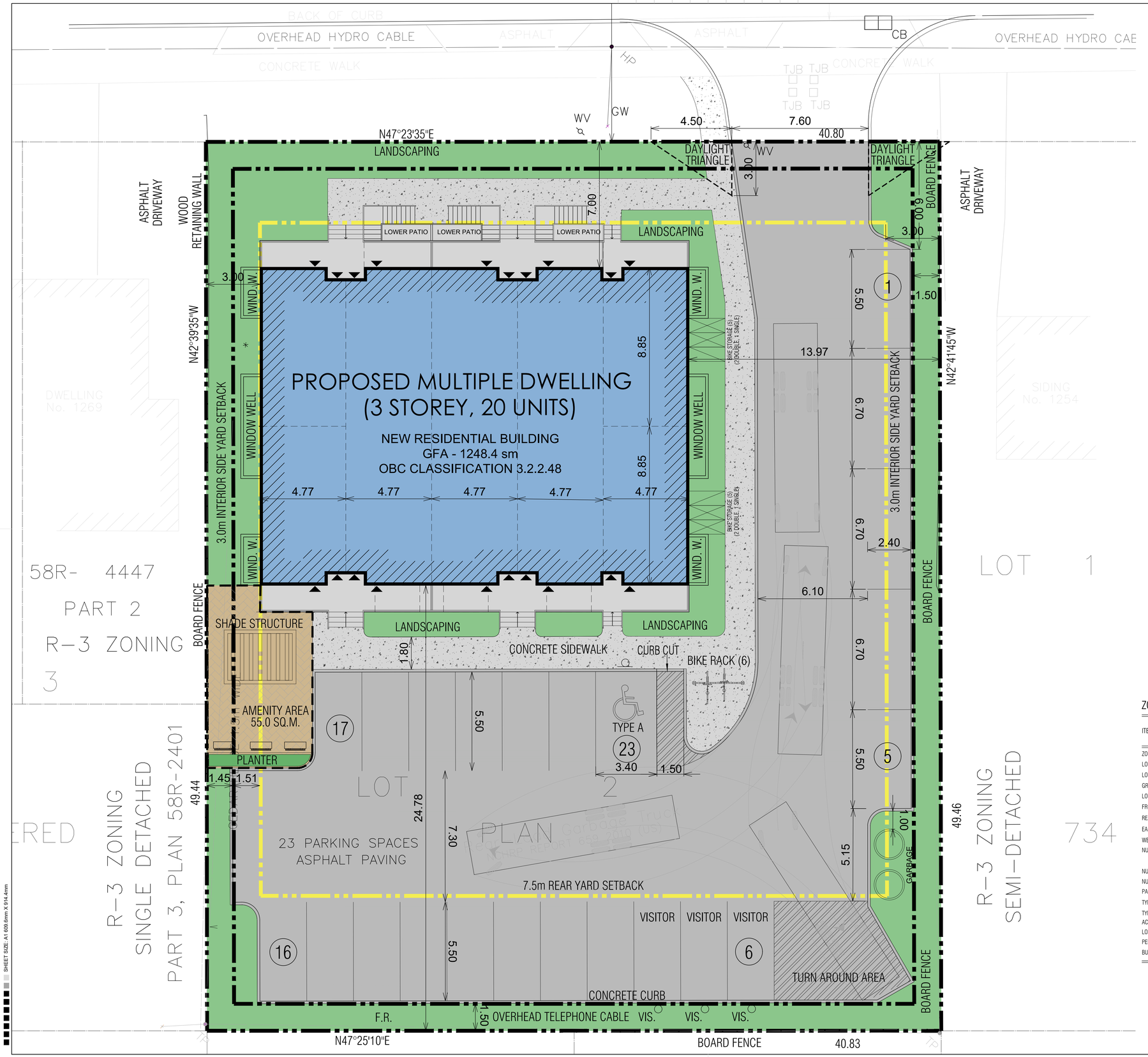

SHEET SIZE: A1 609.6mm X 914.4mm

REGISTERED PLAN No. 734
PART OF LOT 2
CITY OF KITCHENER
REGION OF WATERLOO

OWNERS	APPLICANT
OWNERS NAME: APPLE HOME BUILDERS ADDRESS: Apple Home Builders, Tavistock, ON N0B2R0 Canada PHONE #:1-519-272-3465	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH, MILTON ON L9T 2T1 P (905)457-1618 F (905)457-8852

