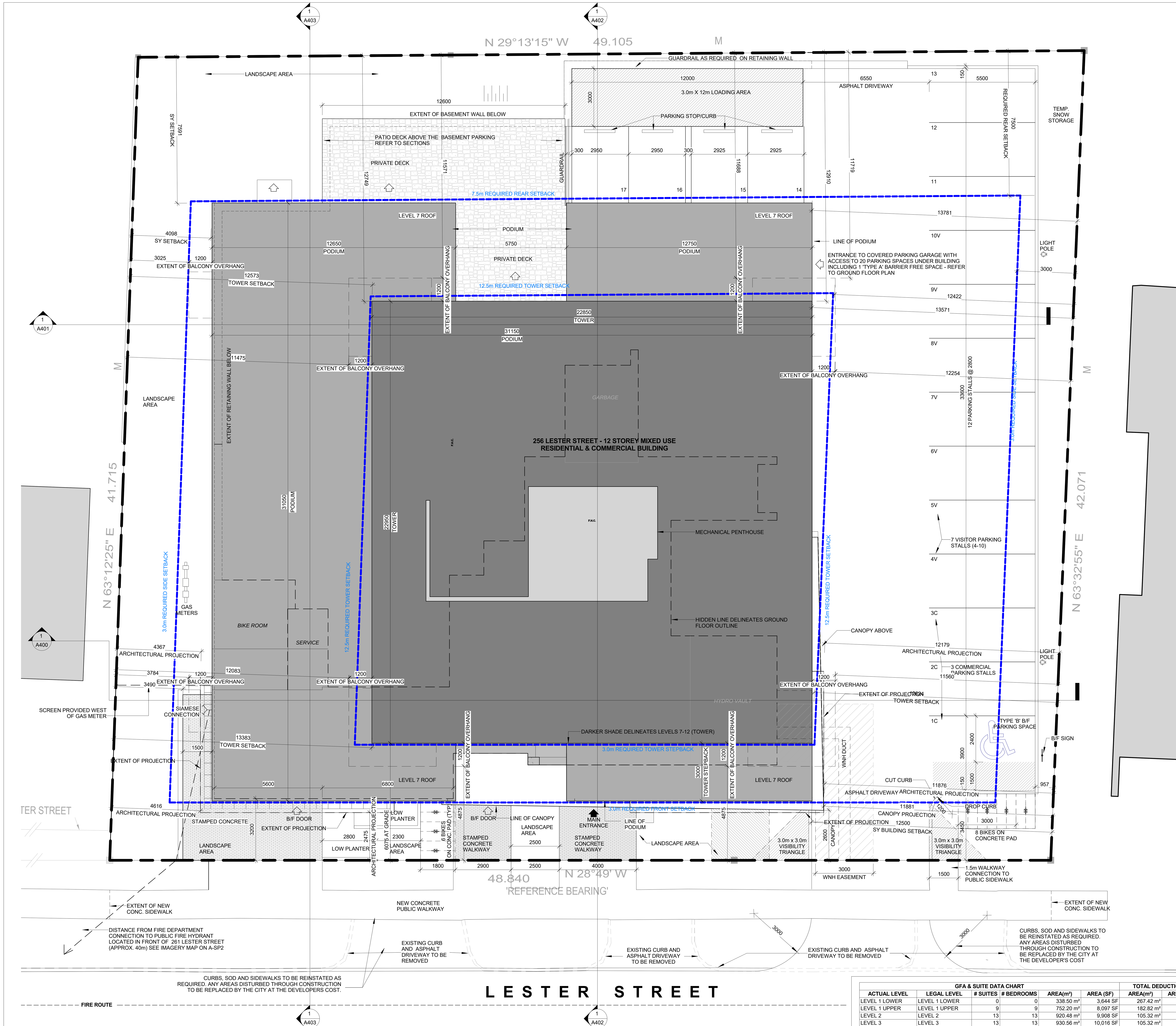

SITE PLAN

A-SP1 SCALE: 1 : 100

SITE PLAN LEGEND

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

DETAILS OF DEVELOPMENT
254, 256 and 258 LESTER STREET

DATA	REQUIRED	PROVIDED
ZONING	H(NMU-12)	
SITE SPECIFIC ZONING	N/A	
GROSS LOT AREA (m²)	2,049.76 m²	
AREA OF ROW & DLT (m²)	0 m²	
MIN. LOT AREA (m²)	1,000 m²	2,049.76 m²
MIN. LOT FRONTAGE	20 m	48.8 m

