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WATERLOO-ON



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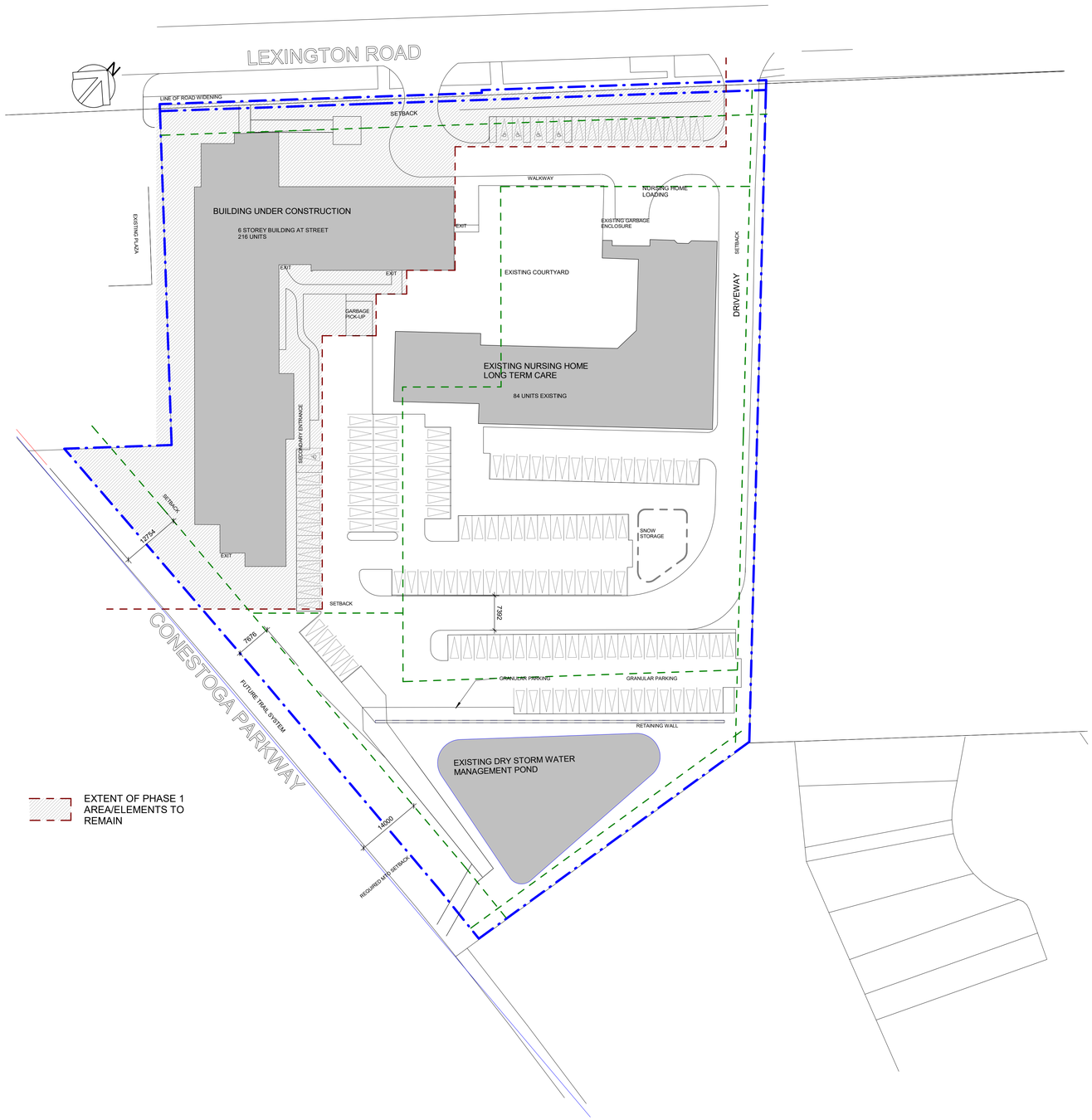
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PROJECT
215 Lexington Rd, Waterloo

PROJECT NO:	133176
DRAWN BY:	AH/JCM
CHKD' BY:	RG
SCALE:	
DATE:	05/26/22

SHEET TITLE
Cover

SHEET NUMBER
A-1000



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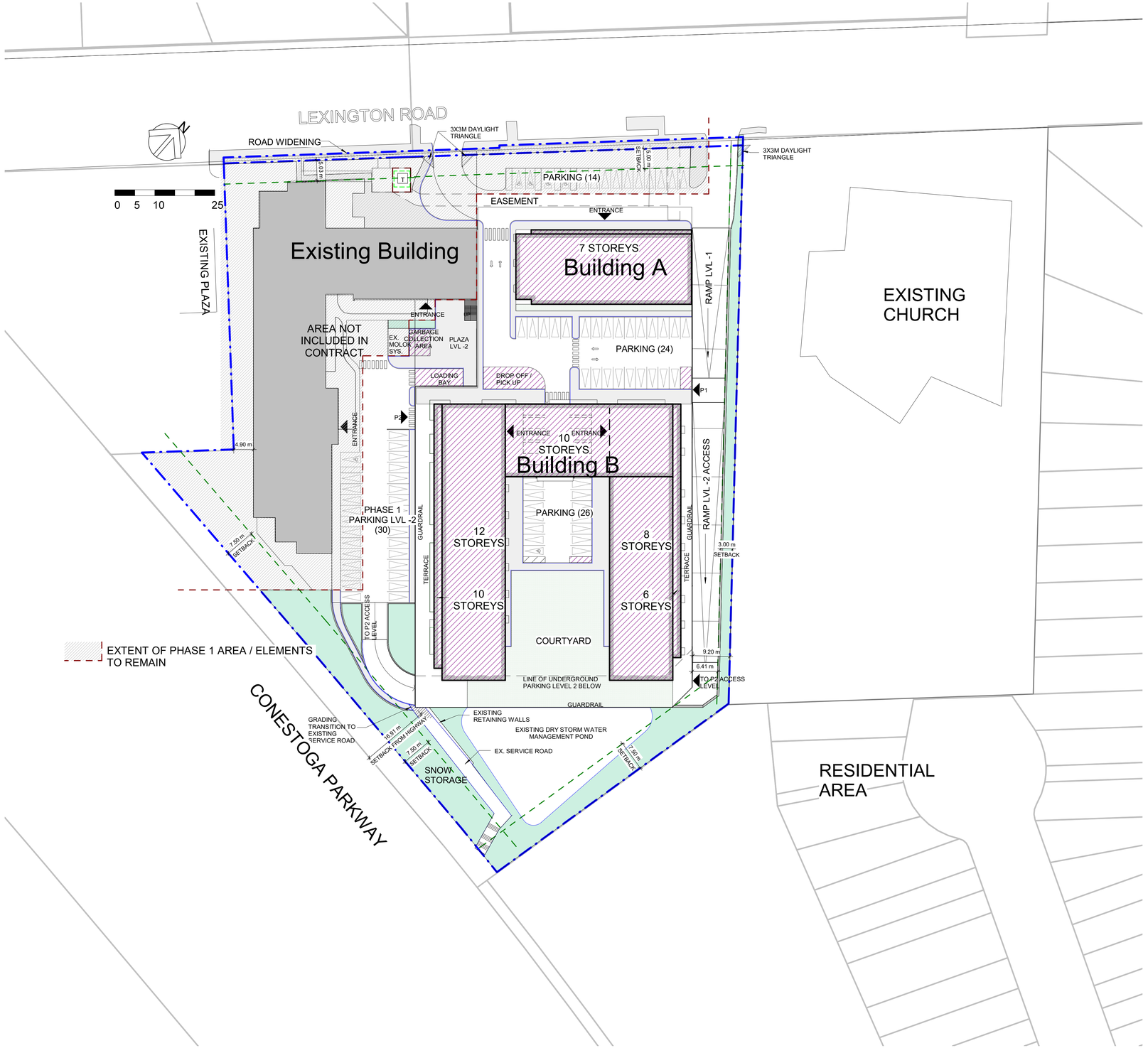
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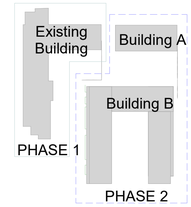
PROJECT NO:	133176
DRAWN BY:	AH
CHKD' BY:	RG
SCALE:	1 : 500
DATE:	28/04/2022

SHEET TITLE
Existing Site Plan

SHEET NUMBER
A-1001



1 / A-1002 SITE PLAN
Scale: 1 : 500



UNITS		
Name	Count	Bedrooms
1B	166	166
1B+D	120	120
2B	161	322
Total	447	608

UNITS BY BUILDING		
Name	Count	Bedrooms
BUILDING A		
1B	18	18
1B+D	19	19
2B	34	68
	71	105
BUILDING B		
1B	148	148
1B+D	101	101
2B	127	254
	376	503
Grand total	447	608

