



DRAFT



SITE DATA	
PROPERTY ADDRESS:	70 KING STREET NORTH
LEGAL DESCRIPTION:	PLAN OF SURVEY OF ALL OF LOTS 10 AND 11, EAST OF KING STREET, LOTS 10 AND 11, WEST OF QUEEN STREET AND PART OF LOT 12, EAST OF KING STREET, LOT 12, WEST OF QUEEN STREET, REGISTERED PLAN No. 491 IN THE CITY OF WATERLOO, REGIONAL MUNICIPALITY OF WATERLOO.
C O A APPLICATION:	-
BUILDING CLASSIFICATION:	3.2.2.23 GROUP A2, ANY HEIGHT, ANY AREA, SPRINKLERED 3.2.2.42 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED 3.2.2.73 GROUP F3 ANY HEIGHT, ANY AREA, SPRINKLERED
ZONING:	(H)U1-16 - (HOLDING) UPTOWN COMMERCIAL CORE-16 (H)U1-81 - (HOLDING) UPTOWN COMMERCIAL CORE-81
DATA:	REQUIRED PROVIDED
SITE AREA (m ²):	- POST ROAD WIDENING & REGIONAL TRIANGLES: 4,284.03 m ² (0.43 ha)
LOT FRONTAGE (m):	54.77m (KING ST.) 54.52m (REGINA ST.)

BUILDING DATA			
	BUILDING FLOOR AREA	UNITS	BEDROOMS
LEVEL 1	3,440.48 m ²	-	-
LEVEL 2	3,311.53 m ²	6	7
LEVEL 3	3,306.05 m ²	6	7
LEVEL 4	2,817.10 m ²	6	7
LEVEL 5	1,286.73 m ²	7	9
LEVEL 6 TO LEVEL 24	832.69 m ²	11	17
x 19 FLOORS	15,821.11 m ²	209	323
LEVEL 25	724.74 m ²	9	13
TOTAL	30,687.74 m ²	243	366
DATA:	REQUIRED PROVIDED		
DENSITY:	856 BEDROOMS / HA (MAX.)		852 BEDROOMS / HA
BUILDING HEIGHT (m):			
WITHIN 30m OF KING ST.	16m (MAX.)		18.38 m
REMAINDER OF SITE	81m (MAX.)		84.50 m
PODIUM HEIGHT (m):			
WITHIN 20m OF KING ST.	4 STOREYS		-
REMAINDER OF SITE	6 STOREYS		4 STOREYS
TOWER DIMENSIONS (m):	43.5m (MAX.)		39.93m
TOWER FOOTPRINT (m ²):	1,045 (MAX.)		8,963

PARKING DATA		
OFF STREET PARKING	REQUIRED: 0.6 SPACES/UNIT 0.6 x 243 UNITS = 146 SPACES	PROVIDED: 146 SPACES
VISITOR PARKING	0.1 SPACES/UNIT 0.1 x 243 = 25 SPACES	22 SPACES
TOTAL	171 SPACES	168 SPACES
ACCESSIBLE PARKING	167 - 250 REQ'D SPACES = 3 TYPE 'A' SPACES & 4 TYPE 'B' SPACES TOTAL = 7 SPACES	3 TYPE A SPACES 4 TYPE B SPACES TOTAL = 7 SPACES
BICYCLE PARKING	TYPE 'A': 0.3 SPACES/UNIT 0.3 x 243 = 73 SPACES TYPE 'B': 0.3 SPACES/UNIT 0.3 x 243 = 73 SPACES	73 TYPE 'A' SPACES 73 TYPE 'B' SPACES TOTAL = 146 SPACES
GARBAGE/RECYCLABLE STORAGE		INTERNAL STORAGE UNTIL REGULARLY SCHEDULED PICK-UP

SITE LEGEND		
PROPERTY LINE	HEAVY DUTY ASPHALT	
BUILDING EXIT	CONCRETE PAVING	
PE - PRINCIPAL ENTRANCE	EX CB	EXISTING CATCH BASIN
BF - BARRIER FREE ENTRANCE	EX DCB	EXISTING DOUBLE CATCH BASIN
FF - FIRE FIGHTER ENTRANCE	EX SICB	EXISTING SIDE INLET CATCH BASIN
GRADE LEVEL OVERHEAD DOOR	EX DCBMH	EXISTING CATCH BASIN MANHOLE
DENOTES FIRE ROUTE	EX CBMH	EXISTING DOUBLE CATCH BASIN MANHOLE
MIN. 6.0m WIDE WITH MIN. 12.0m CENTRELINE RADIUS	EX MH	EXISTING MANHOLE
BARRIER FREE PARKING	EX UP	EXISTING UTILITY POLE
CB	EX WV	EXISTING WATER VALVE
MH	EX CSV	EXISTING CURB STOP VALVE
STC	EX FH	EXISTING FIRE HYDRANT CONNECTION
DCBMH	EX GN	EXISTING GUY WIRE
NEW CATCH BASIN	EX BP	EXISTING BELL PEDESTAL
NEW MANHOLE	EX FC	EXISTING FENCELINE
NEW STORMCEPTOR		
NEW DOUBLE CATCH BASIN MANHOLE		
NEW WATER VALVE		
NEW FIRE HYDRANT		
NEW FIRE DEPARTMENT CONNECTION		
NEW LIGHT STANDARD		
NEW TRAFFIC SIGNAGE		
REFER TO SIGNAGE LEGEND		

