

- GENERAL NOTES**
- LEGAL DESCRIPTION: LOTS 2, 3, 4, 5 AND 6, REGISTERED PLAN 1077, CITY OF WATERLOO, TAKEN FROM SURVEY PREPARED BY GUENTHER RUEB SURVEYING LIMITED, OCTOBER 14, 2020.
  - ANY SUBSTANTIVE CHANGE(S) OR MODIFICATION(S) TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE A MODIFICATION TO THE APPROVED BUILDING ELEVATION DRAWINGS BY THE DELEGATED SITE PLAN APPROVAL AUTHORITY.
  - TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
  - PARKING AND SITE LIGHTING FIXTURES WILL BE FULLY CUT-OFF, DIRECTED AWAY FROM ADJUTING PROPERTIES WITH NO GLARE.
  - SNOW STORAGE TO BE LOCATED ON SITE. EXCESS SNOW WILL BE TRUCKED AWAY FROM THE SITE.
  - ALL UNDERGROUND AND ABOVEGROUND (I.E. SIDEWALKS, CURBS, SOD, ROADS) WORKS IN MUNICIPAL R.O.W. TO BE UPGRADED AT OWNER'S COST.
  - HANDICAP ACCESSIBLE ENTRANCE TO BE LOCATED AT THE FRONT AND REAR ENTRANCE.
  - BICYCLE STORAGE WILL BE PROVIDED OUTDOORS.
  - ALL LEVELS, EXCEPT MECHANICAL PENTHOUSE ARE BARRIER FREE ACCESSIBLE.
  - SITE PLAN, SITE GRADING AND LANDSCAPE PLANS HAVE BEEN COORDINATED.
  - ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. ROOFTOP UNITS SHALL NOT BE VISIBLE FROM THE PUBLIC REALM OR RESIDENTIAL PROPERTIES AND ALL VENTING EQUIPMENT SHALL BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING FACADE WITH NO EXTERNAL UNITS LOCATED ON BUILDING WALLS.
  - GARBAGE WILL BE STORED INTERNALLY. GARBAGE WILL BE COLLECTED BY A PRIVATE SERVICE AT THE SOLE EXPENSE OF THE OWNER.
  - EXTERIOR WALKS THAT FORM PART OF A BARRIER-FREE PATH OF TRAVEL SHALL HAVE PERMANENT, FIRM AND SLIP-RESISTANT SURFACE AND TACTILE ATTENTION INDICATORS THAT ARE 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.
  - BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/OR SHADE.
  - ANY PROPOSED SIGNAGE IS FOR ILLUSTRATION PURPOSE(S), AND SUBJECT TO CITY OF WATERLOO SIGN BY-LAW.

- SITE PLAN LEGEND**
- PROPERTY BOUNDARIES
  - PRINCIPAL FIRE FIGHTERS ENTRANCE
  - MAN DOOR LOCATION
  - FIRE ROUTE
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION
  - WATER METER ROOM
  - GARBAGE ROOM
  - REQUIRED PROPERTY SETBACKS
  - LIGHT STANDARD
  - BOLLARD
  - LED BOLLARD
  - CATCH BASIN
  - BIKE RACK (POST AND HOOP)
  - LIGHT POLE
  - MECHANICAL ROOM
  - ELECTRICAL ROOM