PARKING SCHEDULE	
Level	Count
P2	251
P1	236
LEVEL 01	64
TOTAL	551

DETAILS OF DEVELOPMENT
215 Lexington Rd. Waterloo

PROVISION		REQUIRED	PROVIDED
ZONING		Residential Mixed-Use 'RMU-20'	
GROSS LOT AREA (m²)		19,255.4m² (1.925 ha)	
ROAD WIDENING (m²)		209.10m² (0.021 ha)	
NET LOT AREA (m²)		19,046.3 (1.904 ha)	
SETBACKS	Front Yard (m)	5.0	5.0
	Rear Yard (m)	7.5	7.5
	East Ext. Side Yard (m)	24.0	9.2
	West Ext. Side Yard (m)	3.0	4.9
DENSITY	G.F.A.	-	33,966.1m²
	450 bedrooms per ha. Phase 1: 216 Units-248 Beds Phase 2: 447 Units-608 Beds	856 beds	856 beds
BUILDING AREA (m²) (Including existing building, no additional structures)		-	PHASE 2 3,748.75m2 PHASE 1 EX.BLDG 2,359.7m2
BUILDING COVERAGE(%) (Including existing building, no additional structures)		-	PHASE 2 20% PHASE 1 EX. BLDG 12%
NUMBER OF STOREYS		6	12
BUILDING HEIGHT (m)		20.0m	40.0m MEASURED AT THE FRONT OF BUILDING A
RES. UNITS TOTAL		-	447
PARKING	PHASE 1 EX. BLDG	Assisted Living: 1 space per 3 units = 56 Stalls Seniors Apartments: 0.7 space per unit = 35 Stalls Total: 91 Stalls	Assisted Living: 1 space per 3 units = 56 Stalls Seniors Apartments: 0.48 space per unit = 24 Stalls Total: 80 Stalls
	PHASE 2 NEW BLDG	Resident: 1.15 space per unit = 515 Stalls Visitor: 0.10 space per unit = 45 Stalls Total: 560 Stalls	Resident: 1.0 space per unit = 447 Stalls Visitor: 0.05 space per unit = 24 Stalls Total: 471 Stalls
	TOTAL	651	551
B.F. PARKING (Included)		*14 (7 Type A-7 Type B)	14 (7 Type A-7 Type B)
*B.F. Spaces required based on the proposed site-specific parking rates			
BICYCLE STR	TOTAL	332	332
	TYPE A	166	283
	TYPE B*	166	49
Req. 0.3 of each type per total number of parking.			
*Type B can substituted by Type A provision.			
LANDSCAPE AREA (m²)		5,713.89 m2 30%	5,120.73 m2 26.88% 6,572.98 m2 34.5% (Including Courtyard)
AMENITY AREA (m²)		PHASE 2 1,663 m2 COMMON AMENITIES REQ.* 499m2 PHASE 1 EX. BLDG 712m2	PHASE 2 3,021 m2 COMMON AMENITIES 655.3m2 BALCONIES 2,146 m2 PHASE1 EX. BLDG 2,120m2
*30% of required Amenity Area shall be common amenities			

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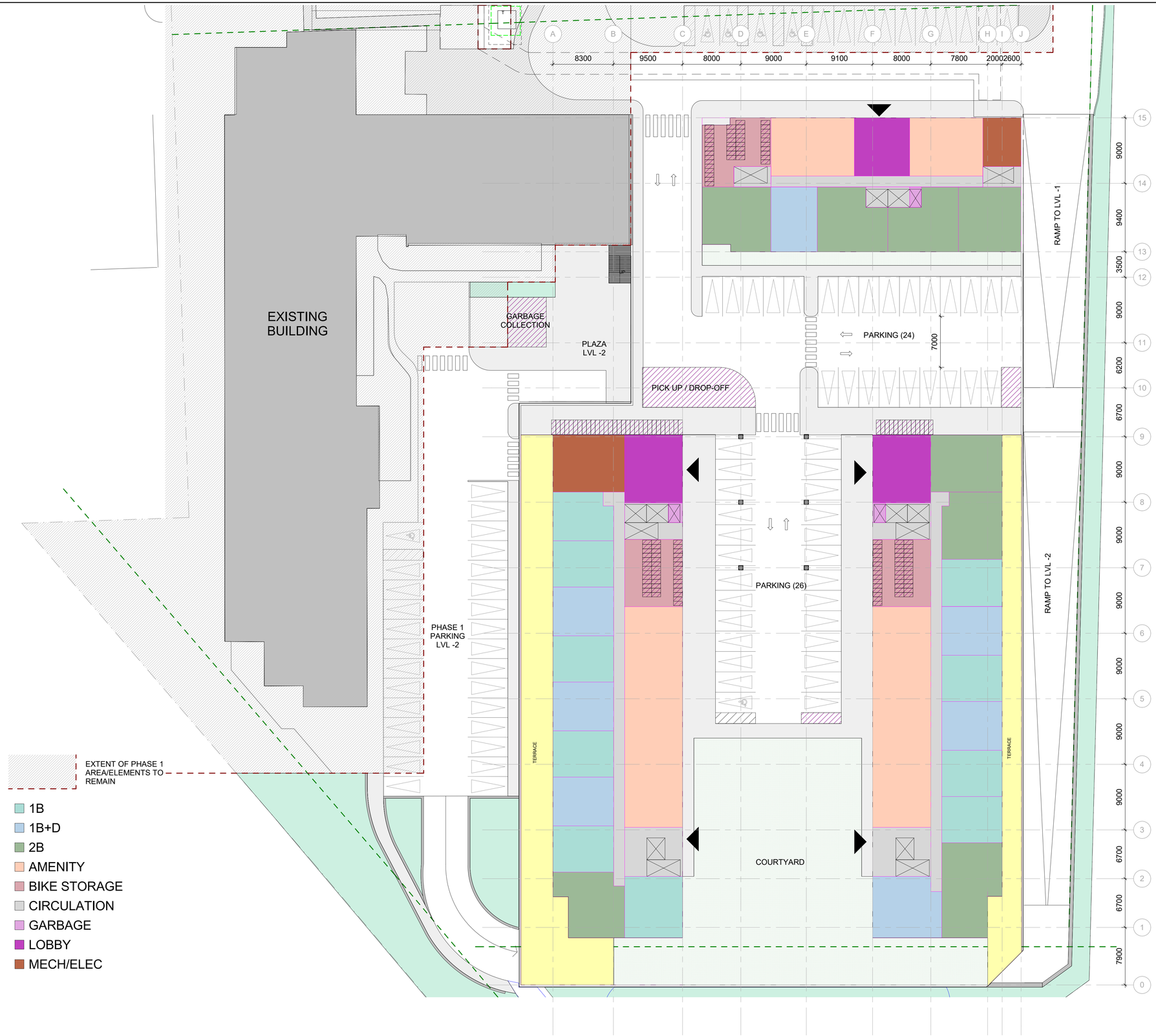
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SHEET TITLE
Proposed Site Plan

SHEET NUMBER
A-1002



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SHEET TITLE
Proposed Floor Plans
Level 01

SHEET NUMBER
A-2001



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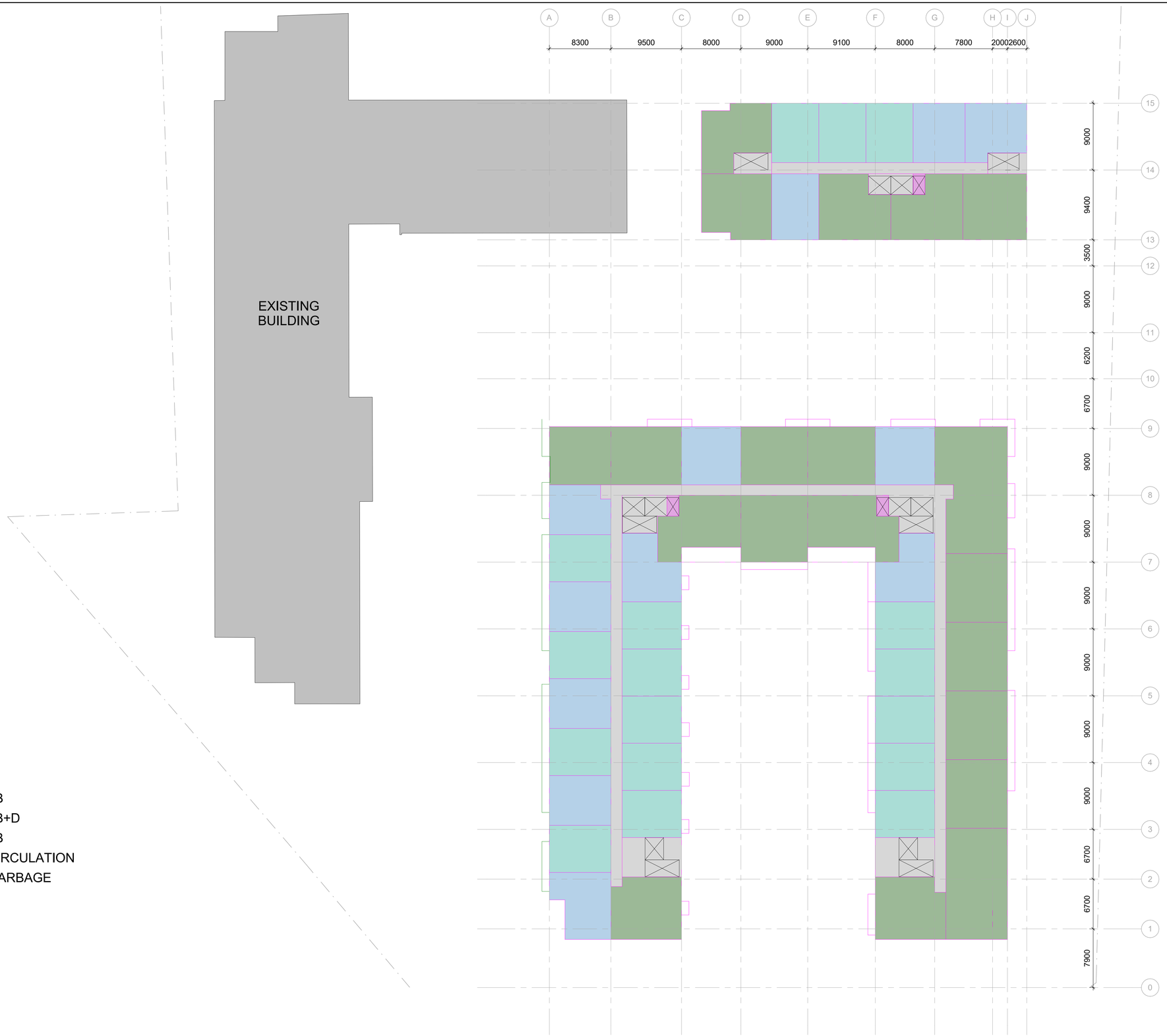
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SHEET TITLE
Proposed Floor Plans
Level 02-05

