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ARCHITECTURE ENGINEERING INTERIORS

210-137 GLASGOW STREET
KITCHENER, ON
N2G 4X8

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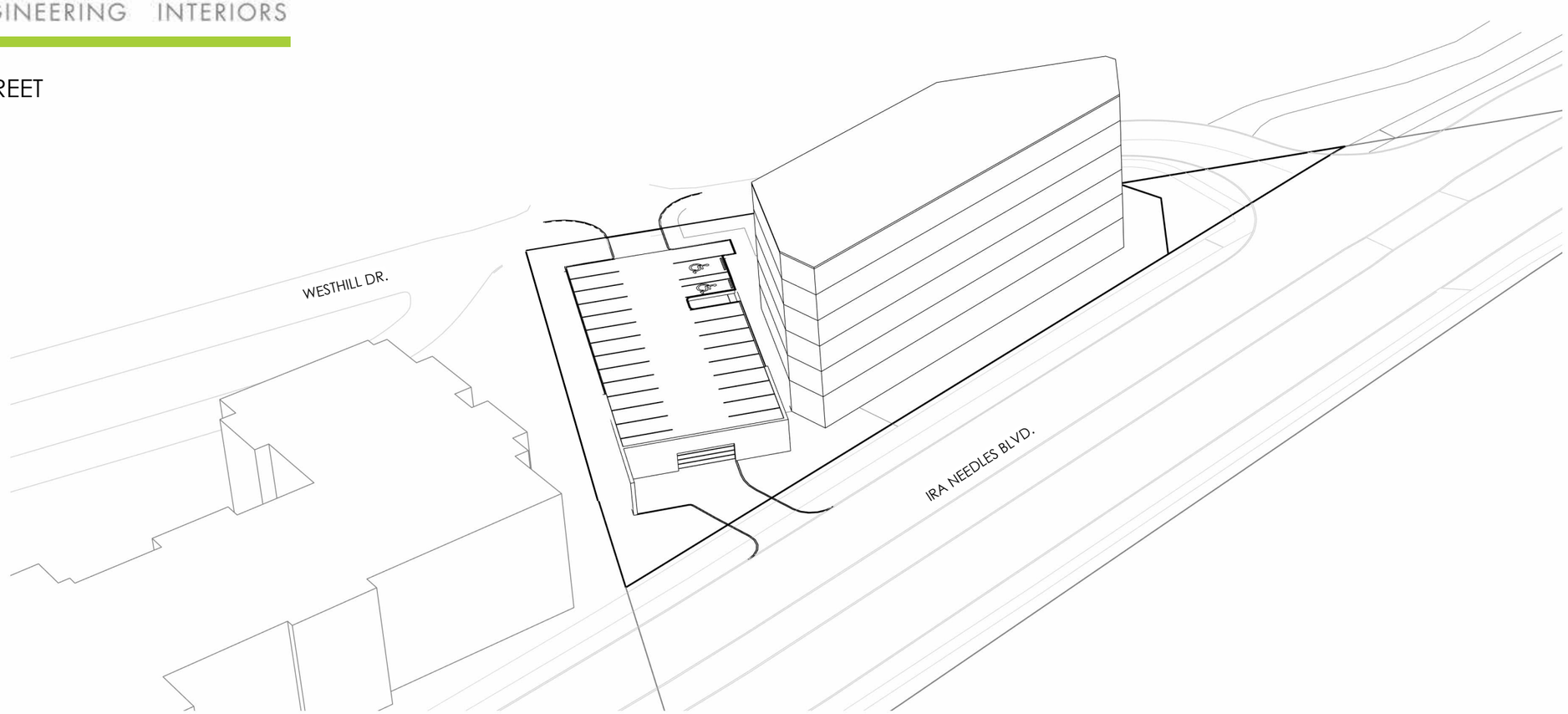
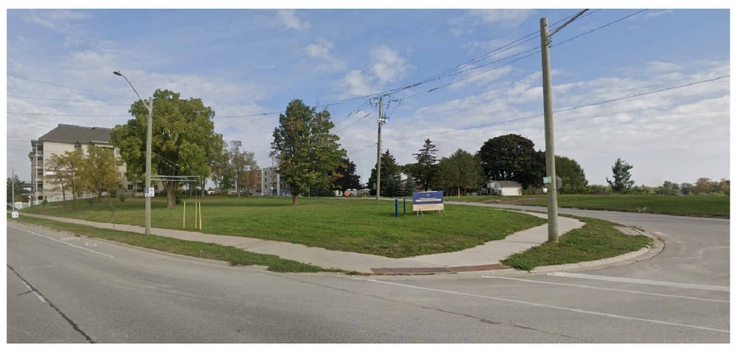