**DETAILS OF DEVELOPMENT:**

GENERAL INFORMATION	REQUIRED	PROVIDED
LEGAL ADDRESS:	298 Hemlock Street	
ZONING:	HOLDING - RESIDENTIAL NORTHDALE SIX (H)(RN-6)	
SITE REGULATIONS:	RN-6 - RESIDENTIAL NORTHDALE SIX	
STREET FRONTAGE:	NEIGHBORHOOD	
MIN. LOT FRONTAGE:	21 m	69.40 m
GROSS LOT AREA:	min. 1,000 m <sup>2</sup>	3,683 m <sup>2</sup>
DLT:	N/A	N/A
ROW:	N/A	N/A
NET LOT AREA:	min. 1,000 m <sup>2</sup>	3,683 m <sup>2</sup>
BUILDING AREA:	N/A	1,170 m <sup>2</sup>
BUILDING COVERAGE:	N/A	32%
NUMBER OF BEDS: (Maximum)	250 BEDROOMS per hectare	92
TOTAL NUMBER OF UNITS:	N/A	92
STREET LINE SETBACK	Min: 3.0 m Max: 6.0 m	0.325 m (patio steps) 3.0 m 5.5 m
SIDE YARD SETBACK	3.0 m	3.8 m
REAR YARD SETBACK	7.5 m	7.5 m
MIN. HEIGHT OF FIRST STOREY	4.5m	2.95 m*
STOREYS	N/A	6
BUILDING HEIGHT (Maximum)	21.5m	19.2 m
MIN. NUMBER OF FIRST STOREY ENTRANCES TO THE BUILDING	2 per 15 m of Street Line Building Facade 63.5 / 15 = 4.23 (5)	7 on street frontage
<b>AUTOMOBILE PARKING REQUIREMENT:</b>	Total: 24	Total: 24
Residential: 0.20 SPACES Per Bedroom	0.2 x 92 = 18.4 (19)	
Visitor: 0.05 SPACES Per Bedroom	0.05 x 92 = 4.6 (5)	
Electric Vehicle Parking (minimum)	1 EV Parking Space	1
<b>BICYCLE PARKING REQUIREMENT:</b>	Total: 23	Total: 24
Residential: 0.25 SPACES Per Bedroom	0.25 x 92 = 23	
<b>NON-RESIDENTIAL PARKING:</b>		
Automobile: 3.0 spaces per 100 m <sup>2</sup> GFA	N/A	N/A
Bicycle: 1.0 spaces per 100 m <sup>2</sup> GFA		
MAX. NUMBER OF DRIVEWAYS PER LOT	1	1
ACCESSIBLE PARKING SPACES	TYPE 'A' = (1) TYPE 'B' = (0)	TYPE 'A' = (1) TYPE 'B' = (0)
LOADING	TYPE 'A' 3m X 7m = (1)	TYPE 'A' = (1)
MIN. LANDSCAPED OPEN SPACE	30%	43.5%
REQUIRED AMENITY AREA 3 m <sup>2</sup> PER BEDROOM	92 x 3 = 276 m <sup>2</sup>	261.5 m <sup>2</sup>
COMMON AMENITY AREAS (MIN. 30%)	276 m <sup>2</sup> x 0.3 = 82.8 m <sup>2</sup>	199.3 m <sup>2</sup>
GARBAGE ENCLOSURE	INSIDE	INSIDE

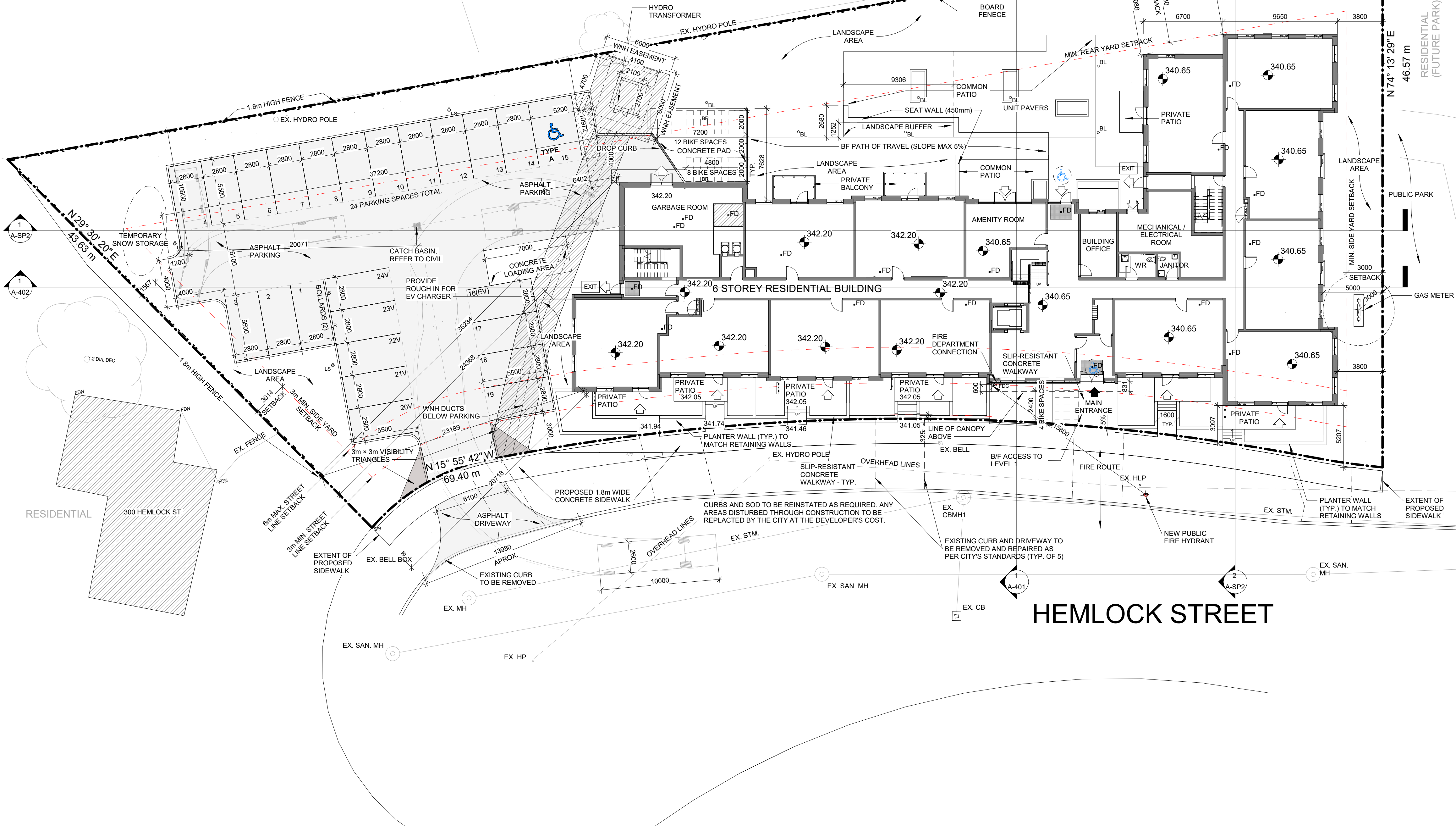
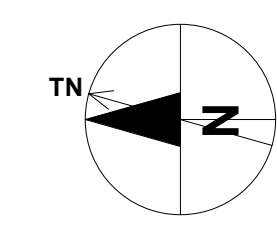
\*Denotes non compliance.

