



- ### 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 CROSSINGS - REFER TO LANDSCAPE DWGS.
 - 10 CONCRETE BARRIER FREE RAMP/HALKWAY/RETAINING WALL/CURB - REFER TO CIVIL/LANDSCAPE DWGS.
 - 11 EXTERIOR CONCRETE STAIRS/RETAINING WALLS (WHERE APPLICABLE) AND STAINLESS STEEL HANDRAILS
 - 12 CONCRETE BARRIER FREE RAMP AND STAINLESS STEEL GUARDS AND HANDRAILS
 - 13 FIRE DEPARTMENT CONNECTION
 - 14 LINE OF BUILDING STRUCTURE ABOVE
 - 15 LINE OF RESIDENTIAL TOWER 20TH FLOOR
 - 16 LINE OF RESIDENTIAL TOWER BALCONIES
 - 17 LINE OF CANOPY ABOVE
 - 18 RECONSTRUCTED BOARD AND BATTEN STRUCTURE ABOVE
 - 19 LINE OF OVERHEAD BRIDGE
 - 20 EXISTING BUILDING STONE FACADE TO REMAIN
 - 21 BICYCLE RACK - REFER TO LANDSCAPE DWGS.
 - 22 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.
 - 25 PROPOSED LOCATION OF REGULATORY FLOOD ELEVATION - REFER TO CIVIL DWGS.
 - 26 PLANTING BED - REFER TO LANDSCAPE DWGS.
 - 27 TEMPORARY GRADE LEVEL LOADING SPACE - 3.00m x 10.00m
 - 28 EXISTING BUILDING RUINS
 - 29 CORPORATE SIGNAGE
 - 30 GAS METER - REFER TO MECHANICAL DWGS.
 - 31 CONCRETE AREA HELL AND STEEL GRATE
 - 32 APPROXIMATE LOCATION OF REGULATORY FLOOD ELEVATION - AS DESCRIBED BY GRCA RFE SECTIONS, REFER TO CIVIL DWGS. FOR EXTRAPOLATION ILLUSTRATED HERE.
 - 33 RELOCATED EXISTING EXTERIOR FIRE ESCAPE.
 - 34 ACCESS TO ENERGY + BUILDING VAULTS MUST BE ABLE TO SUPPORT ENERGY + MAINTENANCE VEHICLES UP TO 27,000kg IN WEIGHT.
 - 35 RESERVED
 - 36 LANDSCAPED AREA - REFER TO LANDSCAPE DWGS.
 - 37 SNOW TO BE REMOVED FROM SITE BY PRIVATE SNOW REMOVAL SERVICE
 - 38 EXTENT OF WASTE ROOM AND CORRIDOR (HATCHED)
 - 39 EXTENT OF FOLDING GLASS DOORS
 - 40 ELECTRICAL TRANSFORMER - REFER TO ELECTRICAL DWGS.
- ### SITE LEGEND:
- | PROPERTY LINE | UP / LS | NEW UTILITY POLE/ LIGHT STANDARD |
|--|---------|---------------------------------------|
| ▽ BUILDING EXIT | EX | NEW BLACK VINYL CHAINLINK FENCE |
| BF - BARRIER FREE | EX | NEW TRAFFIC SIGNAGE |
| FF - FIRE FIGHTER | EX | REFER TO SIGNAGE LEGEND |
| ▽ GRADE LEVEL OVERHEAD DOOR | EX | CONCRETE PAVING |
| ▽ GRADE LEVEL ACCESS (NO HANCOVERHEAD DOOR) | EX | EXISTING TCH BASIN |
| --- DENOTES FIRE ROUTE | EX | EXISTING MANHOLE |
| MIN. 6.0m WIDE WITH MIN. 12.0m CENTRELINE RADIUS | EX | EXISTING UTILITY POLE/ LIGHT STANDARD |
| ■ BARRIER FREE PARKING | EX | EXISTING WATER VALVE |
| CB ○ NEW CATCH BASIN | EX | EXISTING STOP VALVE |
| CO ○ NEW CLEAN OUT | EX | EXISTING FIRE HYDRANT |
| CH ○ NEW MANHOLE | EX | EXISTING GUY WIRE |
| DO ○ NEW DRAIN OUTLET | EX | EXISTING OBSERVATION HELL |
| STC ○ NEW STORMCEPTOR | EX | EXISTING PULL BOX |
| DCBCH ○ NEW DOUBLE CATCH BASIN MANHOLE | EX | EXISTING TERMINAL BOX-BELL |
| WHC ○ NEW WATER METER CHAMBER | EX | EXISTING LIGHT STANDARD |
| WV ○ NEW WATER VALVE | EX | EXISTING ROAD SIGNAGE |
| FH ○ NEW FIRE HYDRANT | EX | EXISTING CHAINLINK FENCE |
| FDC ○ NEW FIRE DEPARTMENT CONNECTION | EX | |
| LS ○ NEW LIGHT STANDARD | EX | |
| MS ○ NEW MONITORING WELL | EX | |
- NOTE: UNMARKED RADII TO BE 1.00m