SHEET NUMBER
A-2002



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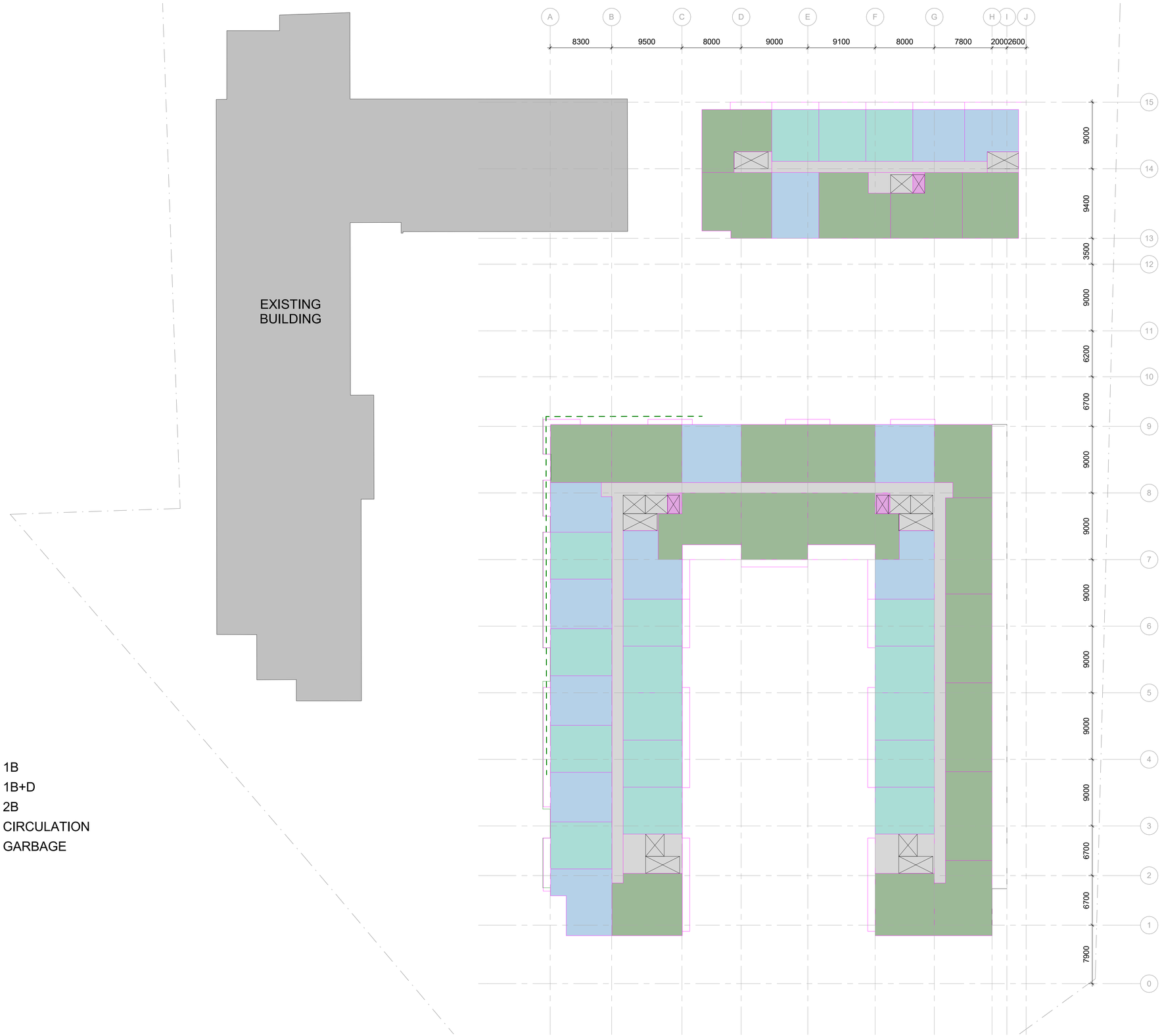
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SHEET TITLE
Proposed Floor Plans
Level 06

SHEET NUMBER
A-2003



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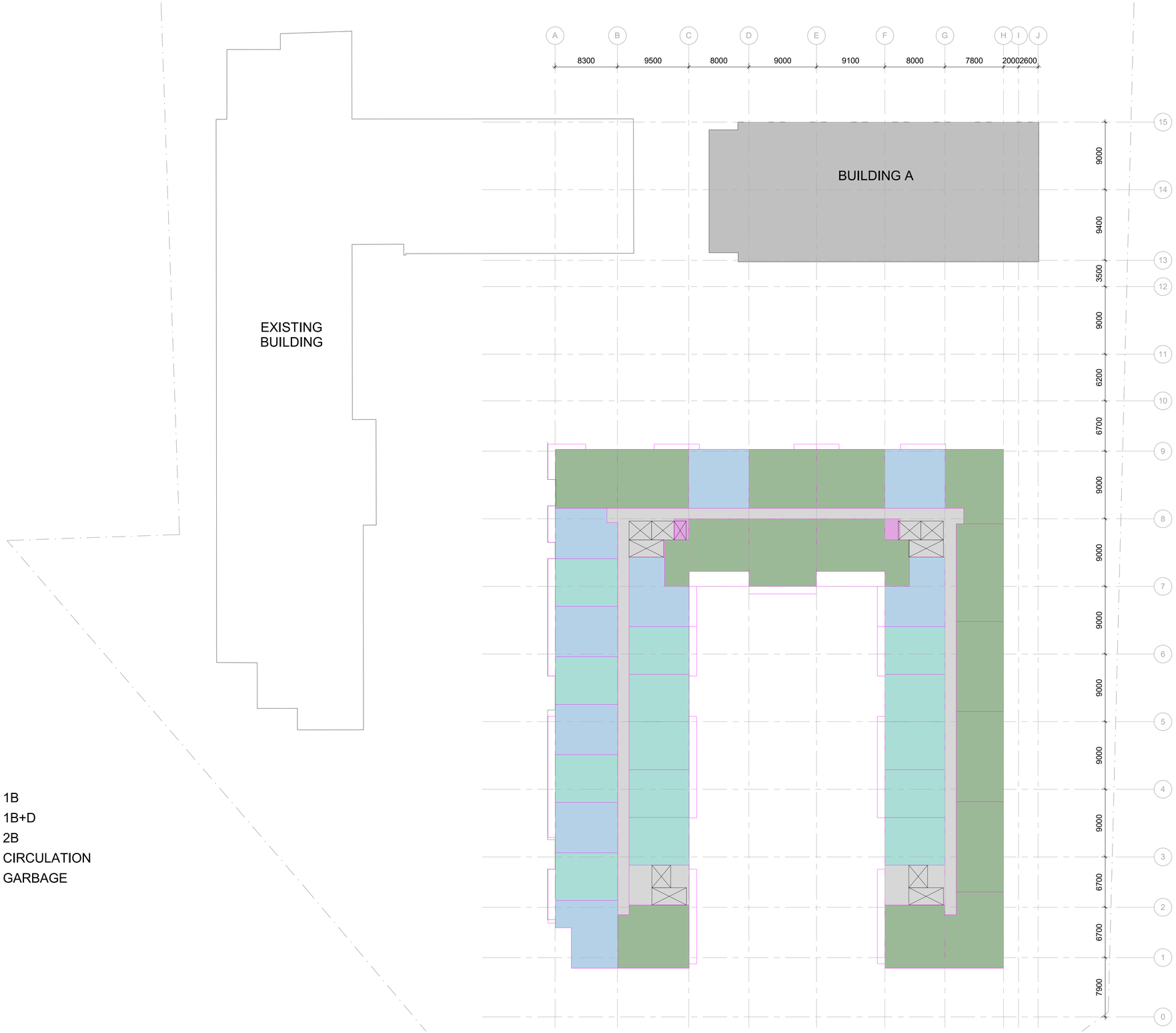
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SHEET TITLE
Proposed Floor Plans
Level 07

