

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Consultant Documents.

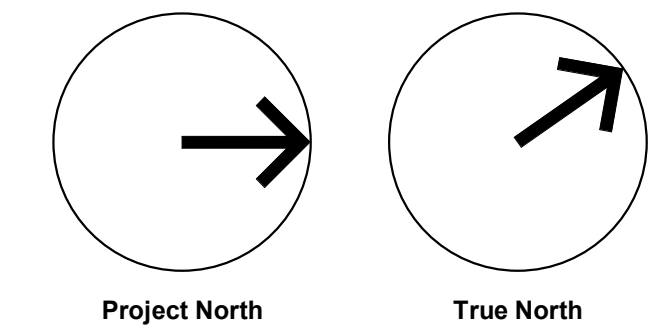
VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.25 SPACES / UNIT = 1,25'38 = 45	11 SPACES
BARRIER FREE PARKING	4% OF REQUIRED SPACE = 45'0.04 = 2	1 (1 TYPE A)
VISITOR PARKING	20% OF REQUIRED SPACE = 45'0.2 = 9	0
EV PARKING	N/A	20% OF PROVIDED = 11'0.2 = 6 SPACES
COMMERCIAL PARKING	N/A	N/A
<b>TOTAL</b>		<b>11</b>

BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL BICYCLE PARKING	10% OF PROVIDED SPACE = 45'0.1 = 5	INDOOR = 35 OUTDOOR = 14
<b>TOTAL</b>		<b>49</b>

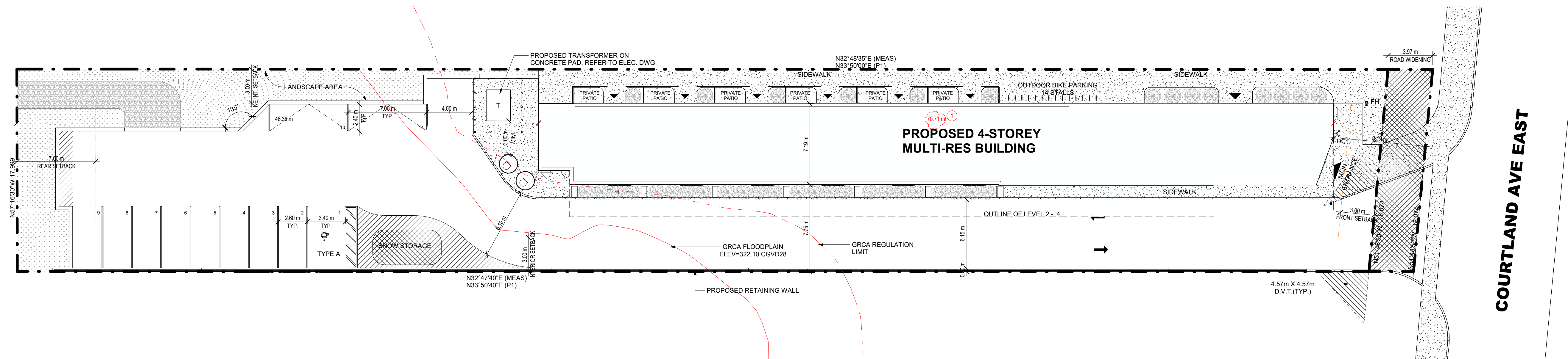
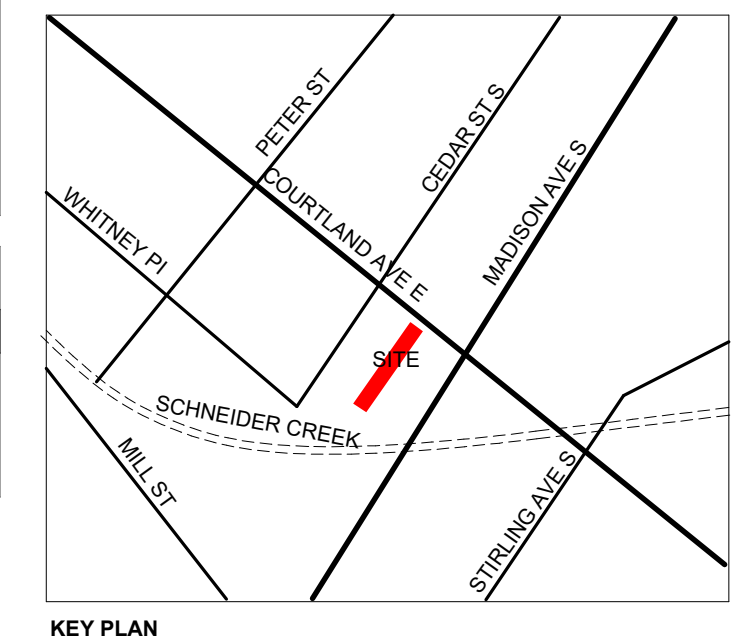
SITE DATA				
165 Courtland Ave. E, Kitchener, Ontario				
DATA	REQUIRED	REQUIRED	PROVIDED	DEVIATIONS
ZONING		ZONING - CR-1		
LOT AREA (m <sup>2</sup> )		GROSS SITE AREA = 2,215.5 m <sup>2</sup> ROAD WIDENING = 38.5 m <sup>2</sup> NET SITE AREA = 2,177.0 m <sup>2</sup>		
LOT FRONTAGE	15.0 m	18.0 m	18.1 m	
FRONT YARD (m)	3.0 m	4.5 m	8.2 m (Pre-widening)	
INTERIOR SIDE YARD (E)	1.2 m FOR BUILDING HEIGHT NOT EXCEEDING 10.5m	2.5 m	7.8 m (GROUND LEVEL)	
	3.0 m FOR BUILDING HEIGHT EXCEEDING 10.5 m		4.9 m (2ND-4TH LEVELS)	
INTERIOR SIDE YARD (W)	1.2 m FOR BUILDING HEIGHT NOT EXCEEDING 10.5m	2.5 m	3.0 m	
	3.0 m FOR BUILDING HEIGHT EXCEEDING 10.5 m			
REAR YARD (S)	7.5 m, OR ONE HALF THE BUILDING HEIGHT (7.0 m), WHICHEVER IS GREATER	7.5 m	46.4 m	

