1 A100 OVERALL SITE PLAN

1:300

MUNICIPAL REVIEW	SITE DATA		
ADDRESS	28 WESTHILL DRIVE WATERLOO ONTARIO CANADA		
# OF CONSOLIDATED LOTS			
DESCRIPTION			
OFFICIAL PLAN	LOW DENSITY RESIDENTIAL		
ZONING	R9		
PERMITTED USES	RESIDENTIAL DETACHED, SEMIDETACHED, TOWNHOUSES AND APARTMENTS		
REGULATION	**REQUIRED**	**PROPOSED**	**CONFORMS**
SITE AREA (MIN.)	-	10,971 m^2 (1.09 ha)	-
LANDSCAPE AREA (30% MIN.)	3291.3 m^2	6306 m^2	Yes
IMPERVIOUS AREA (MAX.)	-	5438 m^2	-
FRONTAGE (MIN.)	15 m	111.6 m (Westhill Dr.)	Yes
FRONT YARD (MIN.)	5 m	5.0 m (Westhill Dr.)	Yes
SIDE YARD - NORTH (MIN.)	3 m	7.2 m	Yes
SIDE YARD - SOUTH (MIN.)	3 m	11.6 m	Yes
REAR YARD (MIN.)	7.5 m	47.4 m	Yes
PARKING (1.25 Per Unit MIN.)	1.25 x 87 = 109 SPACES	109 SPACES	Yes
ACCESSIBLE SPACES (MIN.)	5 SPACES	5 SPACES	Yes
VISITOR PARKING (MIN.)	0.10 x 87 =9 SPACES	9 SPACES	Yes
BICYCLE PARKING	23 TYPE A SPACES 23 TYPE B SPACES	23 TYPE A SPACES 23 TYPE B SPACES	Yes
BUILDING HEIGHT (MAX)	12 m	12.8 m (4 STOREYS)	No
BUILDING COVERAGE (MAX)	-	1756 m^2	-
GROSS FLOOR AREA (L1-L4)	-	7024m^2	-
NUMBER OF UNITS	-	87	-
NUMBER OF BEDROOMS	150 BEDROOMS PER HECTARE x 1.09ha = 163.5 BEDROOMS	117	Yes
DENSITY (MAXIMUM)	-	79.8 upha	-
COMMON AMENITY AREA (MIN.)	356 m^2	-	Yes

SITE PLAN LEGEND

	NEW BUILDING	XCB	EXISTING CATCH BASIN
	LIGHT DUTY ASPHALT	XMH	EXISTING MANHOLE
	HEAVY DUTY ASPHALT		PROPOSED SOFFIT MOUNTED LIGHT FIXTURE
	PROPERTY LINE	W	PROPOSED WALL MOUNT LIGHT FIXTURE
	RAILWAY TRACKS	B	PROPOSED BOLLARD LIGHT FIXTURE
	CHAIN LINK FENCE	LP	PROPOSED LIGHT POLE
	MAIN ENTRANCE / PRINCIPAL ENTRANCE	BF	BARRIER-FREE PARKING STALL SIGN
	SERVICE ENTRANCE	FR	FIRE ROUTE, NO PARKING SIGN
	SECONDARY BUILDING ENTRANCE	HP	HYDRO POLE
	BUILDING EXIT	HBP	HYDRO BRACING POLE
	BARRIER FREE PARKING STALL		PAINTED LINES AT PEDESTRIAN CROSSWALK
V	VISITOR PARKING STALL		GRAVEL DRIVEWAY
	CONCRETE SIDEWALK OR PAD	0	BORE HOLE LOCATION AND NUMBER
	1 IN 12 SLOPE DOWN TO DROP CURB		FIRE ROUTE - CENTERLINE AND WIDTH
	SNOW STORAGE LOCATION		
XFH	EXISTING FIRE HYDRANT		CARPOOL PARKING SPACES (LEED REQUIREMENT)
	ELECTRIC VEHICLE CHARGING STATIONS (LEED REQUIREMENT)	RWL	RAIN WATER LEADER
	FLUSH CURB		

SITE PLAN NOTES

1. CONTRACTOR TO MAKE GOOD ALL EXISTING AREAS (INSIDE OR OUTSIDE THE PROPERTY LINE) DISTURBED OR DAMAGED DURING PERIOD OF CONSTRUCTION, WHETHER SHOWN ON DRAWINGS OR NOT.
2. SITE PLANS ARE TO BE READ IN CONJUNCTION WITH DETAILS AND INFORMATION SHOWN ELSEWHERE ON DRAWINGS. IN THE EVENT OF DISCREPANCIES THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. ALL EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, EXISTING STRUCTURES, UTILITIES, ROADS & SIDEWALS, ETC. AT ALL STAGES OF CONSTRUCTION. EXCAVATIONS THAT EXCEED 1.2 M (4 FT.) IN DEPTH SHALL BE SHORED OR CUT BACK AT THE TOP SO THAT THE ANGLE OF THE CUT DOES NOT EXCEED 1:1 SLOPE. IF SHORING IS TO BE PROVIDED, SUBMIT DRAWINGS WITH DESIGN PARAMETERS CLEARLY STATED AND PREPARED BY P. ENG. (REGISTERED IN ONTARIO) WITH SEAL AND SIGNATURE, FOE APPROVAL UNDER SEPARATE PERMIT APPLICATION.
4. DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DO NOT DISTURB OR REMOVE ANY EXISTING VEGETATION (TREES, SHRUBS, GROUND COVER, ETC.) WITHOUT ARCHITECT'S WRITTEN APPROVAL.

REID'S Heritage Properties

Prints issued to

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Revisions to drawing

All previous issues of this drawing are superseded.

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PRELIMINARY ONLY
DO NOT USE FOR CONSTRUCTION

PLAN NORTH

Project title

Reid's Heritage Properties

28 WESTHILL DRIVE

WATERLOO **ONTARIO**

Project number	Date issued	Scale
1914	2021-01-26	1:300
	Drawn by TG	Date 2021-01-26

Sheet title **SITE PLAN**

Drawing no. **A100**