SHEET NUMBER
A-2004



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DRAWN BY:	Author
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SHEET TITLE
Proposed Floor Plans
Level 08

SHEET NUMBER
A-2005



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2	ISSUED FOR OPA		06/22/22
3	REISSUED FOR OPA		07/22/22

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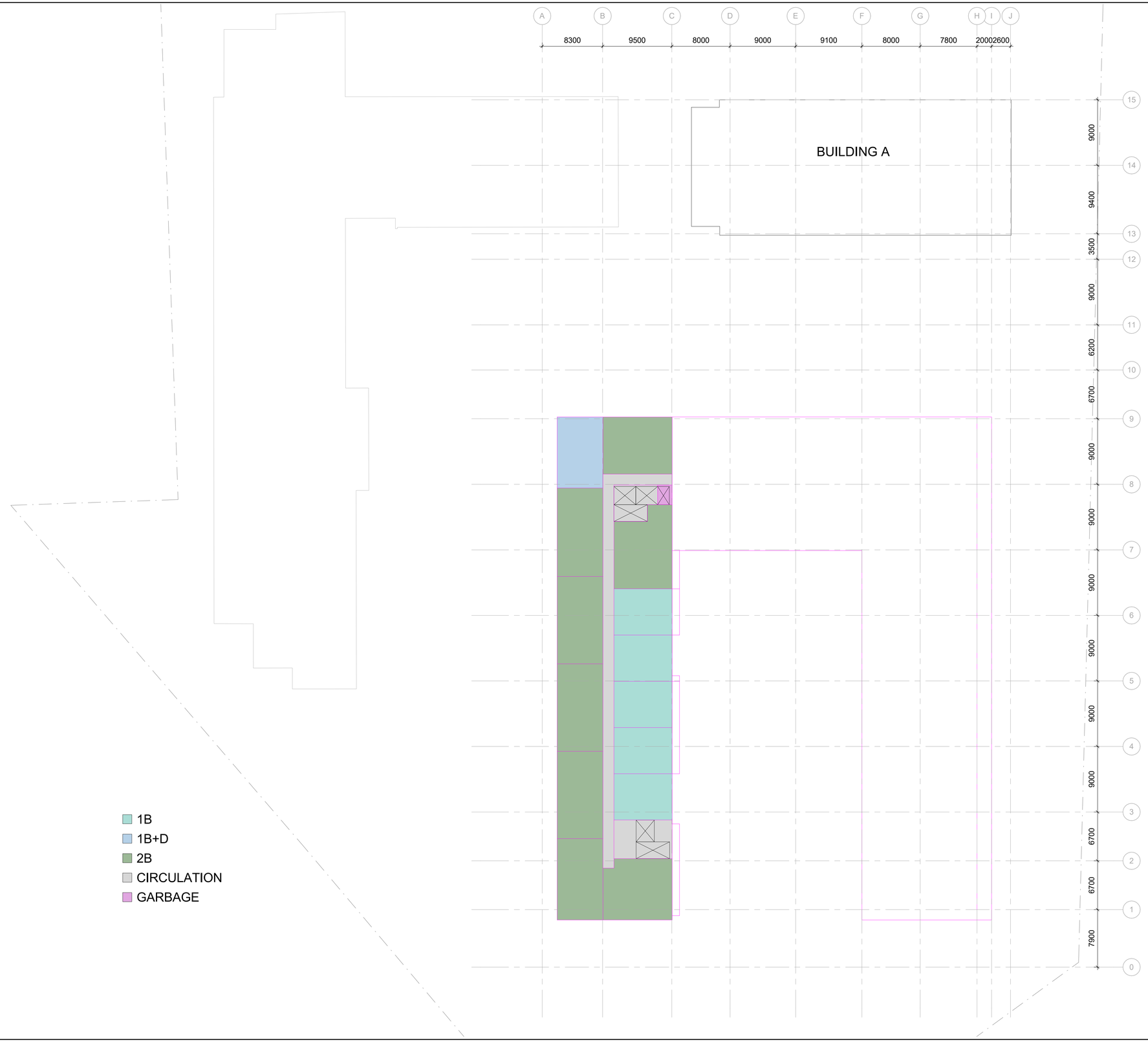
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SHEET TITLE
Proposed Floor Plans
Level 09 - 10

SHEET NUMBER
A-2006



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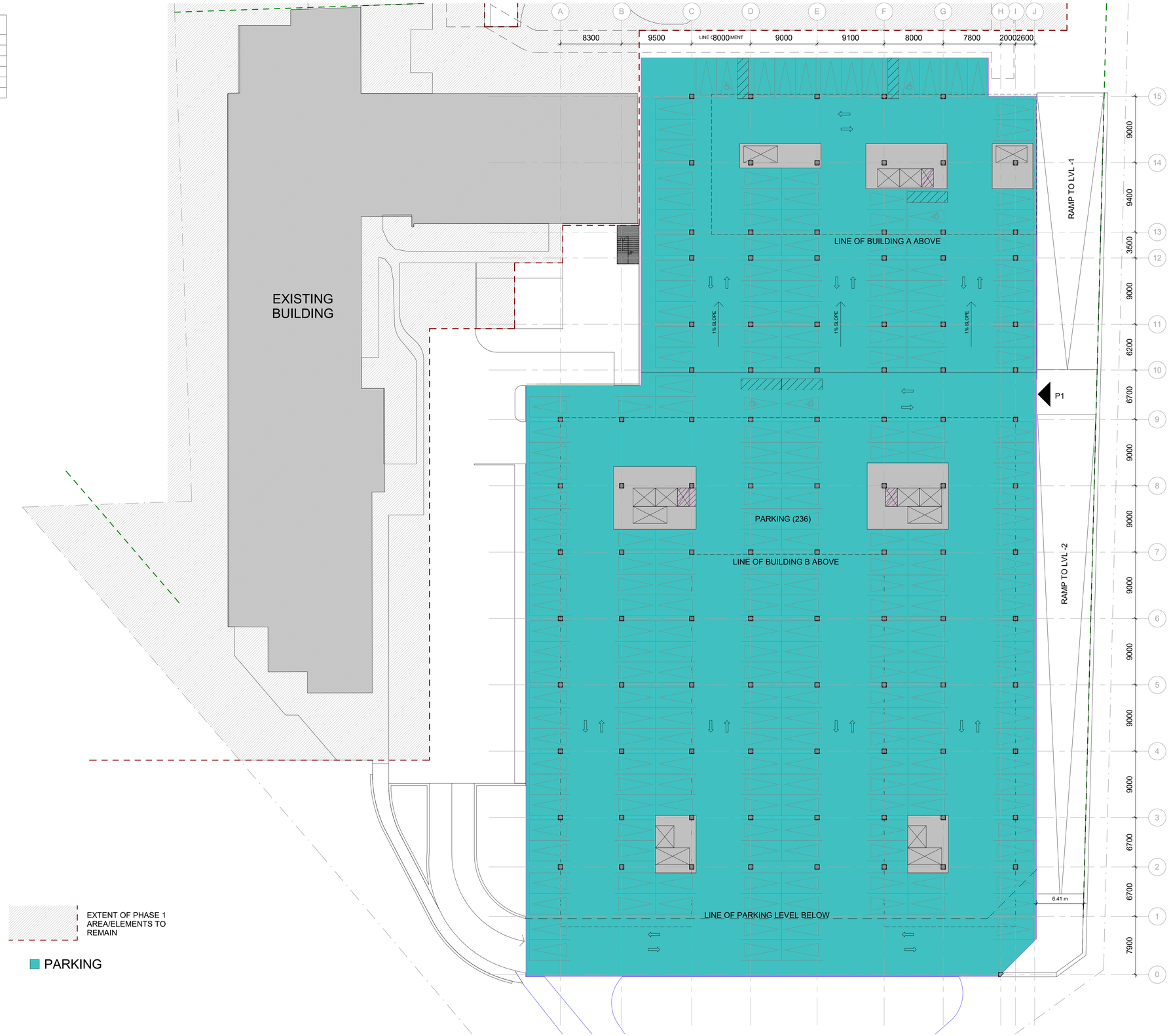
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SCALE:	1 : 250
DATE:	28/04/2022

