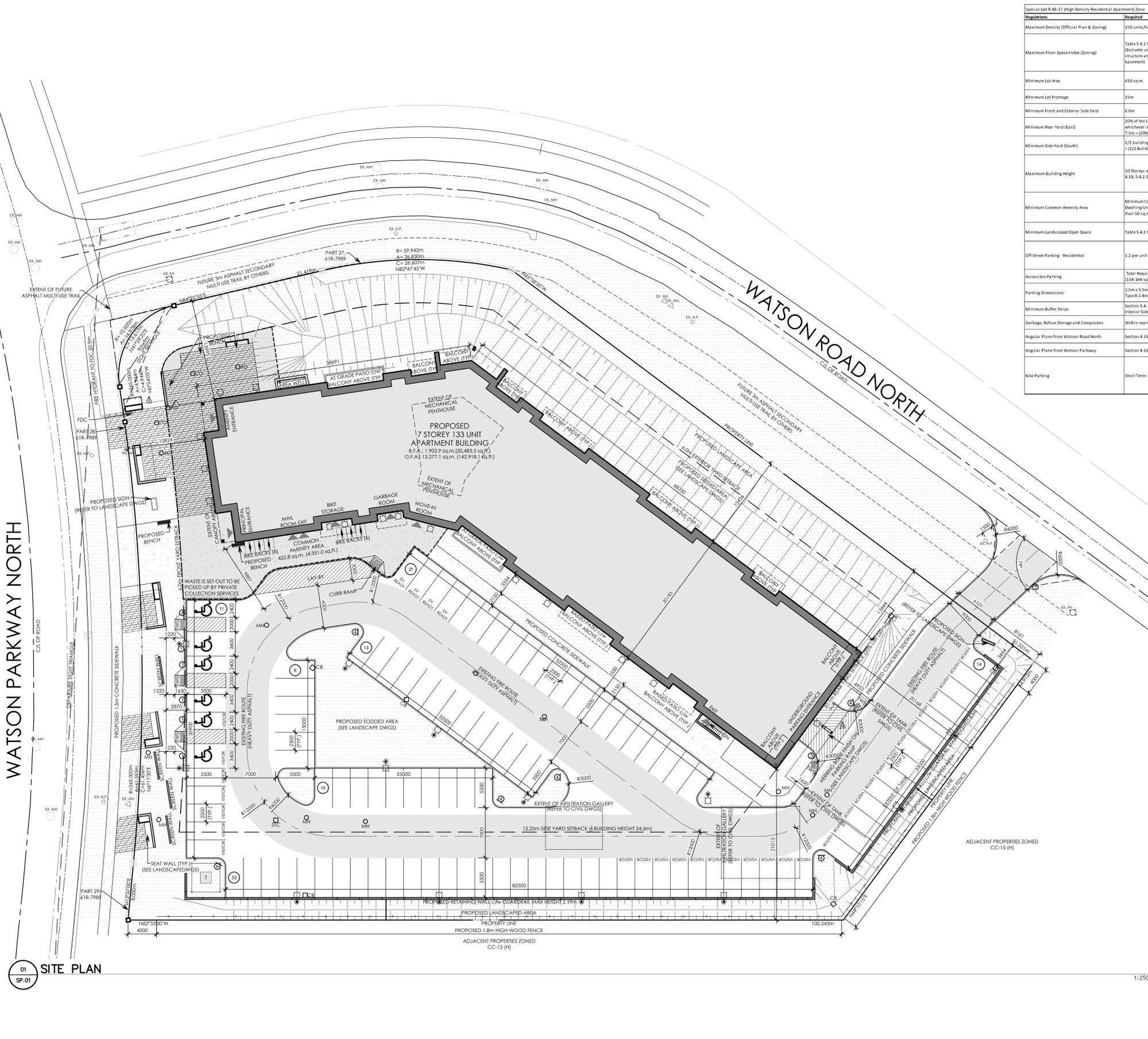
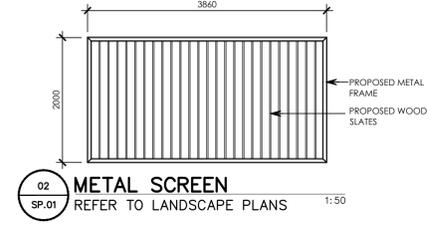