**AMENITY AREAS**

INTERIOR AMENITY AREAS	AREA (m <sup>2</sup> )	AREA(SF)
AMENITY SPACE	37.0 m <sup>2</sup>	399 SF
BALCONY	14.4 m <sup>2</sup>	155 SF
EXTERIOR PATIO AREAS	AREA (m <sup>2</sup> )	AREA(SF)
COMMON PATIOS	162.3 m <sup>2</sup>	1747 SF
PRIVATE PATIOS	67.8 m <sup>2</sup>	729 SF
TOTAL AMENITY	281.5 m <sup>2</sup>	3030 SF

**GFA & SUITE DATA CHART**

LEVEL	# SUITES	# BEDROOMS	GROSS AREA	TOTAL DEDUCTIONS	GROSS LEASABLE AREA	FLOOR AREA
LEVEL	AREA (m <sup>2</sup> )	AREA (SF)	AREA (m <sup>2</sup> )	AREA (SF)	AREA (m <sup>2</sup> )	AREA (SF)
LEVEL 1	12	12	1,181.8 m <sup>2</sup>	421.2 m <sup>2</sup>	779.5 m <sup>2</sup>	8,390 SF
LEVEL 2	16	16	1,181.7 m <sup>2</sup>	1,032.6 m <sup>2</sup>	149.1 m <sup>2</sup>	1,115 SF
LEVEL 3	16	16	1,181.7 m <sup>2</sup>	1,032.6 m <sup>2</sup>	149.1 m <sup>2</sup>	1,115 SF
LEVEL 4	16	16	1,181.7 m <sup>2</sup>	1,032.6 m <sup>2</sup>	149.1 m <sup>2</sup>	1,115 SF
LEVEL 5	16	16	1,181.7 m <sup>2</sup>	1,032.6 m <sup>2</sup>	149.1 m <sup>2</sup>	1,115 SF
LEVEL 6	16	16	1,181.8 m <sup>2</sup>	1,032.6 m <sup>2</sup>	149.1 m <sup>2</sup>	1,115 SF
MECH. P.H.	0	0	127.3 m <sup>2</sup>	127.3 m <sup>2</sup>	0 m <sup>2</sup>	0 SF
TOTAL	92	92	7,217.8 m <sup>2</sup>	77,692 SF	1,294.0 m <sup>2</sup>	13,929 SF



**SITE PLAN WITH LEVEL 1**  
SCALE: 1:200

**NOTES:**

GROSS AREA MEANS THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS OR BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS AND THE CENTER LINE OF FIREWALLS, EXCEPT THAT, IN ANY OCCUPANCY OTHER THAN A RESIDENTIAL OCCUPANCY, WHERE AN ACCESS OR A BUILDING SERVICE PENETRATES A FIREWALL, MEASUREMENTS SHALL NOT BE TAKEN TO THE CENTER LINE OF SUCH FIREWALL.