SITE DATA:

MUNICIPAL ADDRESS: 64 GRAND AVENUE SOUTH, CAMBRIDGE, PIN 03606-0091.
LEGAL DESCRIPTION: 60/ 64 GRAND AVE SOUTH, BLOCK A, PART OF MALCOLM STREET (CLOSED BY BYLAW, 57681), REGISTERED PLAN 456; LOT 27 REGISTERED PLAN 456, CITY OF CAMBRIDGE, REGIONAL MUNICIPALITY OF WATERLOO.

ZONING: CIRM1, (F)CIRM1, (F)CIRM12+
SITE AREA: 20,833.5 m², 2.08 ha, 5.14 ACRES
LOT FRONTAGE: (GRAND AVENUE SOUTH) 149.0 m

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.	REQUIRED	PROVIDED
PARKING PODIUM - RES. TOWER G	0 m	0 m
RESIDENTIAL TOWER G	14.56 m	20.65 m
INT. SIDE YARD - NORTH	14.56 m	BALCONY-21.23 m

INT. SIDE YARD - NORTH

PARKING PODIUM - RES. TOWER G	REQUIRED	PROVIDED
RESIDENTIAL TOWER G	2.5 m	4.95 m
ARTIST STUDIOS A THRU F	0.1 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	0.1 m	BALCONY-14.11 m

EXTERIOR SIDE YARD - FRASER ST.

EXISTING SOUTH (C, D AND E) BLDG.	REQUIRED	PROVIDED
BUILDING AREA:		
EXISTING BLDG. A	1,179.00 m ²	
EXISTING BLDG. B	544.09 m ²	
EXISTING BLDG. C	565.57 m ²	
EXISTING BLDG. D	1,864.08 m ²	
EXISTING BLDG. E	3,044.98 m ²	
PARKING PODIUM/RESIDENTIAL TOWER F	157.44 m ²	
ARTIST STUDIOS- TOWER F	2,424.88 m ²	
PARKING PODIUM/RESIDENTIAL TOWER G	313.37 m ²	
ARTIST STUDIOS - TOWER G	160.34 m ²	
COMMON LOBBY		
TOTAL:	11,634.60 m²	55.85

LOT COVERAGE: 11,634.60 m² / 20,833.5 m² = 55.85

GROSS FLOOR AREA:

EXISTING BLDG. A	EXISTING BLDG. B	EXISTING BLDG. C	EXISTING BLDG. D	EXISTING BLDG. E	RESIDENTIAL TOWER F (RESIDENTIAL)	ARTIST STUDIOS - TOWER F	RESIDENTIAL TOWER G (RESIDENTIAL)	RETAIL UNITS - TOWER G	ARTIST STUDIOS - TOWER G	TOTAL:
2,358.00 m ²	1,088.18 m ²	1,696.71 m ²	2,463.32 m ²	2,063.35 m ²	15,301.7 m ²	157.44 m ²	19,301.7 m ²	518.34 m ²	313.37 m ²	47,258.11 m²