LAST SAVED BY: jreston DATE: June 10, 2020  
 FILE LOCATION: D:\2016\144 Watson Rd N 4.0 Construction Documents\2016-152 SP.1 Site Plan.dwg



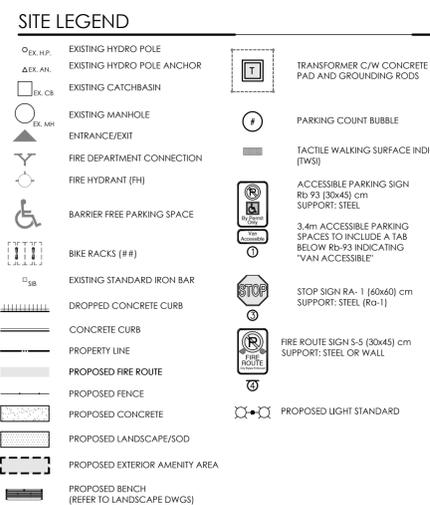
01 SITE PLAN  
 SP.01

Regulations	Required	Provided	Conforms
Maximum Density (Official Plan & Zoning)	150 units/ha	149.4 Units/ha	Yes
Maximum Floor Space Index (Zoning)	Table 5.4.2 Maximum Floor Space Index 1.5 (Excludes underground or covered parking structures and floor space located in the basement)	1.5	Yes
Minimum Lot Area	650 sq.m.	8,992.0 sq.m.	Yes
Minimum Lot Frontage	15m	83.7m	Yes
Minimum Front and Exterior Side Yard	6.0m	Front Yard (Watson pkwy): 9.0m Exterior Side Yard: 13.4m	Yes
Minimum Rear Yard (East)	20% of the lot depth or 1/2 the building height, whichever is greater, but in no case less than 7.5m = (20% of lot depth = 20.1m)	20.1m	Yes
Minimum Side Yard (South)	1/2 building height but not less than 3m = (1/2 Building Height 24.5m = 12.25m setback)	23.9m	Yes
Maximum Building Height	10 Storeys and in accordance with Sections 4.16, 4.18, 5.4.2.5, and Defined Area Map	7 Storeys (24.5m) Overall	Yes
Minimum Common Amenity Area	Minimum Common Amenity Area 6 sq.m. per Dwelling Unit, aggregated into areas of not less than 50 sq.m. (6 sq.m. * 133 units) = 798.0 sq.m.	Interior: 199.0 sq.m. 7th Floor Terrace: 183.0 sq.m. Exterior: 426.5 sq.m. Total Common Amenity: 808.5 sq.m.	Yes
Minimum Landscaped Open Space	Table 5.4.2 Minimum Landscape Open Space 44%	44%	Yes
Off Street Parking - Residential	1.2 per unit (133 Units * 1.2) = 160	Surface Parking: 108 Underground Parking: 52 Total Parking Provided: 160 spaces	Yes
Accessible Parking	Total Required Accessible Parking (134.166 spaces) = 6 spaces	6 Spaces	Yes
Parking Dimensions	2.5m x 5.5m (exterior) Type A, 3.4m x 5.5m & Type B 2.4m x 5.5m (barrier free)	2.5m x 5.5m (exterior) Type A 3.4m x 5.5m Type B 2.4m x 5.5m (barrier free)	Yes
Minimum Buffer Strips	Section 5.4. Minimum Buffer Strip Width from the Interior Side Lot Line shall be 3m	Side Yard: 3m Rear Yard: 3m	Yes
Garbage, Refuse Storage and Composters	Within main building or any accessory building	Within Main Building	Yes
Angular Plane from Watson Road North	Section 4.16.2.45 degree Maximum	44 degrees	Yes
Angular Plane from Watson Parkway	Section 4.16.2.45 degree Maximum	44 degrees	Yes
Bike Parking	Short Term: 1/unit + 2 visitor/20 units = 146	Ground Floor Bike Parking: 98 Underground Bike Parking: 48 Exterior Bike Parking: 12 Total Bike Parking Provided: 150 Spaces	Yes



