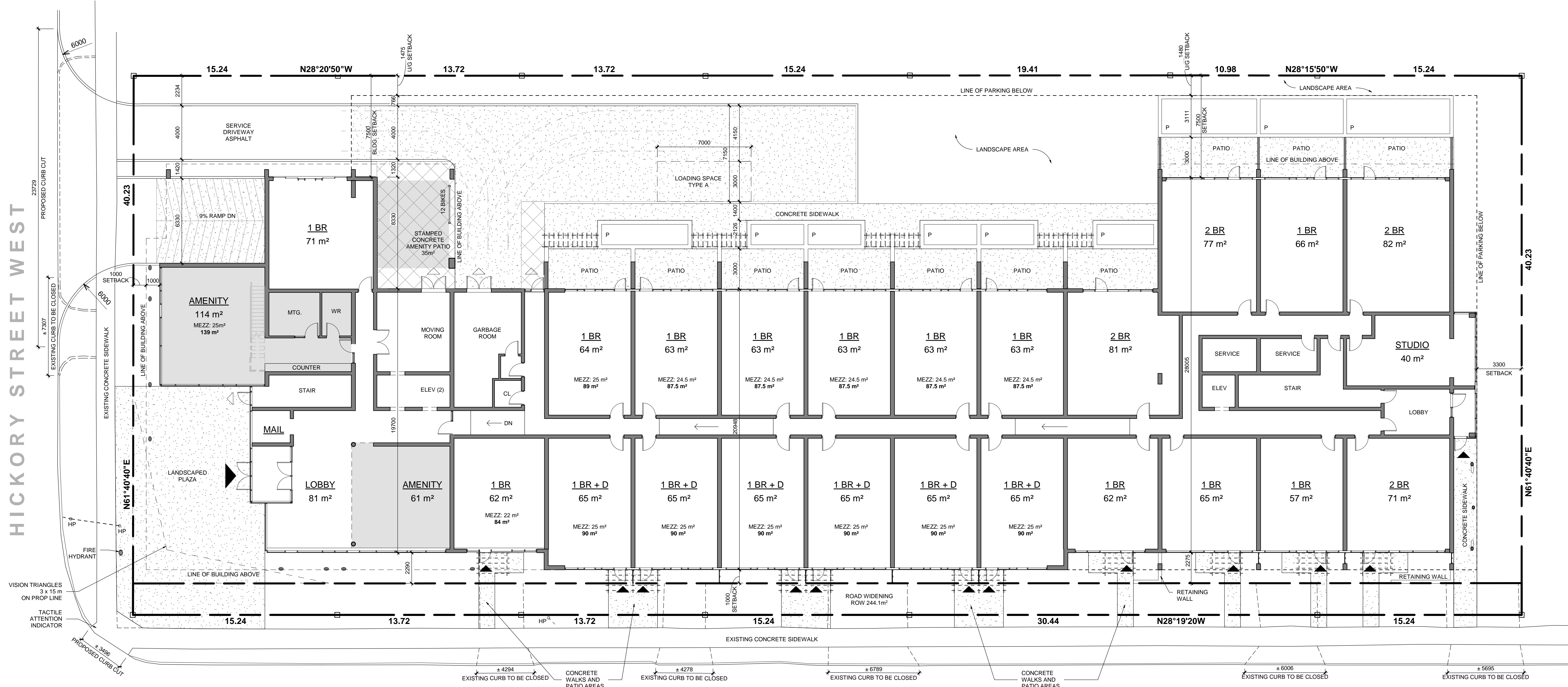


HICKORY STREET WEST



SITE PLAN
SCALE: 1:150



AVERAGE HEIGHT SECTION
SCALE: 1:300

BUILDING STATISTICS

FLOOR	STUDIO	1 BED	1 BED + DEN	2 BED	2 BED + DEN	UNITS PER FLOOR	BEDS PER FLOOR	PARKING	GROSS (m²)	NET AREA (SALEABLE)	EFFIC. %
BASEMENT								84	3324	--	--
GROUND (W/ MEZZ)	1	12	6	4	-	23	27		2122 + 297=2419	1501+ 297=1798	74%
2ND	8	7	15	4	-	34	38		2394	2127	89%
3RD	8	8	14	4	-	34	38		2394	2127	89%
4TH	5	16	4	8	-	33	41		2351	2086	88%
5TH	5	16	4	8	-	33	41		2351	2086	88%
6TH	6	20	-	7	-	33	40		2230	1965	88%
TOTALS	33	79	43	35	-	190	225	84	14,141	12,192	86%
GFA	17%	42%	23%	18%					17,465		

DETAILS OF DEVELOPMENT

DATA	REQUIRED	PROVIDED	
ZONING	(H)RN-6		
GROSS LOT AREA (m²)	4171.7		
AREA OF ROW (m²)	APPROX 245.4		
NET LOT AREA (m²)	APPROX. 3926.3		
BUILDING AREA (m²)	2324		
BUILDING COVERAGE (%)	59%		
GROSS FLOOR AREA (m²)	17,465		
SETBACKS	FY (m)	1.0 - 5.0	1.0
	RY (m)	7.5	7.5
	S. SY (m)	3.0	3.3
	FL. SY (m)	1.0 - 5.0	1.0
MIN. FRONTAGE (m)	20.0m	103.5	
NUMBER OF STOREYS	6	6	
BUILDING HEIGHT (m)	21.5	21.3	
NUMBER OF UNITS	--	190	
NUMBER OF BEDROOMS	98	225 (235 MAX)	
BEDROOMS/ha	250	573 (598 MAX)	
LANDSCAPE AREA (m²)	1177.8	1427	
LANDSCAPE AREA (%)	30	36	
PARKING REQUIRED 0.2 SPACE / BED	45	72	
VISITOR PARKING 0.05 SPACE / BED	12	12	
COMMERCIAL PARKING 3 SPACES / 100m²	N/A	N/A	
RECOMMENDED NO. OF BARRIER FREE SPACES (FOR TOTAL PROVIDED)	4	4	
TOTAL PARKING	57	84	
BIKE PARKING (0.25 / BR)	57	68	
COMBINED	0	44	
BIKE ROOM	0	12	
OUTDOOR	0	12	
AMENITY SPACE 3m² / FIRST BED + 2m² / ADD. BEDS	570m² + 70m² = 640m²	200m² (INT.) 35m² (GRADE) 965m² (BALC) = 1200m²	
GARBAGE ENCLOSURE	INDOOR		

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.

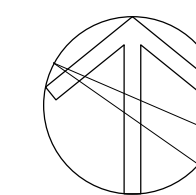
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REVISIONS:

NO.	DATE	ISSUED:
1	2019.04.12	SITE PLAN APPLICATION



PROJECT:
APARTMENT BUILDING
262-280 ALBERT STREET
WATERLOO, ON
SAMSARA MARKETING GROUP INC.

DRAWING TITLE:

SITE PLAN

DATE: 2019.04.17

SCALE: As indicated

DRAWN: SPA

STATUS: SPA

JOB NO.: 1821

DRAWING NO.:

.A1.1