SHEET TITLE
Proposed Floor Plans
Level 11 - 12

SHEET NUMBER
A-2007

PARKING SCHEDULE	
Level	Count
P2	251
P1	236
LEVEL 01	64
TOTAL	551



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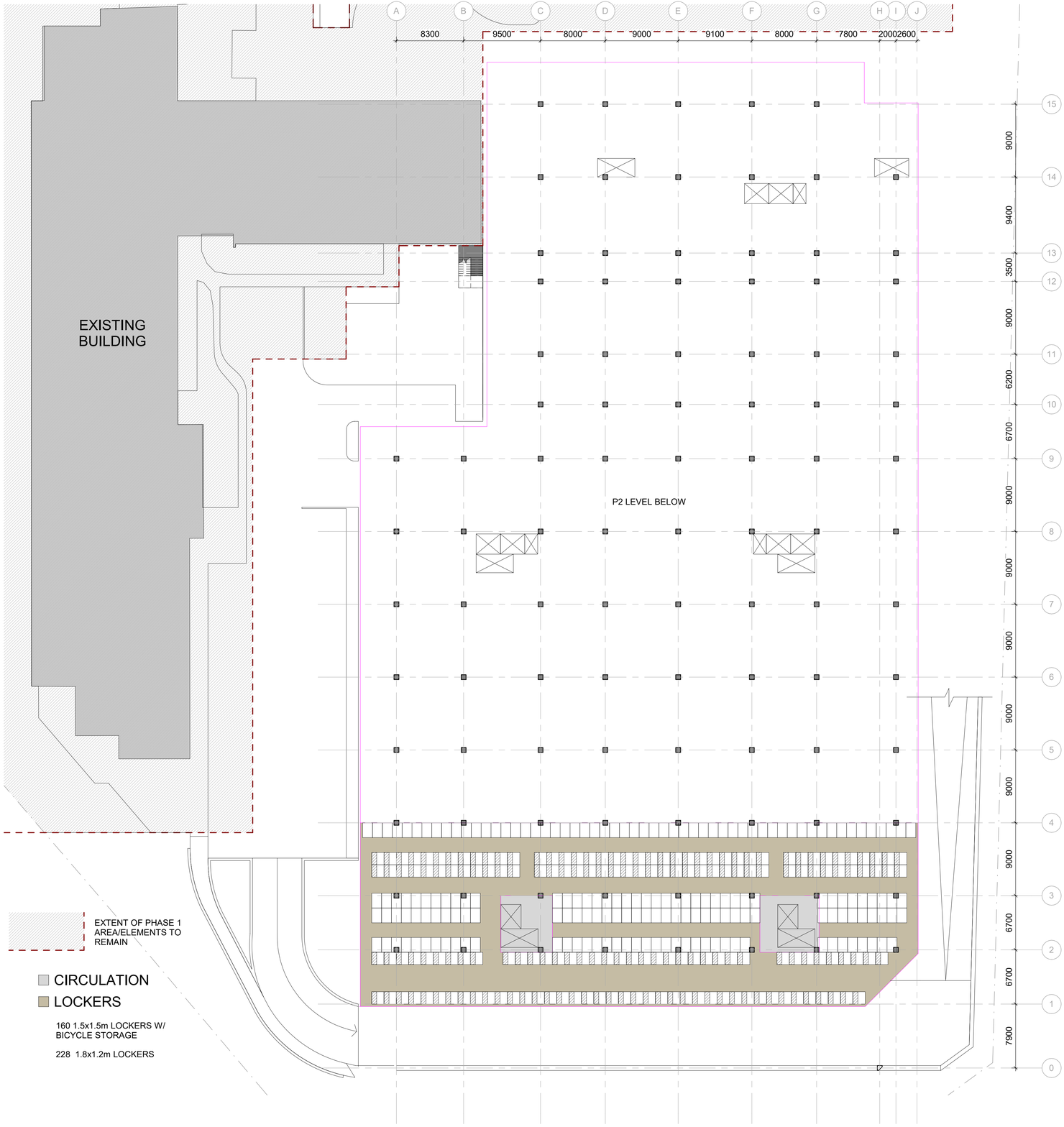
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SHEET TITLE
Proposed Floor Plans
P1

SHEET NUMBER
A-2008



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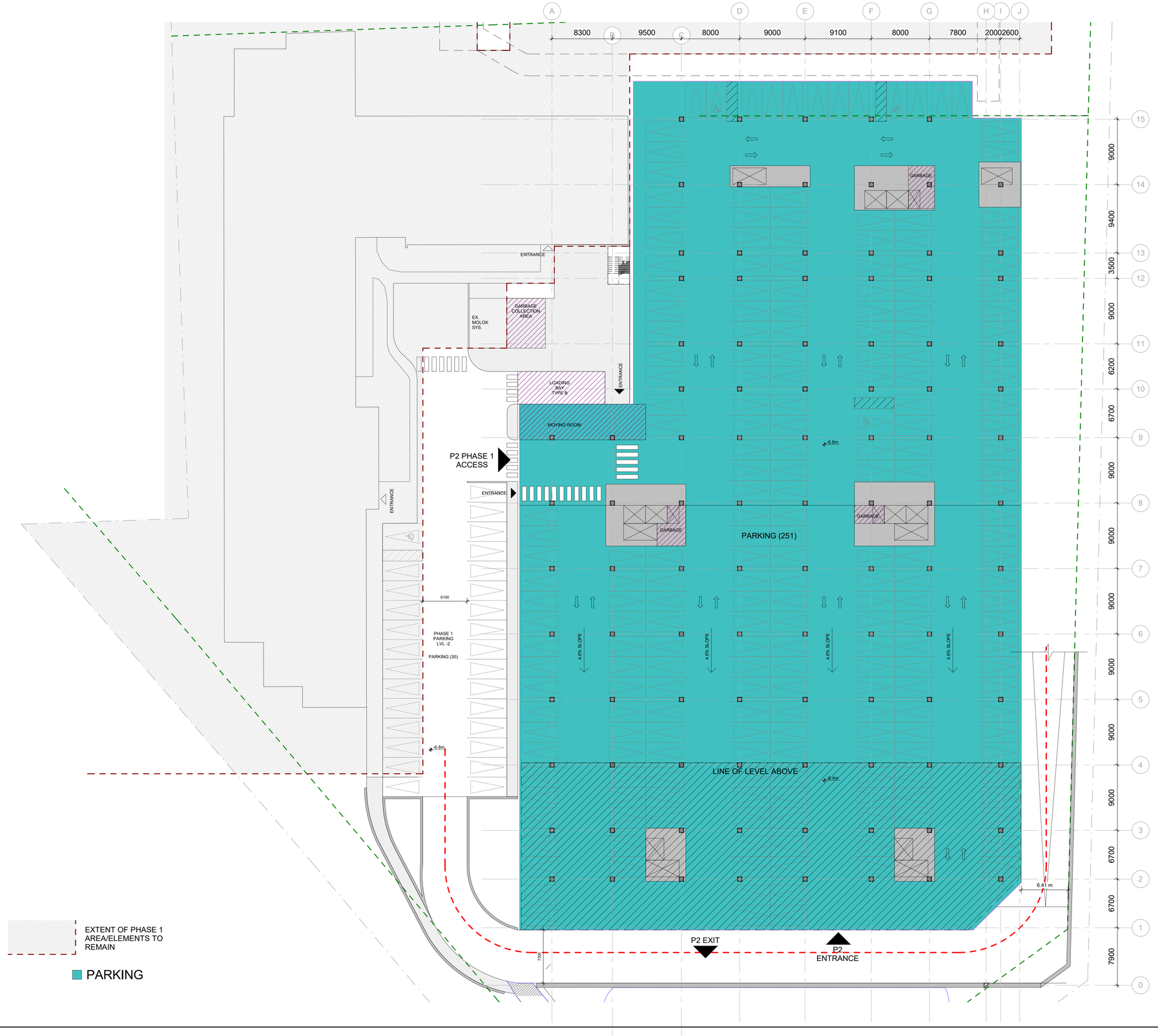
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SHEET TITLE
Proposed Floor Plans
Intermediate Storage

