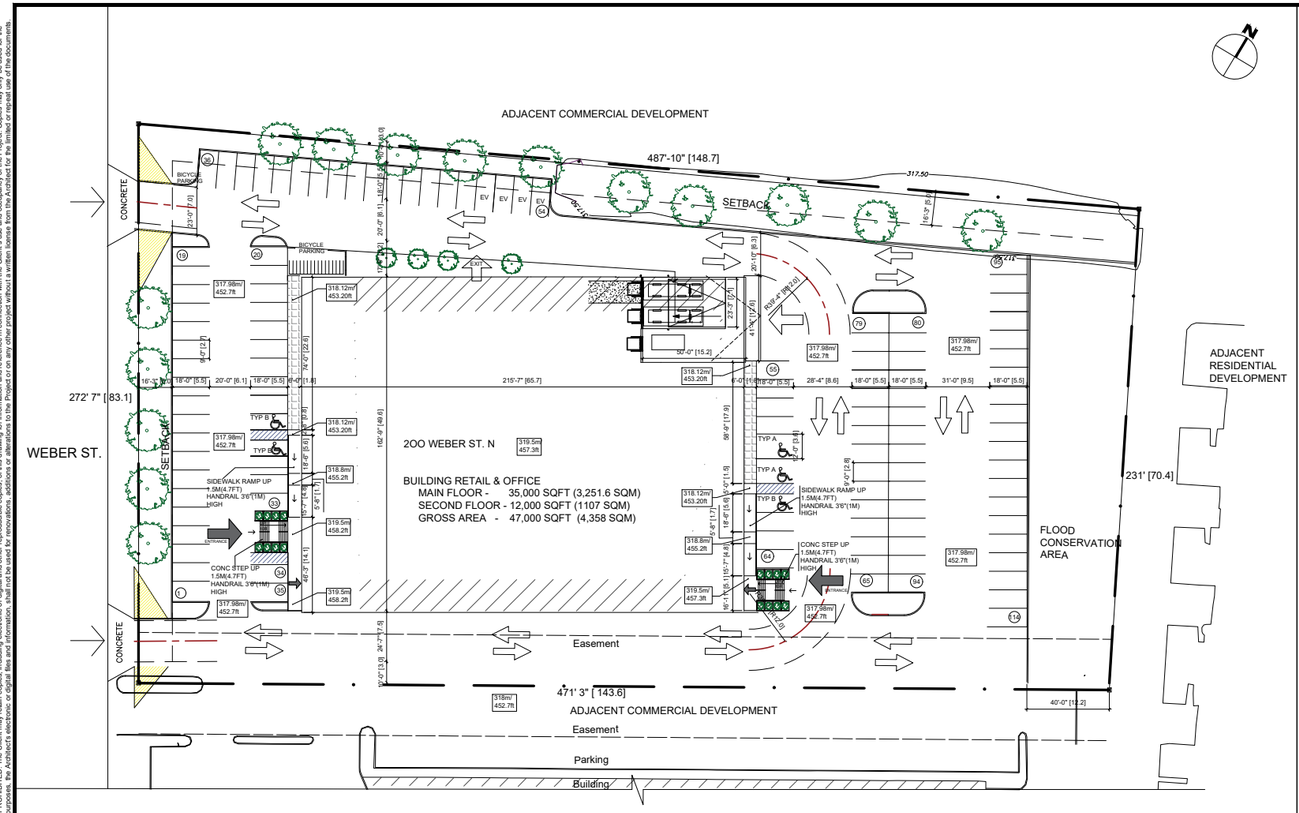
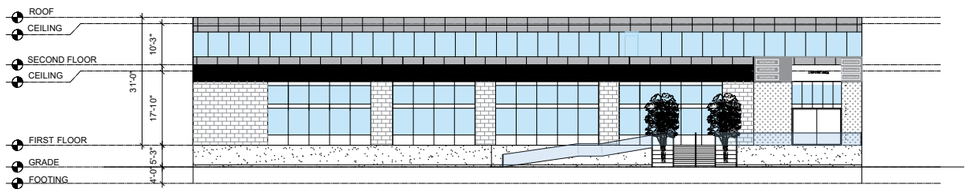
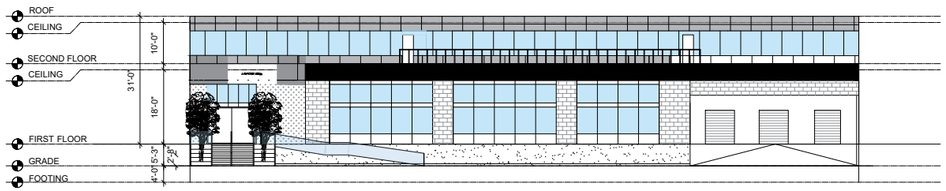
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1 SITE PLAN
A-1A 1/32" =1'-0"