TRUE NORTH

CONSTRUCTION NORTH

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED TREE PROTECTION HOARDING
- PROPOSED SILT FENCE
- PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- CONCRETE PAD OR SIDEWALK
- PROPOSED CONCRETE CURB
- C/C OR D/C — PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
- NEW BUILDING AREA (FOOTPRINT)
- EXISTING BUILDING AREA (FOOTPRINT)
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- EXISTING POST AND WIRE FENCE
- PROPOSED POST AND WIRE FENCE
- EXISTING BOARD FENCE
- PROPOSED BOARD FENCE
- PRINCIPAL ENTRANCE TO THE BUILDING
- SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
- FRS — FIRE ROUTE SIGNS
- BFS — BARRIER FREE SIGNS (RB93)
- BARRIER FREE LOGO (PAVED ON ASPHALT)
- TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (AODO COMPLIANT)
- SS — STOP SIGNS
- EXISTING CATCHBASIN AND STRUCTURE
- PROPOSED CATCHBASIN AND STRUCTURE
- PROPOSED DOUBLE CATCHBASIN AND STRUCTURE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCHBASIN AND MANHOLE
PROPOSED CATCHBASIN AND MANHOLE
- PROPOSED SIAMESE CONNECTION TO SPRINKLER SYSTEM
- HP — PROPOSED HIGH POINT
- LP — PROPOSED LOW POINT
- PROPOSED DRAINAGE FLOW
- DAYLIGHTING TRIANGLE (SHOW SHADED)
- DC — DEPRESSED CURB
- H — FIRE HYDRANT (EXISTING)

ZONING STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	R-3	RES-5
LOT AREA (sm)	411.00 sm	2,018.7 sm
LOT WIDTH (sm)	13.7 m	40.8 m
GROUND FLOOR AREA (sm)	TBD	416.1 sm
LOT COVERAGE (max.)	55%	20.6%
FRONT YD. (min.)	4.5 m	7.0 m
REAR YARD (min.)	7.5 m	24.78 m
EAST SIDE YARD (min.)	3.0 m	13.97 m
WEST SIDE YARD (min.)	3.0 m	3.0 m
NUMBER OF PARKING SPACES - RESIDENTIAL 1.0 PER DWELLING UNIT * 20 UNITS = 20 SPACES VISITOR PARKING SPACES - 0.15/ UNIT = (0.15*20) = 3 SPACES	23	23
NUMBER OF TYPE A ACCESSIBLE PARKING SPACES	1	1
NUMBER OF TYPE B ACCESSIBLE PARKING SPACES	0	0
PARKING STALL DIMENSIONS (m)	2.60 m X 5.50 m	2.60 m X 5.50 m
TYPE A ACCESSIBLE PARKING SPACE (m)	3.40 m X 5.50 m	3.40 m X 5.50 m
TYPE B ACCESSIBLE PARKING SPACE (m)	2.40 m X 5.50 m	2.40 m X 5.50 m
ACCESSIBLE PARKING AISLE (m)	1.50 m X 5.50 m	1.50 m X 5.50 m
LOADING SPACE REQUIRED	0	0
PERCENTAGE OF LOT LANDSCAPED	20%	30.3%
BUILDING HEIGHT	N/A	10.5 m

no.	revisions	date	init.
1	ISSUED FOR SPA	2022-10-21	
0	ISSUED FOR PRECONSULTATION	2022-01-31	

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cad file 21042_SP1
date plotted 10/21/2022 plot scale 1:1

drawn KR
designed KR
reviewed KR
date 10/21/2022
scale 1:100

project
OTTAWA STREET
STACKED TOWNHOUSES

1265 OTTAWA STREET
KITCHENER, ON

drawing
ARCHITECTURAL SITE PLAN

REINDERS + LAW
ARCHITECTURE . ENGINEERING
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drawing no. 21042_SP1
rev. no. 1