SHEET NUMBER
A-2009



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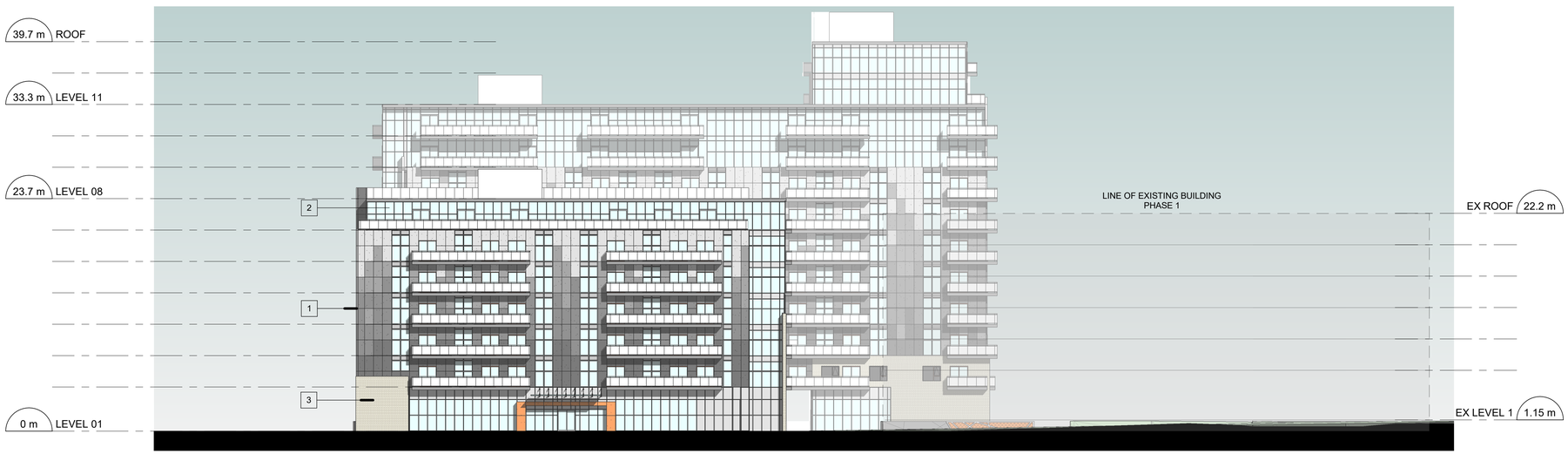
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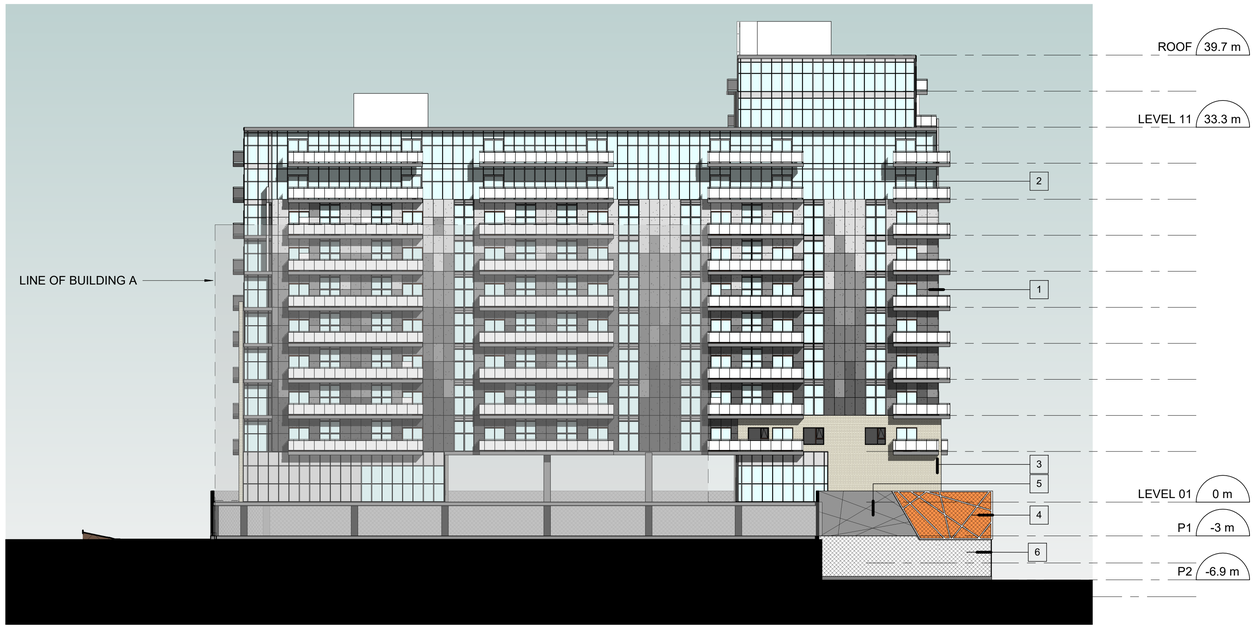
PROJECT NO:	133176
DRAWN BY:	AH / JCM
CHKD' BY:	RG
SCALE:	1 : 250
DATE:	04/28/22

SHEET TITLE
Proposed Floor Plans
P2

SHEET NUMBER
A-2010



1 NORTH ELEVATION BUILDING A & BUILDING B
A-3001 Scale: 1 : 250



2 NORTH ELEVATION BUILDING B
A-3001 Scale: 1 : 250

LEGEND:

1. EIFS
2. WINDOW WALL
3. MASONRY BRICK
4. METAL GRID W/ MESH SCREENS
5. STAINED PATTERNED CONCRETE
6. CONCRETE SUPERSTRUCTURE WITH PRE-FINISHED METAL MESH SCREENS

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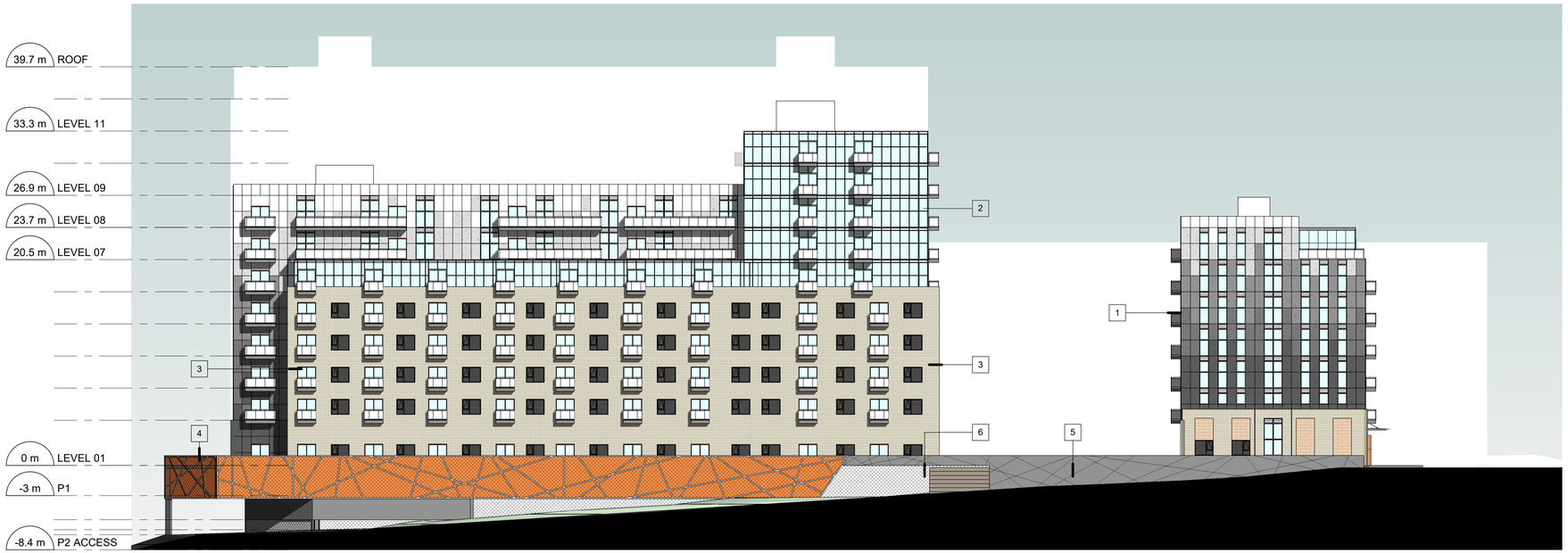
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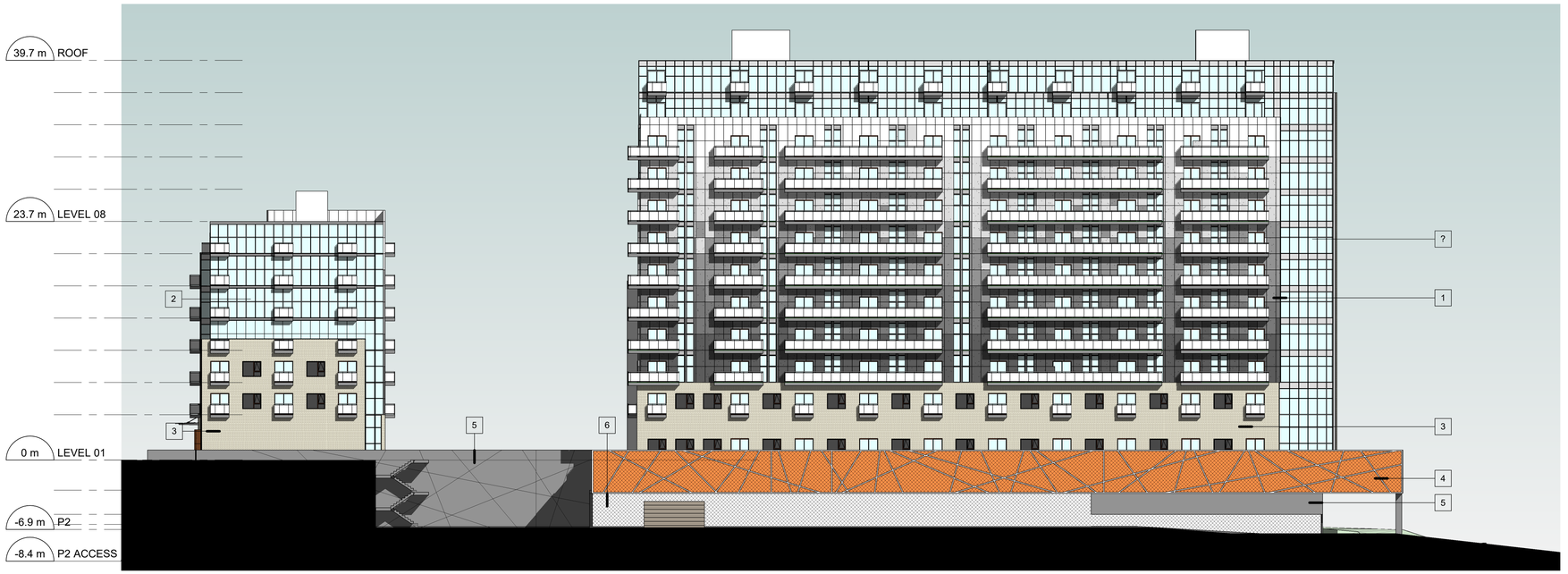
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DRAWN BY:	AH
CHKD' BY:	RG
SCALE:	1 : 250
DATE:	01/11/22