WEST ELEVATION



EAST ELEVATION

1 1/16" =1'-0"
A-1A

AREAS:

LOT: 120,000 SF (11,147.6 SM)
2.768 Acres (1.12 ha)

BUILDING AREA : 36,700 SF (3,530.6 SM)
NO OF FLOORS : 2

FLOOR AREAS	
1ST FLOOR (RETAIL) AREA :	35,000 SF (3,251.6 SM)
2ND FLOOR (OFFICE) AREA :	12,000 SF (1,170.0 SM)
TOTAL BUILDING FLOOR AREA :	47,000 SF (4366.0 SM)

HEIGHT OF BUILDING : 29' (8.8 M)

ZONING: EXISTING C5-27
ZONING PROPOSED: SITE SPECIFIC (REFERENCE FROM C1-20)

SETBACKS (SECTION 8.3.2)	REQUIRED	PROPOSED
FRONT (STREET)	16.4 ft (5.0 m)	16.4 ft (5.0 m)
REAR (EAST)	16.4 ft (5.0 m)	40 ft (12.2 m)
SIDE (N)	16.4 ft (5.0 m)	16.4 ft (5.0 m)
SIDE (S) (MINOR VARIANCE)	16.4 ft (5.0 m)	9.8 ft (3.0m)

CITY OF WATERLOO ZONING BYLAWS FOR PARKING

	REQUIRED	PROVIDED
PARKING (SECTION 8.3.9) BUILDING FLOOR AREA / 100m2 NON-RESIDENTIAL (propsed area C parking) (2.8M X 5.5M)	3251.6/100+ 1107/100 32.5+ 11X 2.8 = 122	
TOTAL	122	114
ACCESSIBLE PARKING (SECTION 6.4) TYPE A (3.7M X 5.5M) QUANTITY : TYPE B (2.4M X 5.5M)QUANTITY :	 2 3	 3 3
ELECTRIC VEHICLE PARKING PROVISION QUANTITY (SECTION 6.3) :	(3% OF 122) 4	 4
LOADING SPACE - TYPE B (SECTION 6.9.4.1) (3M X 12M X 4.5M)	2	2
BICYCLE PARKING (SECTION 6.6.2.C.iv.A) (0.6M X 2M)	(10% OF 122) 12	 15

1 STATISTICS
A-1A NTS

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Email: smiller@mma-architect.com

NuFusion & ASSOCIATES

Ethnic SUPERMARKET

LEGEND:
EXIST. WALLS
DEMO WALLS
NEW WALL
MAJOR ENTRY/ EXIT
MINOR ENTRY/ EXIT

DATE	NO.	ISSUED FOR
05 FEB'25		REVISION
20 JAN'25		REVISION
10 DEC'24		REVISION
08 DEC'24		REVISION
19 NOV'24		REVIEW
18 NOV'24		CLIENT REVIEW
29 SEP'24		CLIENT REVIEW
25 SEP'24		CLIENT REVIEW
31 JUL'24		CLIENT REVIEW
25 JUL'24		CLIENT REVIEW
22 JUL'24		CLIENT REVIEW
19 JUL'24		REVIEW

ONTARIO ASSOCIATION OF ARCHITECTS STEVEN MILLER LICENCE 4275

PROJECT
GROCERY STORE CONCEPT
200 WEBER ST. N
WATERLOO ,ON

DWG. TITLE
PROPOSED SITE PLAN , STATISTICS AND EXTERIOR ELEVATIONS

DATE : JULY 2024
SCALE : AS NOTED
DESIGNED BY :
DRAWN BY : NS
CHECKED BY : SM
APPROVED BY : SM
PROJECT NO. : 24-128
DWG. NO.
A1-1b