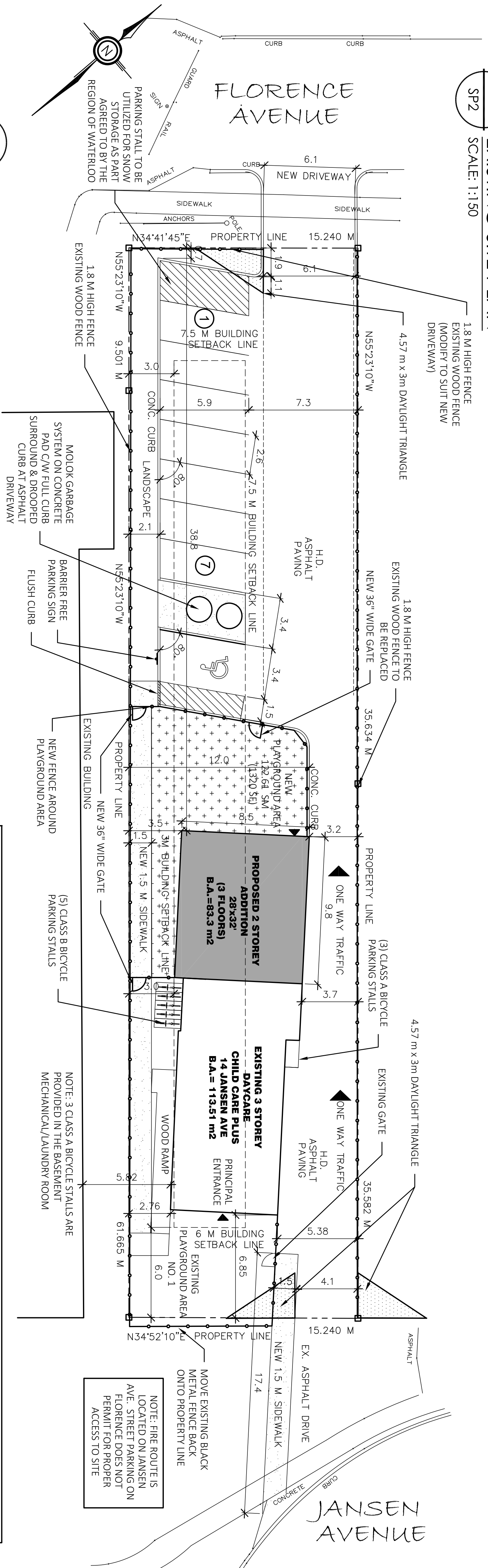
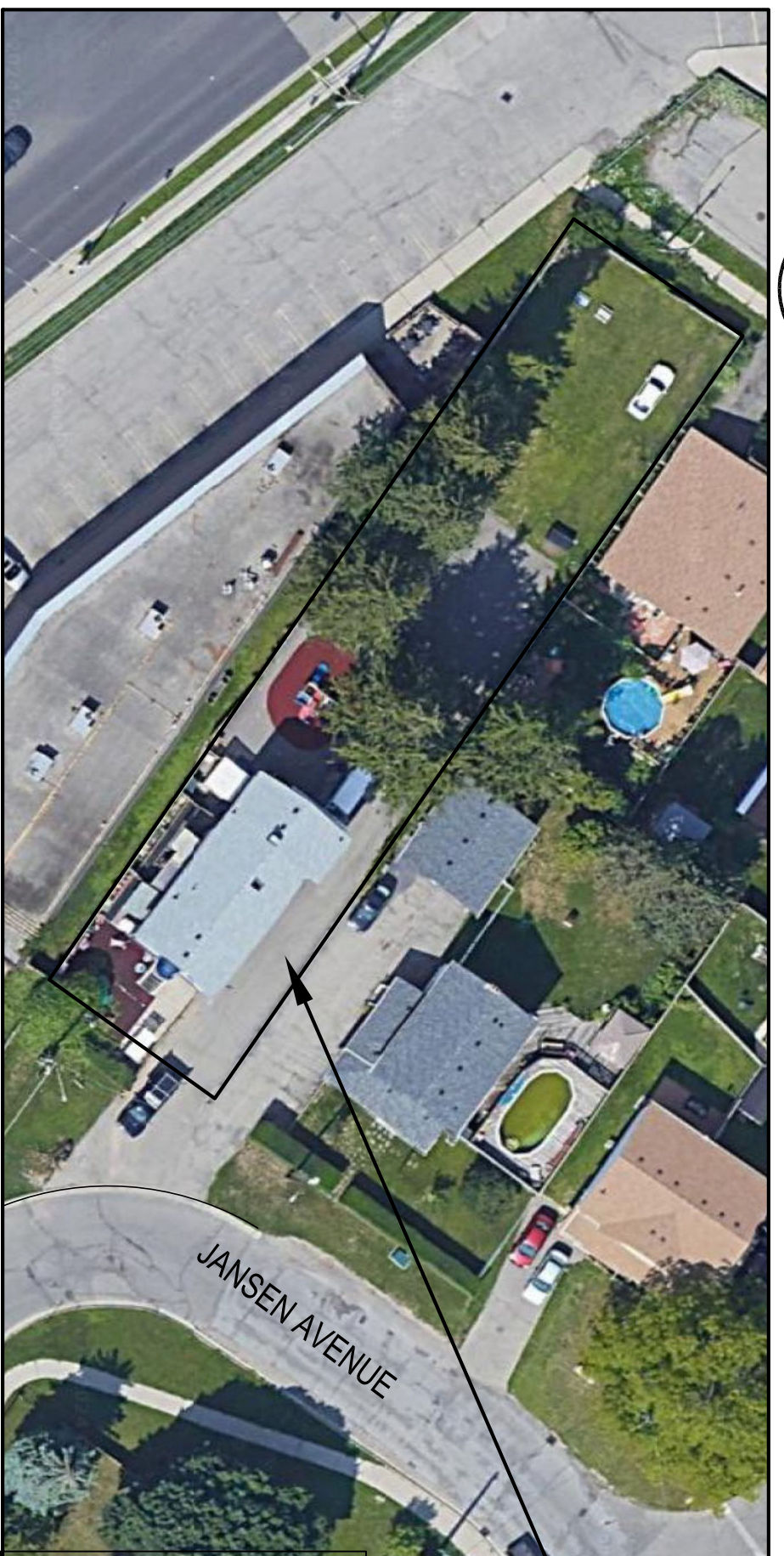


