

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE CONSULTANT.

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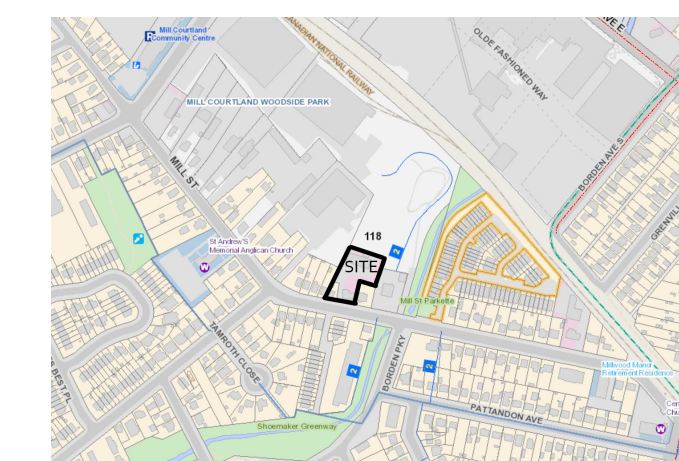
DO NOT SCALE THESE DRAWINGS.

REVISIONS:

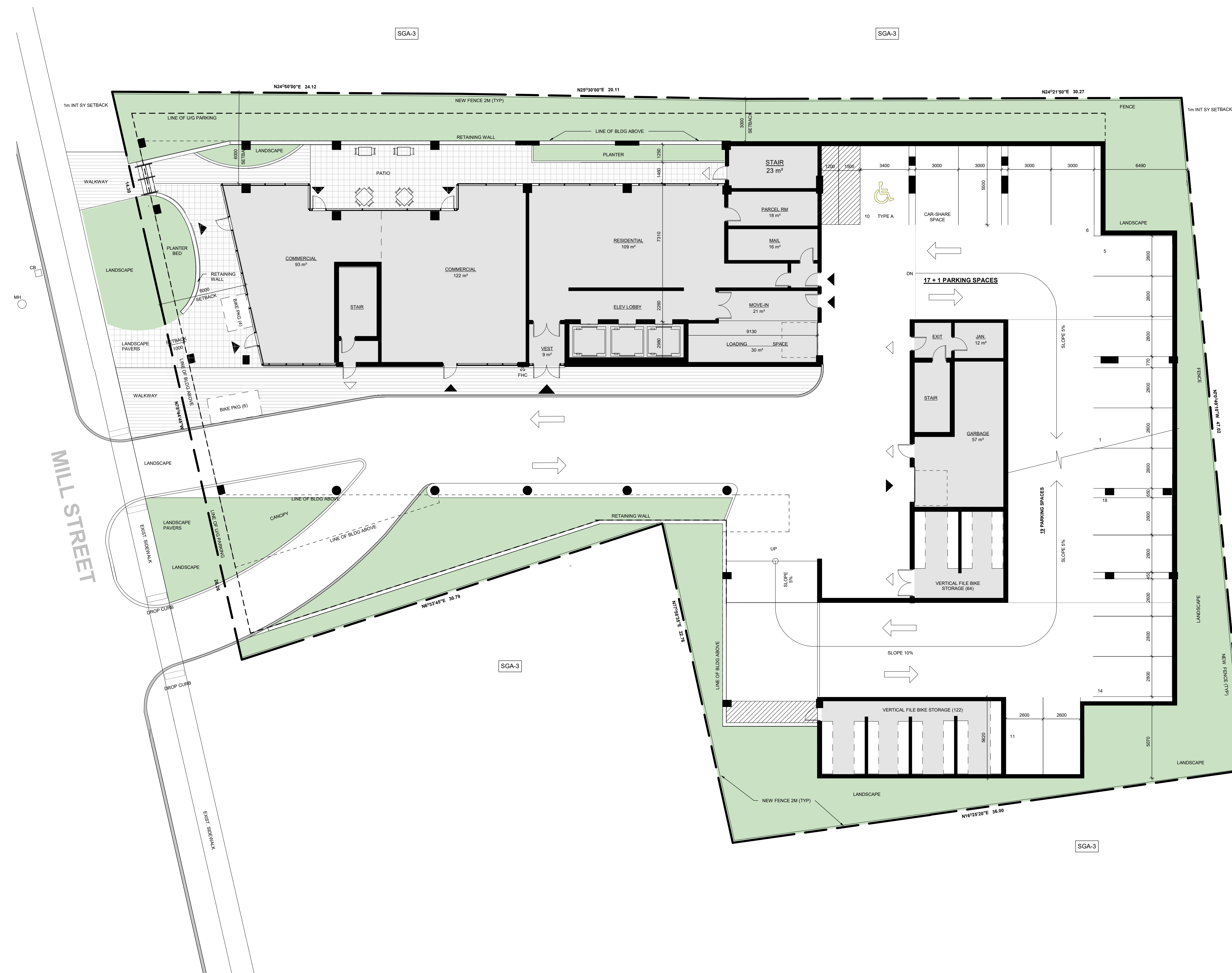
NO.	DATE	ISSUED:
1	2024.03.14	ISSUED FOR ZBA
2	2024.08.21	RE-ISSUED FOR ZBA
3	2024.10.11	RE-ISSUED FOR ZBA

