

SITE PLAN NOTES (1) CURB - REFER TO CIVIL DWGS. (2) VEHICULAR UNIT PAVING - REFER TO LANDSCAPE DWGS. (3) STABILIZED AGGREGATE - REFER TO LANDSCAPE DWGS. (4) PAINTED LINE MARKINGS AND GRAPHICS (5) SEATWALL - REFER TO CIVIL/LANDSCAPE DWGS. (6) SLIT DRAIN - REFER TO CIVIL/LANDSCAPE DWGS. (7) RETAINING WALL - REFER TO CIVIL/LANDSCAPE DWGS. 8) LINE OF SUB-TERRAIN PARKING STRUCTURE 9) BARRIER FREE FLUSH CURB - PROVIDE TACTILE WARNING STRIPS AT MUNICIPAL ROADWAY CROSSWALKS - REFER TO LANDSCAPE DWGS. O CONCRETE BARRIER FREE RAMP/WALKWAY/RETAINING WALL/CURB - REFER TO CIVIL/LANDSCAPE DWGS. II) EXTERIOR CONCRETE STAIRS/RETAINING WALLS (WHERE APPLICABLE) AND STAINLESS STEEL HANDRAILS (2) CONCRETE BARRIER FREE RAMP AND STAINLESS STEEL GUARDS AND HANDRAILS 3 FIRE DEPARTMENT CONNECTION (4) LINE OF BUILDING STRUCTURE ABOVE 15) LINE OF RESIDENTIAL TOWER 20TH FLOOR (6) LINE OF RESIDENTIAL TOWER BALCONIES 17) LINE OF CANOPY ABOVE (B) RECONSTRUCTED BOARD AND BATTEN STRUCTURE ABOVE (9) LINE OF OVERHEAD BRIDGE 20 EXISTING BUILDING STONE FACADE TO REMAIN 2) BICYCLE RACK - REFER TO LANDSCAPE DWGS. 2 BENCH - REFER TO LANDSCAPE DWGS. 23 HARD SURFACING - REFER TO LANDSCAPE DWGS. 24 ORIGINAL BUILDING RUINS C/W NEW BARRIER FREE RAMP/STAIRS AND STAINLESS STEEL GUARDS AND HANDRAILS - REFER TO MARTIN SIMMONS DWGS. 23 PROPOSED LOCATION OF REGULATORY FLOOD ELEVATION -REFER TO CIVIL DWGS 20 PLANTING BED - REFER TO LANDSCAPE DWGS. 7 TEMPORARY GRADE LEVEL LOADING SPACE - 3.00m x 10.00m (8) EXISTING BUILDING RUINS 29 CORPORATE SIGNAGE BO GAS METER - REFER TO MECHANICAL DWGS. (3) CONCRETE AREA WELL AND STEEL GRATE 62 APPROXIMATE LOCATION OF REGULATORY FLOOD ELEVATION -AS DESCRIBED BY GRCA RFE SECTIONS, REFER TO CIVIL DWGS. FOR EXTRAPOLATION ILLUSTRATED HERE. (3) RELOCATED EXISTING EXTERIOR FIRE ESCAPE. 34 ACCESS TO ENERGY + BUILDING VAULTS MUST BE ABLE TO SUPPORT ENERGY + MAINTENANCE VEHICLES UP TO 27,000kg IN BO LANDSCAPED AREA - REFER TO LANDSCAPE DWGS. (37) SNOW TO BE REMOVED FROM SITE BY PRIVATE SNOW REMOVAL SERVICE (HATCHED) (89 EXTENT OF FOLDING GLASS DOORS 40 ELECTRICAL TRANSFORMER - REFER TO ELECTRICAL DWGS. SITE LEGEND: PROPERTY LINE NEW UTILITY POLE/ LIGHT STANDARD BF - BARRIER FREE -x-x- BLACK VINYL FF - FIRE FIGHTER CHAINLINK FENCE PRINCIPAL ENTRANCE - NEW TRAFFIC SIGNAGE * REFER TO SIGNAGE OVERHEAD DOOR GRADE LEVEL ACCESS CONCRETE PAVING (NO MAN/OVERHEAD DOOR) EXISTING CATCH BASIN - - DENOTES FIRE ROUTE
MIN. 6.0m WIDE WITH MIN. EXISTING MANHOLE - - 12.0m CENTRELINE RADIUS EXISTING UTILITY POLE/ BARRIER FREE PARKING LIGHT STANDARD