SHEET TITLE
Proposed Elevations

SHEET NUMBER
A-3001



1 A-3002 EAST ELEVATION
Scale: 1 : 250



2 A-3002 WEST ELEVATION
Scale: 1 : 250

LEGEND:

1. EIFS
2. WINDOW WALL
3. MASONRY BRICK
4. METAL GRID W/ MESH SCREENS
5. STAINED PATTERNED CONCRETE
6. CONCRETE SUPERSTRUCTURE WITH PRE-FINISHED METAL MESH SCREENS

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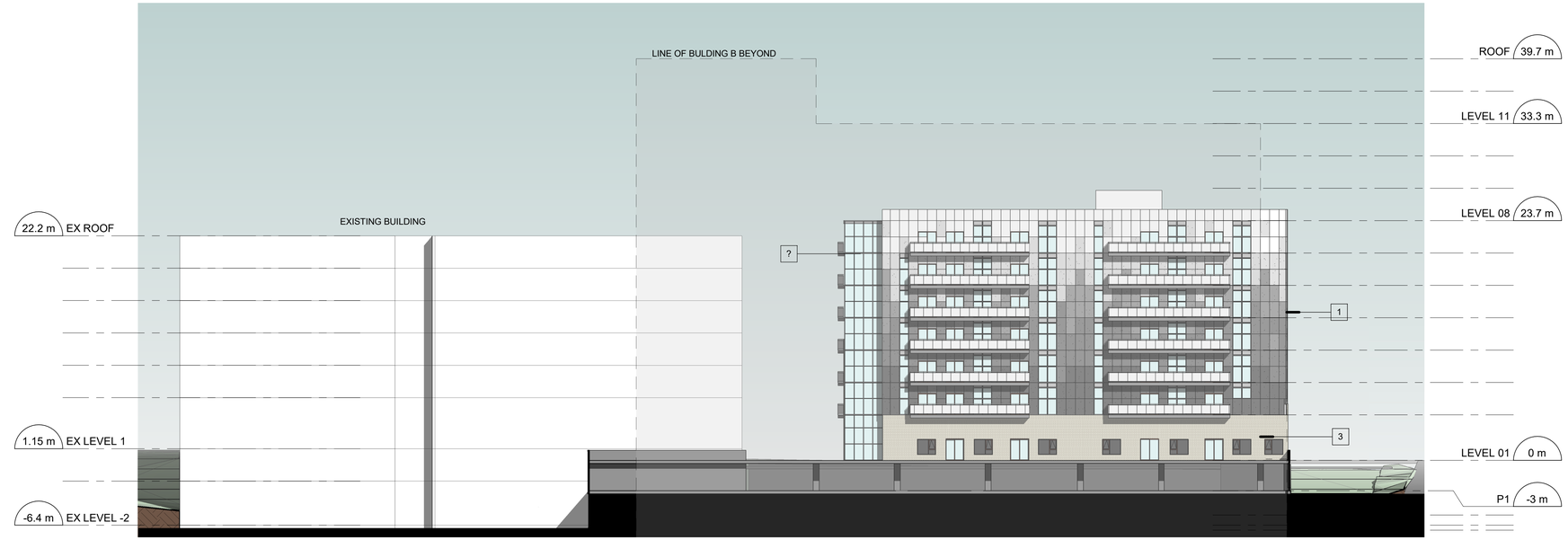
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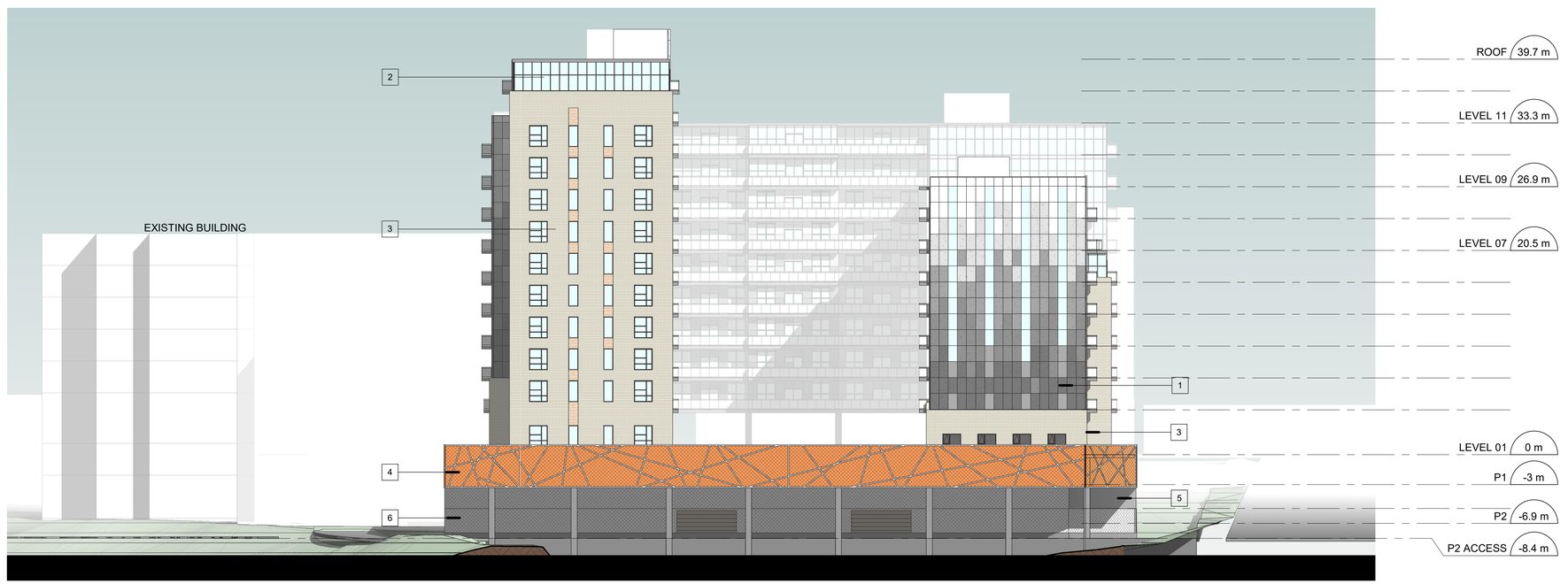
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DRAWN BY:	AH
CHKD' BY:	RG
SCALE:	1 : 250
DATE:	01/11/22

SHEET TITLE
Proposed Elevations

SHEET NUMBER
A-3002



1 SOUTH ELEVATION BUILDING A
A-3003 Scale: 1 : 250



2 SOUTH ELEVATION BUILDING B
A-3003 Scale: 1 : 250

LEGEND:

1. EIFS
2. WINDOW WALL
3. MASONRY BRICK
4. METAL GRID W/ MESH SCREENS
5. STAINED PATTERNED CONCRETE
6. CONCRETE SUPERSTRUCTURE WITH PRE-FINISHED METAL MESH SCREENS

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2	ISSUED FOR OPA		06/22/22

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PRIME CONSULTANT

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PROJECT
215 Lexington Rd, Waterloo