1 EXISTING SITE PLAN
SCALE: 1:150



1 PROPOSED SITE PLAN
SCALE: 1:150



3 SITE LOCATION PLAN
SCALE: NTS

AEI BUILDING DESIGN INC.
Professional Architect
14 Jansen Avenue
Kitchener, Ontario
N2H 2G6
Tel: 519-590-5812
www.aeidesign.com

PROJECT: 14 JANSEN AVE
DATE: 04/10/2024
SCALE: 1:150

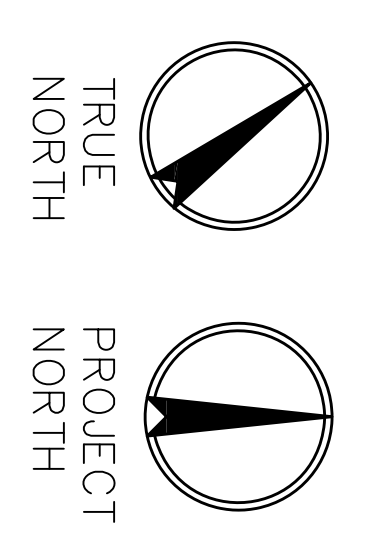
14 JANSEN AVENUE
CHILD CARE PLUS

SITE STATISTICS

ADDRESS: 14 JANSEN AVENUE KITCHENER, ONTARIO
ZONING: RES-4 (214)
LEGAL DESCRIPTION: PLAN 589 L FARM PT

SITE AREA SUMMARY & LOT COVERAGE		PARKING REQUIREMENTS:	
AREA (m ²)	% LOT COVERAGE	OCCUPANT LOAD OF BUILDING: TBD BY OWNER	
TOTAL GROSS SITE AREA: 1,084.98 m ²	(100%)	471.430=15.71-16 required	
LOT WIDTH: 16.240 m		TOTAL PARKING STALLS REQUIRED	16
LOT DEPTH: 71.216 m		TOTAL STALLS REQUIRED PROVIDED	8
BUILDING HEIGHT: 9.97 m		1 BARRIER FREE 7 STANDARD STALLS 80" x 2.6m x 5.9m	
BUILDING AREA (EXISTING): 113.51 m ²	(18.1%)	BICYCLE PARKING:	
BUILDING AREA (PROPOSED): 196.81 m ²	(30.2%)	CLASS A STALLS (CLASS A) - REQUIRED	1
LANDSCAPE AREA: 326.9 m ²	(51.7%)	CLASS A STALLS (CLASS A) - PROVIDED	3
HARDSCAPE AREA: 561.3 m ²		CLASS B STALLS (CLASS B) - PROVIDED	5
GROSS FLOOR AREA EXISTING= 409.5 m ²		INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM THE SITE SURVEY PLAN NO. AB-2465 BY MCKECHNIE SURVEYING LTD.	
FINAL GROSS FLOOR AREA = 659.6 m ²			

DO NOT SCALE DRAWINGS
ALL DIMENSIONS REFER TO PROPERTY
OF AEI. REVISIONS TO BE SHOWN AND
REPRODUCED OR REUSED WITHOUT
WRITTEN PERMISSION.



NO.	REVISION	DATE
1.	ISSUED FOR CLIENT REVIEW	02/13/2024
2.	ISSUED FOR SITE PLAN PRE APP	04/11/2024
3.	ISSUED TO CONSULTANTS	07/09/2024
4.	FOR SITE PLAN APPROVAL	10/28/2024
5.	FOR SITE PLAN APPROVAL	01/30/2025
6.	ISSUED FOR MINOR VARIANCE	03/31/2025

PROJECT DESCRIPTION
DAYCARE EXPANSION
14 JANSEN AVENUE KITCHENER, ONTARIO

Child Care Plus
14 JANSEN AVENUE
KITCHENER ONTARIO

ALTERED ROOTS ARCHITECTS INC.
Amy Rancier
Architect
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AEI BUILDING DESIGN INC.
219 KPLING AVENUE KITCHENER, ONTARIO
T: 519 590 5812
E: ofidesign@gmail.com

EXISTING & PROPOSED SITE PLANS

DATE: JAN. 2024
SCALE: 1:150
JOB REFERENCE NO.: XXXXX

DRAWN BY: A.JOSIC
REVIEW BY: J.H.

DRAWING NO.: **SP2**