CB NEW CATCH BASIN EXISTING WATER VALVE CO O NEW CLEAN OUT EXISTING CURB MH O NEW MANHOLE DO O NEW DRAIN OUTLET FH 6 EXISTING FIRE HYDRANT STC NEW STORMCEPTOR EXISTING GUY WIRE DCBMH NEW DOUBLE CATCH BASIN MANHOLE WMC NEW WATER METER OBSERVATION HELL EXISTING PULL BOX WY O NEW WATER VALVE FH . NEW FIRE HYDRANT EXISTING TERMINAL BOX-BELL NEW FIRE DEPARTMENT FDC > CONNECTION EXISTING LIGHT OR T NEW LIGHT STANDARD EXISTING ROAD SIGNAGE MWX NEW MONITORING WELL EXISTING CHAINLINK NOTE: UNMARKED RADII TO BE 1.00m

SITE DATA:

MUNICIPAL ADDRESS: LEGAL DESCRIPTION:

64 GRAND AVENUE SOUTH 60/ 64 GRAND AVE SOUTH, CAMBRIDGE, PIN 03806-0091. LOTS 51-56, BLOCK A, PART OF MALCOLM STREET (CLOSED BY BYLAW, 57681), REGISTERED PLAN 456;

LOT 27 REGISTERED PLAN DIO; CITY OF CAMBRIDGE, REGIONAL MUNICIPALITY OF WATERLOO. ZONING: CIRMI, (F)CIRMI, (F)CIRMIM2* SITE AREA: 20,833.5 m², 2.08 ha, 5.14 ACRES LOT FRONTAGE: (GRAND AVENUE SOUTH) REQUIRED BUILDING SETBACKS: FRONT YARD - GLEBE ST. REQUIRED PROVIDED PARKING PODIUM - RES. TOWER F 4.5 m 10.01 m RESIDENTIAL TOWER F 4.5 m BALCONY-15.11 m ARTIST STUDIOS G THRU K 4.5 m 2.09 m FRONT YARD - GRAND AVE. S. EXISTING EAST (B) AND SOUTH (C) BLDGS. 0 m PARKING PODIUM - RES. TOWER G 14.56 m 20.68 m RESIDENTIAL TOWER G 14.56 m BALCONY-21.23 m INT. SIDE YARD - NORTH PARKING PODIUM - RES. TOWER G 4.95 m

2.5 m RESIDENTIAL TOWER G 8.1 m BALCONY-9.76 m ARTIST STUDIOS A THRU F 2.5 m 0.04 m BELOW GRADE PKG. STR. - RES. TOWER F 1.2 m 1.71 m PARKING PODIUM - RES. TOWER F 2.5 m 13.54 m RESIDENTIAL TOWER F 8.1 m BALCONY-14.11 m EXTERIOR SIDE YARD - FRASER ST EXISTING SOUTH (C, D AND E) BLDG 0 m **BUILDING AREA:** EXISTING BLDG. A 1,179.00 m² EXISTING BLDG. B 544.09 m² EXISTING BLDG. C 565.57 m² EXISTING BLDG. D 1,869.08 m² EXISTING BLDG. E 1,375.85 m² PARKING PODIUM/RESIDENTIAL TOWER F 3,044.98 m² ARTIST STUDIOS- TOWER F

COMMON LOBBY LOT COVERAGE:

PARKING PODIUM/RESIDENTIAL TOWER G

ARTIST STUDIOS - TOWER G

 $11,634.60 \text{ m}^2 / 20,833.5 \text{ m}^2 = 55.8\%$ GROSS FLOOR AREA: EXISTING BLDG. 2,358.00 m² EXISTING BLDG. E 1,088.18 m² EXISTING BLDG. C 1,696.71 m2 EXISTING BLDG. D 2,459.32 m EXISTING BLDG. E 2,063.35 m RESIDENTIAL TOWER F (RESIDENTIAL) 18,301.7 m ARTIST STUDIOS - TOWER F 157.44 m RESIDENTIAL TOWER G (RESIDENTIAL) 18,301.7 m RETAIL UNITS - TOWER G 518.34 m ARTIST STUDIOS - TOWER G

EXISTING BUILDINGS - PRESERVED BUILDING AREA ORIGINAL AREA PRESERVED AREA NORTH BUILDING 2,860.76 m² BUILDING A BUILDING B GLEBE ST. REMNANT FACADES

> NORTH BUILDING PERCENTAGE PRESERVED: 1,786.80 m2/ 2,860.76 m2 = 62.4% SOUTH BUILDING 3,845.90 m² BUILDINGS C,D,AND E SOUTH BUILDING PERCENTAGE PRESERVED: 3,810.50 m2 / 3,845.90 m2 = 99.1%

NORTH AND SOUTH BUILDING 6,706.66 m2 5,597.30 m² TOTAL BUILDING PERCEN AGE PRESERVED: 5,597.30 m2/ 6,706.66 m2 = 83.4% BUILDING HEIGHT (MAXIMUM 69.0 m) BUILDING F - 68.29 m