BUILDING DATA				
DATA	REQUIRED	REQUIRED	PROVIDED	DEVIATIONS
TOTAL DENSITY (# of units)	N/A	N/A	36 units	
BUILDING FOOTPRINT (m <sup>2</sup> )	XX (m <sup>2</sup> )	XX (m <sup>2</sup> )	506.0 m <sup>2</sup>	
GROSS FLOOR AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	XX (m <sup>2</sup> )	2580.0 m <sup>2</sup>	
BUILDING FLOOR AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	XX (m <sup>2</sup> )	696.0 m <sup>2</sup>	
FLOOR SPACE RATIO	1.0 MAX.	NO MAX.	1.2 (PROPOSED)	(3)
NUMBER OF STOREYS		UP TO 4 STOREY	4	
BUILDING HEIGHT (m)	18 m MAX.	11 m MAX.	17.5 m	(2)
BUILDING LENGTH (m)	---	36.0 m MAX.	70.7 m	(1)
STREET LINE FACADE OPENINGS (%)	---	20% MIN.	45%	
COMMERCIAL/RETAIL AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	---	N/A	
AMENITY AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	XX (m <sup>2</sup> )	53.5 m <sup>2</sup> (INDOOR) 56.7 m <sup>2</sup> (OUTDOOR)	

LANDSCAPING DATA				
DATA	REQUIRED	REQUIRED	PROVIDED	DEVIATIONS
LANDSCAPE AREA (%)	XX (%)	30 % MIN.	30.5 %	
LANDSCAPE AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	653.10 m <sup>2</sup>	665.0 m <sup>2</sup> (PROPOSED)	
REAR YARD LANDSCAPE AREA (%)	XX (%)	40 % MIN.	30.8 %	(4)
REAR YARD LANDSCAPE AREA (m <sup>2</sup> )	XX (m <sup>2</sup> )	334.2 (m <sup>2</sup> )	257.5 m <sup>2</sup> (PROPOSED)	



- GENERAL NOTES**
- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  - All work shall comply with the 2012 Ontario Building Code and amendments.
  - Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  - All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  - All documents remain the property of the architect. Unauthorised use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
  - The material contained herein reflects the consultants best judgement in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
  - The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.



1 SITE PLAN  
1:200

2	2024-10-22	Issued for Minor Variance
1	2024-09-09	Issued for Minor Variation
No.	Date	Revision

Client:	
Project Name / Address:	

**165 COURTLAND AVE. E**  
165 Courtland Avenue  
East, Kitchener

**SRM** architects+urban\*designers

Project No: 24094  
 Drawing Date: 2024-06-20  
 Drawn by: FKF  
 Checked by: MYV  
 Office Location: KITCHENER  
 Plot Date / Time: 2024-10-22 3:23:25 PM

**SITE PLAN**

Drawing Name:

Drawing Scale: As indicated  
 Status:  
 Revision No.: r2  
 Drawing No.: A1.1

**PRELIMINARY**