DESIGN REPORT

24078 - 41 WESTHILL DR MID-RISE - 26.04.09



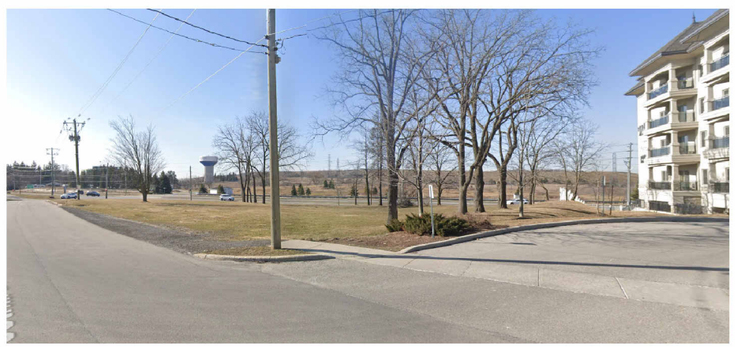
SITE CONTEXT / AERIAL VIEW



SITE CONTEXT / VIEW FROM IRA NEEDLES BLVD



SITE CONTEXT / VIEW FROM WESTHILL DR



SITE CONTEXT / VIEW FROM WESTHILL DR

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LEGEND

- SUBJECT PROPERTY
- TRANSIT ROUTE/ HUB
- TRAILS
- BIKE LANES
- WALKING RADIUS
- (1) RECREATION
- (2) - RESERVED -
- (3) MEDICAL
- (4) EDUCATION
- (5) PUBLIC PARK
- (6) RETAIL/ GROCERY
- (7) RELIGIOUS