			STREET TYPE	FRONTAGE
FRONT YARD (FY): LESTER STREET			RESIDENTIAL STREET	NEIGHBORHOOD FRONTAGE
SETBACKS	GROUND FLOOR	FY (m) LESTER STREET NEIGHBORHOOD FRONTAGE	min. 3.0 m / max. 6.0 m	3.0 m
		SOUTH SY (m)	min. 3 m	12.6 m
		NORTH SY (m)	min. 3 m	4.09 m
		RY (m)	min. 7.5 m	7.5 m
	U/G	FY (m)	3.0 m	N/A
		SOUTH SY (m)	0 m	N/A
		NORTH SY (m)	0 m	4.2 m
		RY (m)	0 m	2.3 m
	CANOPY	FRONT (m)	0 m	2.2 m
		FLANKAGE (m)	0 m	N/A
		ARCHITECTURAL FEATURE ENCROACHES 1.0m AT THE FRONT		

		REQUIRED	PROVIDED
DENSITY (BEDROOM / ha.)	H(NMU-12)	max. 600 / min. 250	595
NUMBER OF BEDROOMS		max. 122 / min. 52	122
NUMBER OF UNITS		N/A / N/A	122

			REQUIRED	PROVIDED
BUILDING AREA (m²)			N/A	940.46 m²
BUILDING COVERAGE(%)			N/A	45.8 %
NUMBER OF STOREYS			12	12
BUILDING HEIGHT (m)	LESTER STREET NEIGHBORHOOD FRONTAGE	H(NMU-12)	max. 40 m / min. 10.5 m	36.8 m
	PODIUM HEIGHT (m)	H(NMU-12)	max. 20 m / min. 10.5 m	20 m
	GROUND FLOOR HEIGHT (m)		RECOMMENDED 4.5 m	5.5 - 6.0 +/- m
TOWER	TOWER FOOTPRINT (m²)		max.800 m²	525 m²
	TOWER SEPARATION TO INTERIOR LOT LINE		East Lot Line:12.5 m	12.5 m
			North Lot Line:12.5 m	12.5 m
			South Lot Line:12.5 m	12.5 m
	MIN. BUILDING STEP BACK FROM THE PODIUM FACING STREET		3 m	3 m
	MAX. HORIZONTAL TOWER DIMENSION		max. 35 m	22.7 m

	REQUIRED	PROVIDED
LANDSCAPE AREA (m²) (Including Roof Top Gardens)	Ground:	625.95m²
	Rooftop:	0
	615 m²	618.4 m²
LANDSCAPE AREA (%)	30%	30.2%
GARBAGE ENCLOSURE	INSIDE	

	REQUIRED	PROVIDED
LESTER STREET NUMBER OF VEHICULAR ACCESSES	1	1
LESTER STREET STREET ENTRANCES TO GROUND FLOOR: 1 per 15m	32.0m² 3 FRONTAGE ENTRANCES	3

		REQUIRED	PROVIDED
PARKING SPACES	RESIDENTIAL (0.20 per 1 bedroom)	0.2x122=24.4	25
	VISITOR (0.05 per bedroom)	0.05x122=6.1	7
	COMMERCIAL (4 per 100m²)	3 FOR 71 m²	3
	TOTAL	35	35
	ABOVE GROUND PARKING:		17
	UNDER GROUND PARKING:		18
	BARRIER FREE SPACES	5% OF 35=1.8	2
BIKE PARKING	RESIDENTIAL (0.25 per bedroom)	0.25x122=30.5	31
	NON RESIDENTIAL (1 PER 1,500 m²)	1	1
	TOTAL	32	32
	OUTDOOR BIKE PARKING:		22
	INDOOR BIKE PARKING:		10

SITE DATA CHART

GENERAL NOTES

1. LEGAL DESCRIPTION: LOTS 46, 47 & 48, REGISTERED PLAN 856, CITY OF WATERLOO. TAKEN FROM SURVEY PREPARED BY GUENTHER RUEB SURVEYING LIMITED, JANUARY 11, 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 MAIN FRONT ENTRANCE DOOR, COMMERCIAL UNIT AND ACCESS TO AMENITY SPACE.
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. MAX. 75 m² TOTAL COMMERCIAL SPACE WILL BE PROVIDED.
14. MIN. 25% HABITABLE SPACE PROVIDED AT GROUND FLOOR FOR THE ENTIRE FRONTAGE OF THE BUILDING
15. 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.