TOTAL DEDUCTIONS INCLUDE MAJOR VERTICAL PENETRATIONS SUCH AS ELEVATOR SHAFTS THAT AREA MEASURED TO THE INSIDE FACE OF PERIMETER WALLS WITHIN THE GROSS FLOOR AREA. TOTAL DEDUCTIONS ALSO INCLUDE COMMON AREAS & SERVICE SPACES ADJACENT TO THE INSIDE FACE OF PERIMETER WALLS. IF COMMON AREAS & SERVICE SPACES ARE ADJACENT, THE MEASUREMENT IS TO THE CENTER LINE OF THE WALL.

GROSS LEASABLE AREA (BASED ON ZONING DEFINITION) MEANS THE FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE OUTSIDE OF EXTERIOR WALL FACES AND FROM THE CENTER LINE OF JOINT PARTITION WALLS. INCLUDES BASEMENTS, UPPER FLOORS AND MEZZANINES. EXCLUDES: A.) BOILER ROOMS, MAINTENANCE ROOMS, MECHANICAL AND ELECTRICAL ROOMS B.) COMMON HALLWAYS, STAIRWELLS, ELEVATORS C.) COMMON GATHERING SPACES D.) COMMON LOADING AND UNLOADING AREAS E.) PARKING AREAS F.) COMMON WASHROOM FACILITIES.

FLOOR AREA (BASED ON OBC DEFINITION) MEANS THE SPACE ON ANY STOREY OF A BUILDING BETWEEN EXTERIOR WALLS AND REQUIRED FIREWALLS, INCLUDING THE SPACE OCCUPIED BY INTERIOR WALLS AND PARTITIONS, BUT NOT INCLUDING EXITS, VERTICAL SERVICE SPACES AND THEIR ENCLOSING ASSEMBLIES.

CONSTRUCTION LEVEL REFERS TO A BUILDING STOREY AS DEFINED IN THE ONTARIO BUILDING CODE.

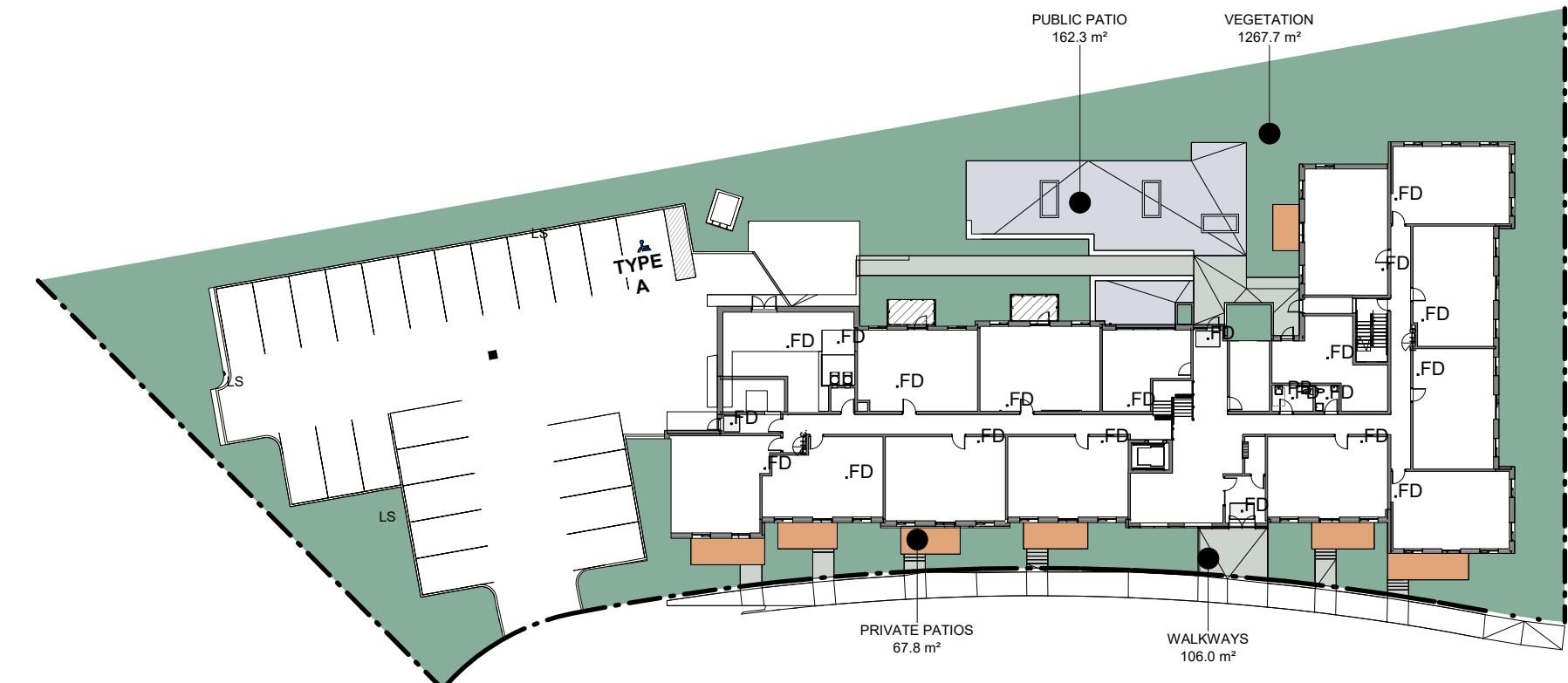
MUNICIPAL LEVEL REFERS TO THE NAME GIVEN TO THE LEVEL FOR MUNICIPAL ADDRESS PURPOSES AND WILL EXCLUDE ALL ITERATIONS OF THE NUMBERS 4 AND 13.