02 METAL SCREEN  
 SP.01 REFER TO LANDSCAPE PLANS 1:50

- GENERAL NOTES:**
- SITE PLAN**
- ALL REQUIRED SETBACKS TO BE VERIFIED WITH GOVERNING AUTHORITIES PRIOR TO CONSTRUCTION.
  - ALL ANCHORING DIMENSIONS ARE MEASURED TO THE CLOSEST SURVEYORS IRON BAR.
  - THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE SERVING, GRADING AND DRAINAGE, SITE DETAILS, LANDSCAPE AND ELECTRICAL SITE PLAN DRAWINGS. ANY ERRORS AND/OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
  - ALL NEW CONCRETE SIDEWALKS AND PADS TO BE (57/125mm) THICK POURED IN PLACE CONCRETE ON MINIMUM (67/150mm) COMPACTED GRANULAR 'A' BASE. PROVIDE SAWCUTS AND BROOM FINISH.
  - ASPHALT SURFACING AS PER GEOTECHNICAL REPORT PREPARED BY CHUNG & VANDER DOELEN, DATED MARCH 27, 2018.
  - ALL PARKING STALL MARKINGS TO BE APPLIED TO ASPHALT SURFACES WHEN OUTSIDE TEMPERATURE EXCEEDS +8° CELSIUS.
  - ALL PARKING STALL MARKINGS SHALL BE PAINTED WHITE UNLESS NOTED OTHERWISE.
  - CONTRACTOR TO MAKE GOOD ALL DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE WORK CARRIED OUT UNDER THIS CONTRACT AT NO EXTRA CHARGE.
  - CONTRACTOR TO REMOVE ALL DEBRIS AND SURPLUS MATERIALS FROM THE SITE AT COMPLETION OF CONSTRUCTION.
  - MAINTAIN ACCESS TO THE PROPERTY INCLUDING OVERHEAD CLEARANCES FOR USE BY EMERGENCY RESPONSE VEHICLES.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO, ALL POLE LINES, CONDUITS, WATERMANS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES BEFORE COMMENCING THE WORK. SUCH UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THEIR POSITION IS NOT GUARANTEED.



THIS DRAWING IS AN INSTRUMENT OF SERVICE & IS THE PROPERTY OF ABA ARCHITECTS INC. & CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE PERMISSION OF ABA ARCHITECTS INC.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED.

**ABA ARCHITECTS INC.**  
 ANDREW M. SPELLE  
 LICENCE 4371

NO.	REVISIONS	DATE
01	SI-10	2019.02.19
02	SI-26	2019.05.01
03	AS BUILT SITE PLAN	2020.06.10

ISSUED FOR CONSTRUCTION	2018.12.04
ISSUED FOR BID PACKAGE No. 2	2018.10.24
ISSUED FOR BUILDING PERMIT	2018.09.14
ISSUED FOR BID PACKAGE No. 1	2018.08.27
ISSUED FOR FOUNDATION PERMIT	2018.08.17
CHRONOLOGY	DATE

**aba architects inc.**  
 144 Watson Road North, Unit A  
 Waterloo, Ont. N2Y 2K5  
 Phone: 519-885-8880  
 Fax: 519-885-8880  
 www.abaarch.com

**144 WATSON APARTMENT BUILDING**  
 144 WATSON ROAD NORTH  
 GUELPH, ONTARIO

**SITE PLAN**

SCALE: AS NOTED  
 SHEET SIZE: 24x42  
 PROJECT NUMBER: 2016-152

DRAWING NUMBER: **SP.01**