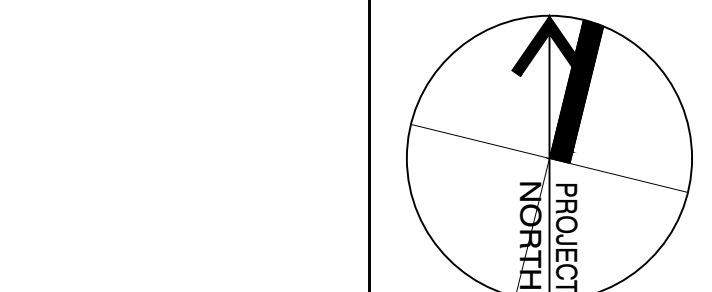
BUILDING LINE LEGEND	
	GRADE LEVEL FOOTPRINT
	FLOOR OVERHANG ABOVE
	TOWER FOOTPRINT
	L2-L4 PODIUM FOOTPRINT
	L5 ROOF TERRACE ACCESS

NO	DATE	ISSUE
1	21/11/15	ZBA RE-SUBMISSION

MARTIN SIMMONS ARCHITECTS

113 BREITHAUPT STREET, SUITE 200 KITCHENER, ONTARIO, N2H 5G9 TEL. 519-745-4754 FAX. 519-745-0061

DO NOT SCALE THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS AND / OR OMISSIONS TO THE ARCHITECT / CONSULTANT BEFORE COMMENCING THE WORK.



PROJECT 70 KING

70 KING ST. WATERLOO, ON

DRAWING

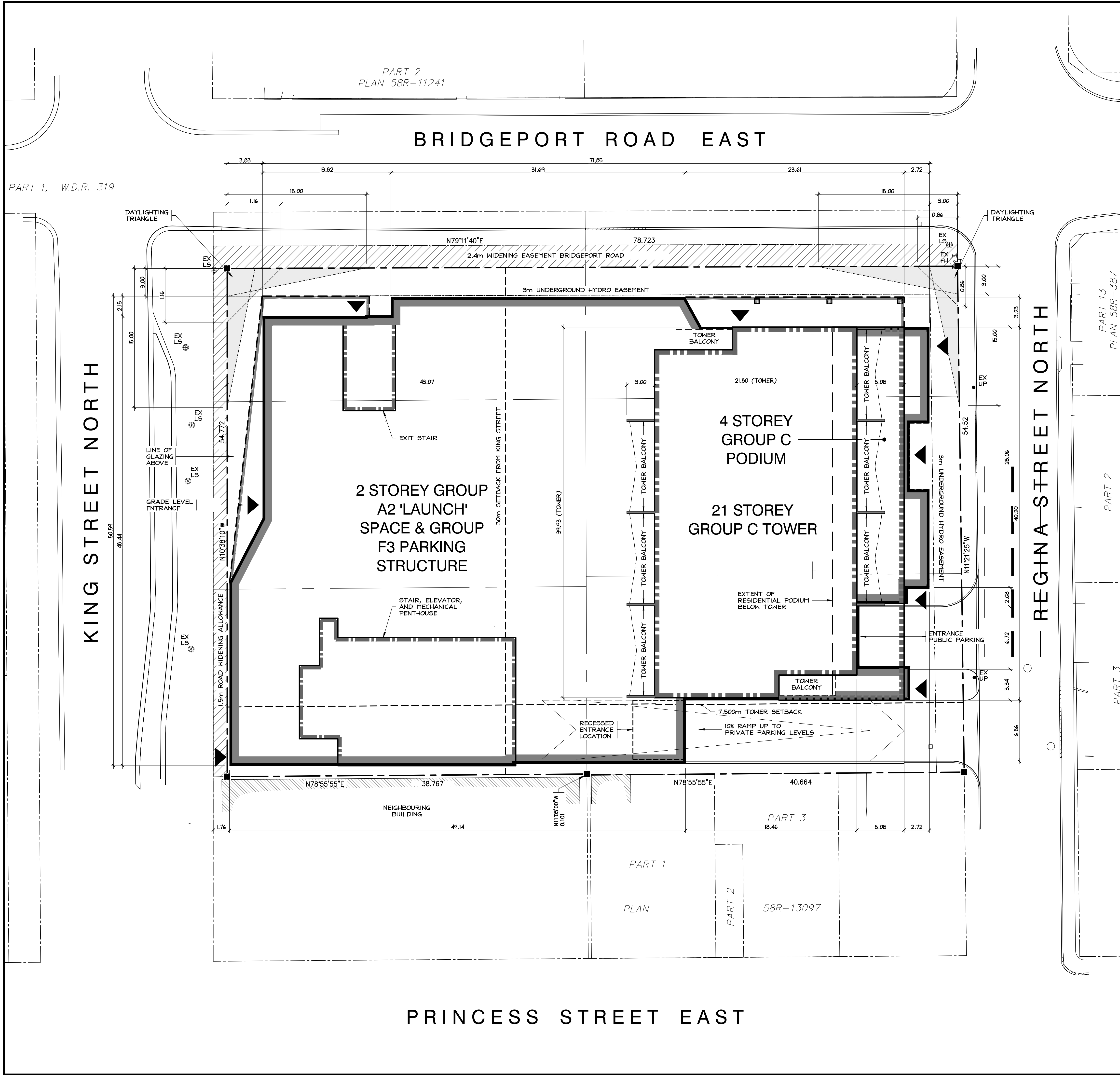
SITE PLAN

DRAWN BY JM CHECKED BY MB

DATE NOVEMBER 2021

SCALE 1:200 DRAWING NO. A101

PROJECT NO. 1740



PART 1, W.D.R. 319

PART 2 PLAN 58R-11241

PART 13 PLAN 58R-387

PART 2

PART 3

PART 1

PART 2

PART 3

PLAN

58R-13097

FILE PATH: C:\Users\MSA\Desktop\1740-A101 - SITEPLAN (REZONING).dwg TIME: 2:39:43 AM PROJECT DATE: 2021-11-16