DETAILS OF DEVELOPMENT

DATA	REQUIRED	PROVIDED
ZONING	SGA-3	
GROSS LOT AREA (m ²)	3050	
AREA OF ROW(m ²)	N/A	
NET LOT AREA (m ²)	3050	
BUILDING AREA (m ²)	2260	
BUILDING COVERAGE(%)	74	
SETBACKS	FY (m)	3.0
	RY (m)	3.0
	E. SY (m)	3.0
	W. SY (m)	3.0
MIN. LOT WIDTH (m)	42m	38.63m
BUILDING BASE HEIGHT	6 STOREYS	6 STOREYS
MIN. FLOOR SPACE RATIO	2.0	10
MIN. FRONTAGE (m)	20	12.1
MIN. FACADE OPENING %	20%	49.5%
NUMBER OF STOREYS	28	28
BUILDING HEIGHT (m)	68.4	
HEIGHT OF FIRST STOREY (m)	4.5	4.5
DENSITY CALCULATION		
NUMBER OF UNITS	379	
NUMBER OF BEDROOMS	486	
AMENITY AREA	TERRACES=1184	
=AMENITY WHERE PRIVATE AMENITY IS <3m ²	(3425m ²)=1710	INDOOR=418
+ AMENITY WHERE PRIVATE AMENITY IS >4m ²	(3748m ²)=296	OUTDOOR= 857
	TOTAL = 2006m ²	TOTAL = 2457m ²
LANDSCAPE AREA (m ²)	610	1068
LANDSCAPE AREA (%)	20	35
PARKING REQUIRED 0	N/A	166
No. OF BARRIER FREE SPACES OF TOTAL	3 TYPE A	3 TYPE A
1 TYPE 'A' AND 2 TYPE 'B'	3 TYPE B	3 TYPE B
BIKE RACKS	379	379
CLASS A /1/UNIT	6	6
CLASS B B 6/(20+ UNITS)	1	1
1 CLASS A/500M ² COMM.	2	2
1 CLASS B/167M ² COMM.	=388	=388
GARBAGE ENCLOSURE	YES	



KEY PLAN



SCALE: 1 : 150



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 WATERLOO, ON, N2V 1K8
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 www.masriroarchitects.ca

PROJECT:
**328 & 330 MILL STREET
 KITCHENER**

DRAWING TITLE:
SITE PLAN

DATE: 2024.10.11
 SCALE: As indicated
 DRAWN: NS
 STATUS: DESIGN
 JOB NO.: 2303

DRAWING NO.:
AD.1