THE OWNER SHALL DEVELOP THE LANDS AND THE BUILDINGS AND STRUCTURES THEREON TO STRUCTURALLY SUPPORT THE INSTALLATION AND GROWTH OF PLANT MATERIAL IN ACCORDANCE WITH THE LANDSCAPE PLAN FORMING PART OF THE FINAL SITE PLANS.

THE MAXIMUM NUMBER OF BEDROOMS PERMITTED WITHIN EACH RESIDENTIAL UNIT SHALL BE CONSISTENT WITH THE ISSUED BUILDING PERMIT AND ASSOCIATED SITE PLAN AND DRAWINGS. WITH THE EXCEPTION OF THE BEDROOMS REFERENCED WITHIN THE SITE DATA CHART OF THE APPROVED SITE PLAN, NO FLOOR AREA IN THE RESIDENTIAL UNIT SHALL BE USED AS A BEDROOM OR CONVERTED TO A BEDROOM WITHOUT THE WRITTEN CONSENT OF THE CITY OF WATERLOO.

THE OWNER AGREES TO IMPLEMENT THE NOISE MITIGATION MEASURES AS REQUIRED FROM THE STATIONARY NOISE STUDY.

EACH UNIT SHALL CONTAIN NO MORE THAN 1 BEDROOM. THE ROOMS WITHIN EACH UNIT LABELLED 'DINING ROOM' SHALL NOT BE USED AS BEDROOMS.



**LANDSCAPE AREAS**  
SCALE: 1:500



**GENERAL NOTES:**

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOB BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY ERRORS 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 DISCIPLINE DRAWINGS, AND REISE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

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

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

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

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS. MATERIALS, 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.

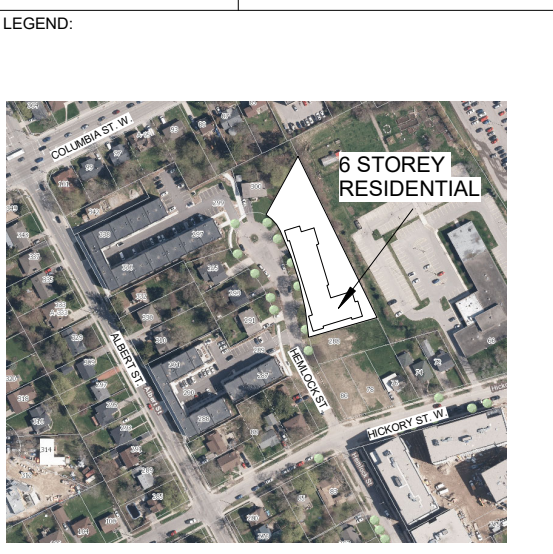
NO.	DATE	REVISED FOR	CH	BY

NO.	DATE	ISSUED FOR	CH	BY
C	2021 06 11	SITE PLAN SUBMISSION		
B	2021 04 16	SITE PLAN 2nd SUBMISSION		
A	2021 01 06	SITE PLAN 1st SUBMISSION		

PLOT DATE: 2021-06-09 9:40:17 AM

NORTH:

STAMP:



**KEY PLAN**  
SCALE: NTS

CLIENT: 298 HEMLOCK INC.

JOB TITLE: 298 HEMLOCK  
298 HEMLOCK STREET, WATERLOO ON

DRAWING TITLE: SITE PLAN WITH LEVEL 1

DRAWN BY: MB/MT  
CHECKED BY: SG  
PROJECT NUMBER: 2021 02 17

DESIGNED BY: SG  
APPROVED BY: SG  
DATE: 2021 02 17

SCALE: As indicated

DIVISION NUMBER: 00 32 00

DRAWING NUMBER: **A-SP1**