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

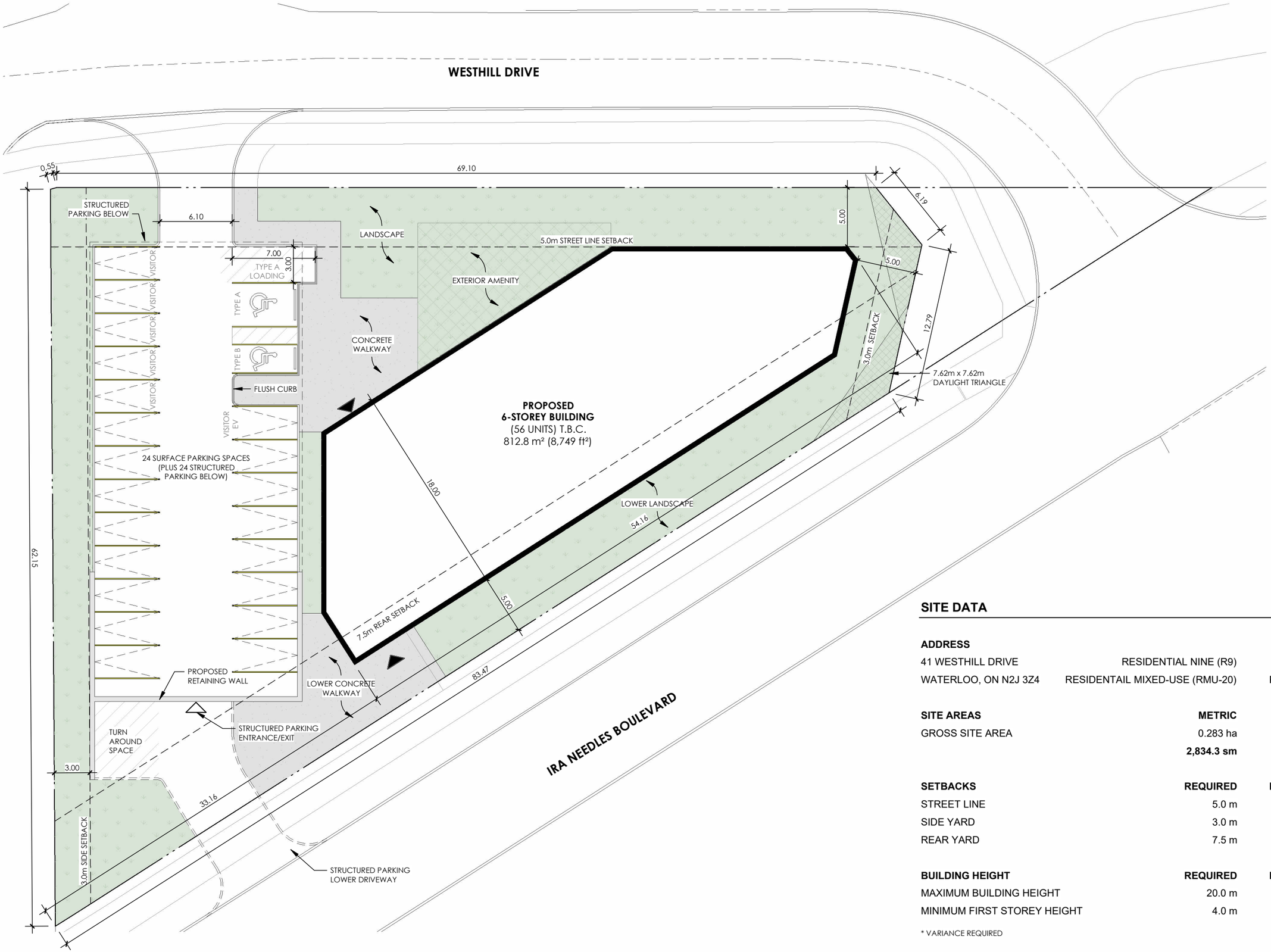
DRAWING TITLE
SITE CONTEXT

SCALE N.T.S.

ISSUED FOR
PRELIMINARY
DESIGN

DATE 26.04.09

1.1



SITE DATA

ADDRESS		ZONING
41 WESTHILL DRIVE	RESIDENTIAL NINE (R9)	CURRENT
WATERLOO, ON N2J 3Z4	RESIDENTAIL MIXED-USE (RMU-20)	PROPOSED

SITE AREAS	METRIC	IMPERIAL
GROSS SITE AREA	0.283 ha	0.7 acres
	2,834.3 sm	**30,508 sf**