BUILDING G - 67.99 m LOADING (3.0m X 10.0m MINIMUM) REQUIRED PROVIDED I SPACE EACH FOR BLDG. F AND G I SPACE BLDG. F I SPACE BLDG. G 2 SPACES FOR EXISTING BLDGS. 2 TEMPORARY SPACES ON FRASER ST. **PARKING** REQUIRED PROVIDED 590 SPACES (SUBJECT TO MINOR 592 SPACES VARIANCE APPROVAL)

BARRIER FREE PARKING REQUIRED PROVIDED 9 TYPE A, 8 TYPE B 9 TYPE A, 8 TYPE B **BIKE STORAGE** REQUIRED PROVIDED LONG TERM RESIDENTIAL: 0.1 TO 0.6 SPACES/REQ'D. II5 SPACES CAR SPACE: 39-235 SPACES (.29 /CAR SPACE) 55 SPACES 0.1 TO 0.2 SPACES/REQID. COMM. CAR SPACE BEFORE 25% (.2/COMM. CAR SPACE REDUCTION: 28-55 SPACES BEFORE REDUCTION) PROVIDED

UNITS 396 UNITS 392 UNITS AMENITY (RESIDENTIAL REQUIRED PROVIDED 20m2/DWELLING UNIT W/ I BEDRM. = 3,200 m2 10,196.51 m² 30m2/DWELLING UNIT W/ MORE THAN I BEDRM. = 6,960 m2 LANDSCAPE REQUIRED PROVIDED 30% LOT AREA (6,250.05 m²) 6,878.36 m²

BY PERMIT ONLY

REFUSE/RECYCLING



SIGNAGE LEGEND: BF - BARRIER FREE PARKING FR - FIRE ROUTE (ON PRIVATE ROADWAY) NOTE: ALL SIGNAGE ON SITE WILL ADHERE TO CITY OF CAMBRIDGE SIGNAGE BYLAW AND WILL HAVE PERMITS APPLIED FOR UNDER THIS BYLAW.

WATERLOO

REFUSE/RECYCLING WILL BE STORED INTERNALLY

COLLECTION BY PRIVATE REFUSE/RECYCLING SERVICE

ENERGY + INC.

ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITIES MINIMUM STANDARDS AND CLEARANCES

CITY OF CAMBRIDGE **APPROVED** UNDER SECTION 41 OF THE PLANNING ACT R.S.O. 1990, c.P.13

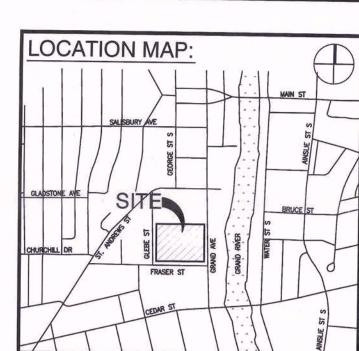
NAME ___ELAINE BRUNN SHAW City Planner

PRIOR TO ANY RELOCATIONS, SERVICE UPGRAGE OR NEW IN SERVICE DATE, FOR A DESIGN AND ESTIMATE, WITH ALL OF THE INFORMATION ENERGY + REQUIRES TO PREPARE AS PER **ENERGY +'S CONDITIONS OF SERVICE** WWW.ENERGYPLUS.CA

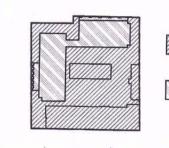
SITE PLAN IS RECOMMENDED Enersyt Kedline C-100 & C-400 BUILDING DIV. **ACCESSIBILITY**

ECON. DEV. DEV. ENG. CONTACT ENERGY + MINIMUM 6 MONTHS FIRE DEPT. HYDRO FEB 22, 2019 TRANSPORTATION PLANNING REGION OF





SCOPE OF RESPONSIBILITY



Nº DATE

157.44 m²

2,424.88 m²

313.37 m

160.34 m

11,634.60 m

47,258.11 m

1,179.00 m

544.09 m²

30.81 m

32.90 m

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Feb 20, 2019

5 02/11/19 ISSUED FOR SPA RESUBMISSION

4 01/25/19 ISSUED FOR SPA RESUBMISSION 3 11/21/18 ISSUED FOR SPA RESUBMISSION

2 09/14/18 ISSUED FOR SPA RESUBMISSION 1 04/13/18 ISSUED FOR SPA SUBMISSION

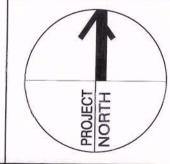
ISSUE

MARTINSIMMONS

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

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PROJECT SOUTHWORKS MULTI-USE DEVELOPMENT THE GASLIGHT DISTRICT

64 GRAND AVENUE SOUTH, CAMBRIDGE, ONTARIO

SITE PLAN

CHECKED BY **KED**

FEBRUARY 11, 2019

1892-1

DRAWING Nº