EXISTING BUILDINGS - PRESERVED BUILDING AREA

NORTH BUILDING	ORIGINAL AREA	PRESERVED AREA
BUILDING A	2,860.76 m ²	1,179.00 m ²
BUILDING B		544.09 m ²
GLEBE ST. REMNANT FACADES		30.81 m ²
TOTAL:	2,860.76 m²	1,753.90 m²

NORTH BUILDING PERCENTAGE PRESERVED: 1,753.90 m² / 2,860.76 m² = 61.32%

SOUTH BUILDING PERCENTAGE PRESERVED: 3,810.50 m² / 3,845.90 m² = 99.10%

NORTH AND SOUTH BUILDING PERCENTAGE PRESERVED: 5,564.40 m² / 6,706.66 m² = 83.00%

BUILDING HEIGHT (MAXIMUM 69.0 m)

BUILDING F - 68.24 m	BUILDING G - 67.93 m
1 SPACE BLDG. F <td>1 SPACE BLDG. G</td>	1 SPACE BLDG. G
2 TEMPORARY SPACES ON FRASER ST. <td></td>	

LOADING (3.0m x 10.0m MINIMUM)

REQUIRED	PROVIDED
1 SPACE EACH FOR BLDG. F AND G	1 SPACE BLDG. F
2 SPACES FOR EXISTING BLDGS.	2 TEMPORARY SPACES ON FRASER ST.

PARKING

REQUIRED	PROVIDED
590 SPACES (SUBJECT TO MINOR VARIANCE APPROVAL)	592 SPACES

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/REPD. CAR SPACE: 34-285 SPACES	115 SPACES (29 / CAR SPACE)
SHORT TERM SITE: 0.1 TO 0.2 SPACES/REPD. COFFM. CAR SPACE BEFORE 25% REDUCTION: 28-55 SPACES	55 SPACES (2 / COFFM. CAR SPACE BEFORE REDUCTION)

UNITS

REQUIRED	PROVIDED
AMENITY (RESIDENTIAL) 20m ² /DWELLING UNIT w/ 1 BEDRM. = 3,200 m ²	342 UNITS
30m ² /DWELLING UNIT w/ MORE THAN 1 BEDRM. = 6,160 m ²	10,136.51 m ²

LANDSCAPE

REQUIRED	PROVIDED
3% LOT AREA (6,250.05 m ²)	6,878.36 m ²

REFUSE/RECYCLING:

REQUIRED	PROVIDED
REFUSE/RECYCLING WILL BE STORED INTERNALLY COLLECTION BY PRIVATE REFUSE/RECYCLING SERVICE	

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.

SITE PLAN IS RECOMMENDED FOR APPROVAL

BUILDING DIV.	ACCESSIBILITY	ECON. DEV.	DEV. ENG.	FIRE DEPT.	HYDRO	TRANSPORTATION	PLANNING	REGION OF WATERLOO
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

ENERGY + INC. *Energy+ Inc. C-100 & C-400*

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

CONTACT ENERGY + MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS. SERVICE UPGRADE 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.

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

SIGNATURE: *[Signature]*
NAME: ELAINE BRUNN SHAW
TITLE: City Planner
DATE: February 27, 2019

LOCATION MAP:

SCOPE OF RESPONSIBILITY

DATE	ISSUE
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

MARTIN SIMMONS ARCHITECTS

113 BREITHAUP 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.

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ONTARIO ASSOCIATION OF ARCHITECTS

11 FEBRUARY 2019
JASON MARTIN
LICENCE 6045

SOUTHWORKS MULTI-USE DEVELOPMENT THE GASLIGHT DISTRICT

64 GRAND AVENUE SOUTH, CAMBRIDGE, ONTARIO

DRAWING: SITE PLAN

DRAWN BY: KED
CHECKED BY: JM
DATE: FEBRUARY 11, 2019
SCALE: 1:300
PROJECT NO: 1892-1

"SCHEDULE B"