GFA & SUITE DATA CHART

ACTUAL LEVEL	LEGAL LEVEL	# SUITES	# BEDROOMS	AREA(m²)	AREA (SF)	TOTAL DEDUCTIONS AREA(m²)	TOTAL DEDUCTIONS AREA (SF)	NET GFA AREA(m²)	NET GFA AREA (SF)
LEVEL 1 LOWER	LEVEL 1 LOWER	0	0	338.50 m²	3,644 SF	267.42 m²	2,879 SF	71.08 m²	765 SF
LEVEL 1 UPPER	LEVEL 1 UPPER	9	9	752.20 m²	8,097 SF	182.82 m²	1,968 SF	569.39 m²	6,129 SF
LEVEL 2	LEVEL 2	13	13	920.48 m²	9,908 SF	105.32 m²	1,134 SF	815.16 m²	8,774 SF
LEVEL 3	LEVEL 3	13	13	930.56 m²	10,016 SF	105.32 m²	1,134 SF	825.23 m²	8,883 SF
LEVEL 4	LEVEL 5	13	13	940.46 m²	10,123 SF	105.32 m²	1,134 SF	835.14 m²	8,989 SF
LEVEL 5	LEVEL 6	13	13	940.46 m²	10,123 SF	105.32 m²	1,134 SF	835.14 m²	8,989 SF
LEVEL 6	LEVEL 7	13	13	930.39 m²	10,015 SF	105.32 m²	1,134 SF	825.07 m²	8,881 SF
LEVEL 7	LEVEL 8	8	8	524.41 m²	5,645 SF	76.57 m²	824 SF	447.84 m²	4,821 SF
LEVEL 8	LEVEL 9	8	8	524.41 m²	5,645 SF	76.57 m²	824 SF	447.84 m²	4,821 SF
LEVEL 9	LEVEL 10	8	8	524.41 m²	5,645 SF	76.57 m²	824 SF	447.84 m²	4,821 SF
LEVEL 10	LEVEL 11	8	8	524.41 m²	5,645 SF	76.57 m²	824 SF	447.84 m²	4,821 SF
LEVEL 11	LEVEL 12	8	8	524.41 m²	5,645 SF	76.57 m²	824 SF	447.84 m²	4,821 SF
LEVEL 12	PENTHOUSE LEVEL	8	8	524.41 m²	5,645 SF	76.57 m²	824 SF	447.84 m²	4,821 SF
LEVEL 13	MECH. PH.	0	0	38.76 m²	417 SF	38.76 m²	417 SF	0.00 m²	0 SF
TOTAL		122	122	8938.26 m²	96,211 SF	1475.02 m²	15,877 SF	7463.24 m²	80,334 SF

COMMERCIAL AREA

BUILDING	AREA(m²)	AREA (SF)
256 LESTER STREET, WATERLOO ON	71.08 m²	765 SF
TOTAL	71.08 m²	765 SF

AMENITY AREAS

NAME	AREA (m²)	AREA(SF)
B/F WASHROOM	8.74 m²	94.03 SF
LAUNDRY	14.76 m²	158.88 SF
LOUNGE	18.87 m²	203.09 SF
LOUNGE	27.92 m²	300.57 SF
TOTAL	70.29 m²	756.58 SF

COVERED PARKING

LEVEL	AREA (m²)	AREA(SF)
LEVEL 1 LOWER	574.23 m²	6,181.00 SF

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 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	2018.08.08	SITE PLAN RESUBMISSION		
B	2018.07.11	SITE PLAN SUBMISSION		
A	2018.05.23	SITE PLAN PRE-CONSULTATION		

PLOT DATE: 2018-08-08 1:25:19 PM

NORTH: TN

STAMP: ONTARIO ASSOCIATION OF ARCHITECTS 2018/08/08 SIMONA GOJSEVIC LICENCE 7778

LEGEND:

CLIENT: 256 LESTER INC.

JOB TITLE: 256 LESTER, 122 UNIT APARTMENT BUILDING
256 LESTER STREET WATERLOO, ONTARIO.

DRAWING TITLE: SITE PLAN

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
NA	SG	18-256
DESIGNED BY: SG	APPROVED BY: SG	DATE: JULY 2018

SCALE: As indicated

DRAWING NUMBER: A-SP1

DIVISION NUMBER:

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