PROJECT NO:	133176
DRAWN BY:	AH
CHKD' BY:	Checker
SCALE:	1 : 250
DATE:	01/11/22

SHEET TITLE
Proposed Elevations

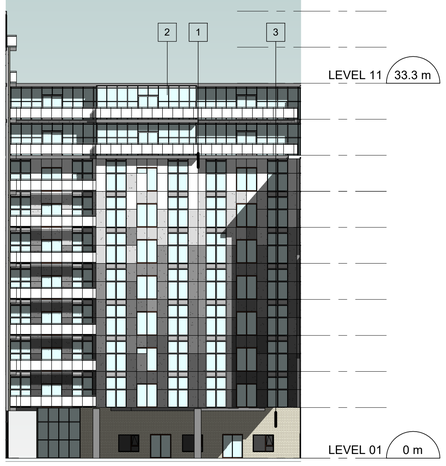
SHEET NUMBER
A-3003



1 / A-3004 EAST INTERIOR ELEVATION
Scale: 1 : 250



2 / A-3004 WEST INTERIOR ELEVATION
Scale: 1 : 250



3 / A-3004 SOUTH INTERIOR ELEVATION
Scale: 1 : 250

LEGEND:

1. EIFS
2. WINDOW WALL
3. MASONRY BRICK
4. METAL GRID W/ MESH SCREENS
5. STAINED PATTERNED CONCRETE
6. CONCRETE SUPERSTRUCTURE WITH PRE-FINISHED METAL MESH SCREENS

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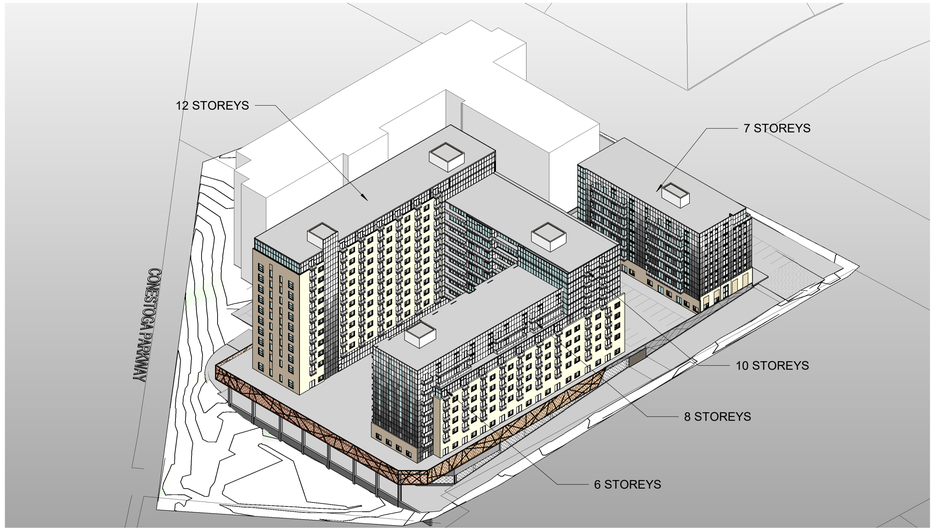
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PROJECT
215 Lexington Rd, Waterloo

PROJECT NO:	133176
DRAWN BY:	AH
CHKD' BY:	RG
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DATE:	28/04/2022

SHEET TITLE
Proposed Elevations

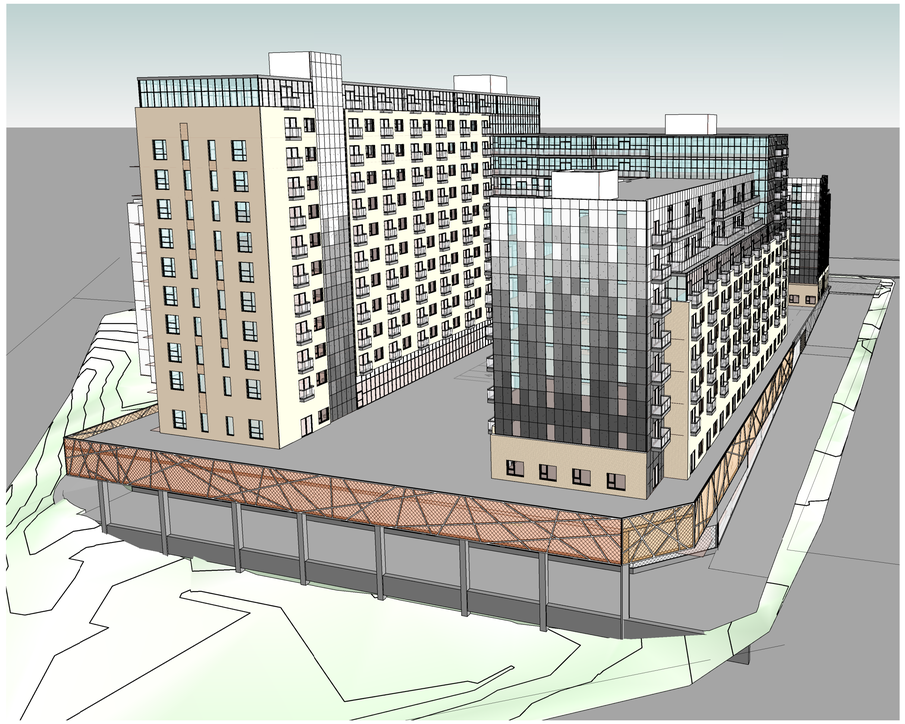
SHEET NUMBER
A-3004



1 A-3101 3D VIEW
Scale: NTS



2 A-3101 3D VIEW FROM DAVENPORT ROAD
Scale: NTS



3 A-3101 3D VIEW FROM THE SOUTH EAST
Scale: NTS



4 A-3101 3D VIEW FROM LEXINGTON RD
Scale: NTS

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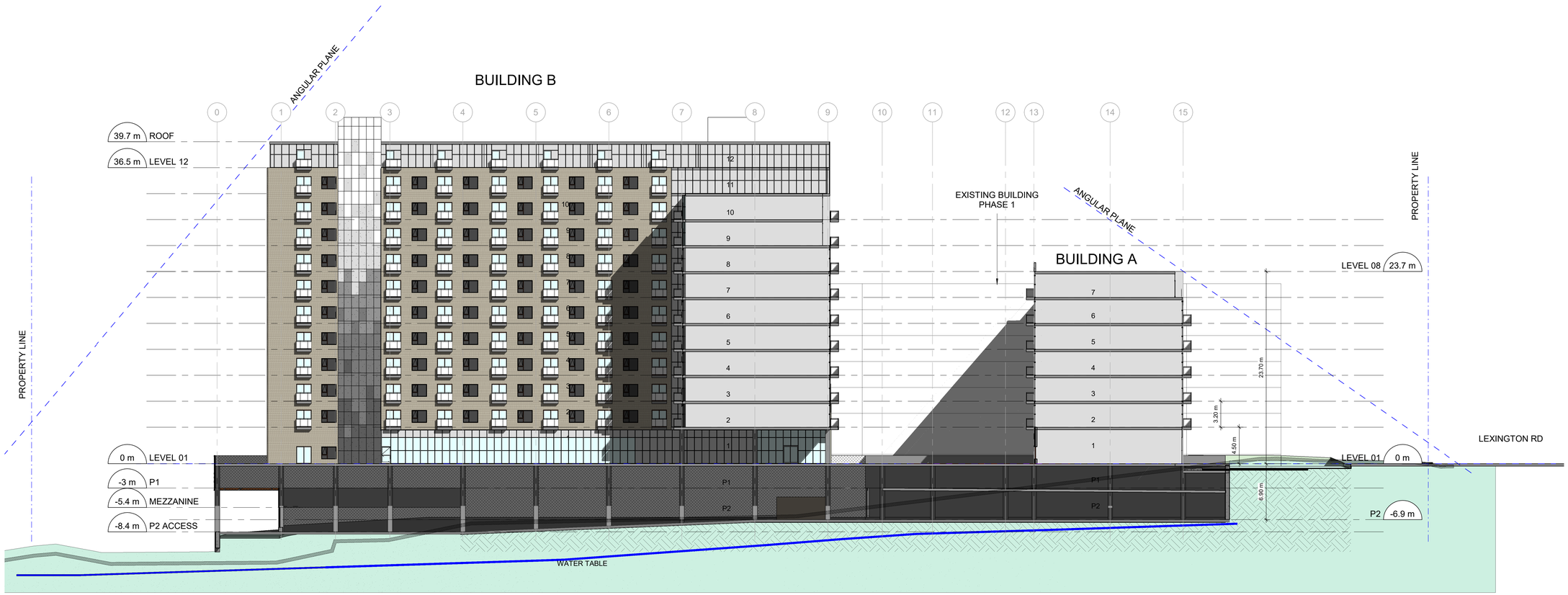
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CHKD' BY:	Checker
SCALE:	
DATE:	01/11/22

SHEET TITLE
3D Views

SHEET NUMBER
A-3101



LEGEND:

EXISTING TOPOGRAPHY

WATER TABLE

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DRAWN BY:	JCM
CHKD' BY:	Checker
SCALE:	1 : 250
DATE:	01/13/22

SHEET TITLE
Proposed Sections

SHEET NUMBER
A-4001