SETBACKS	REQUIRED	PROPOSED
STREET LINE	5.0 m	5.0 m
SIDE YARD	3.0 m	5.0 m
REAR YARD	7.5 m	5.0 m*

BUILDING HEIGHT	REQUIRED	PROPOSED
MAXIMUM BUILDING HEIGHT	20.0 m	20.0 m
MINIMUM FIRST STOREY HEIGHT	4.0 m	4.0 m

* VARIANCE REQUIRED

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TRUE PROJECT

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR MID-RISE

41 WESTHILL DR., WATERLOO, ON

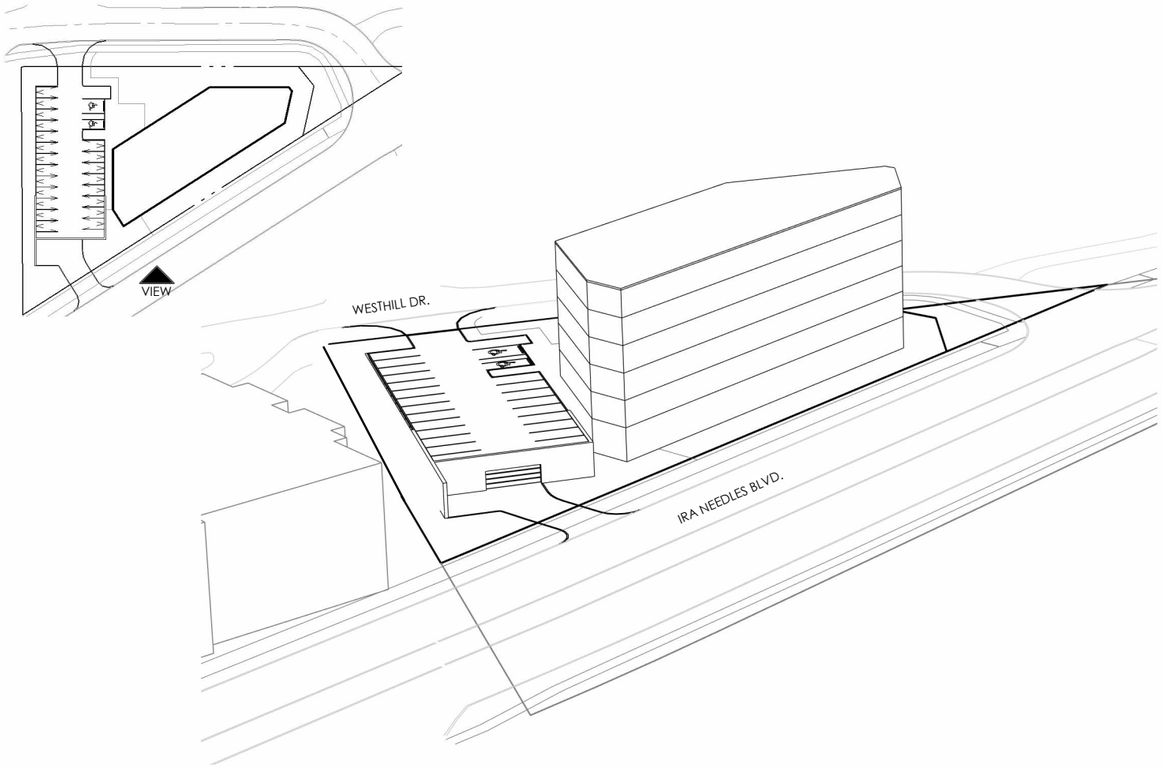
DRAWING TITLE
SITE PLAN

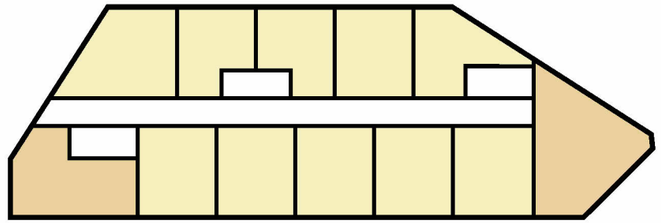
SCALE 1 : 300

ISSUED FOR
PRELIMINARY DESIGN

DATE 26.04.09

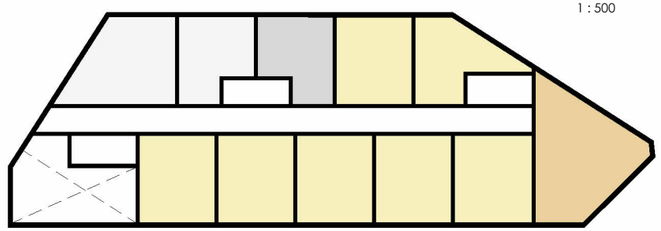
1.2





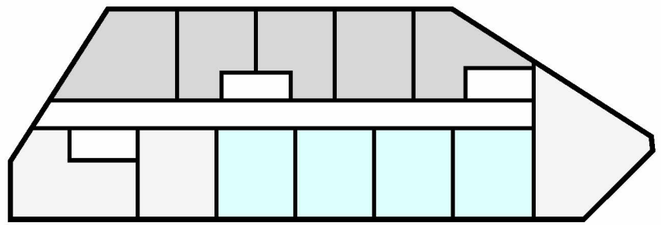
FLOOR PLAN - LEVEL TYPICAL

1 : 500



FLOOR PLAN - LEVEL 2

1 : 500



FLOOR PLAN - LEVEL 1

1 : 500

PROPOSED BUILDING DATA

	METRIC	IMPERIAL
BUILDING FOOTPRINT AT GRADE	**812.8 sm**	**8,749 sf**
GROSS FLOOR AREA (LEVEL 1-6)	**4,876.9 sm**	**52,495 sf**
ASPHALT AREA	768.5 sm	8,272 sf
CONCRETE AREA	262.8 sm	2,829 sf
TOTAL IMPERVIOUS AREA	**1,031.3 sm**	**11,100 sf**
LANDSCAPED AREA	967.4 sm	10,413 sf
TOTAL PERMEABLE AREA	**967.4 sm**	**10,413 sf**
(30% min.)	34%	

DENSITY	**REQUIRED**	**PROPOSED**
BEDS (X/ha)	450	230
FLOOR SPACE RATIO	---	1.72

* VARIANCE REQUIRED

PROPOSED UNIT DATA

SUITE TYPE	QUANTITY	QUANTITY %	BEDROOMS
1 BEDROOM	47	84%	47
2 BEDROOM	9	16%	18
TOTAL	**56**	**100%**	**65**
AFFORDABLE	17	30%	
MARKET RATE	39	70%	

AMENITY SPACE	**REQUIRED**	**PROPOSED**
3.0 sm/ 1ST BED + 2.0 sm/ 2ND BED	186 sm	350 sm

PARKING DATA

OVERALL PARKING		**REQUIRED**	**PROPOSED**
VISITOR PARKING SPACES	0.1/UNIT	6	6
STANDARD PARKING SPACES	0.9/UNIT	50	42*
TOTAL		**56**	**48***
PROPOSED PARKING RATIO			0.75/UNIT*
EV PARKING SPACES		1	1
BARRIER-FREE PARKING SPACES		1-TYPE A; 1-TYPE B	1-TYPE A 1-TYPE B
SURFACE PARKING			24
STRUCTURED PARKING			24
TOTAL (w/ VISITOR & B.F.)			**48***

BICYCLE STORAGE	**REQUIRED**	**PROPOSED**
BICYCLE TYPE 'A' SPACE	0.3/UNIT	TBD
BICYCLE TYPE 'B' SPACE	0.3/UNIT	TBD
LOADING SPACE: TYPE 'A'	1 SPACE	1 SPACE

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LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- 1 BEDROOM
- 2 BEDROOM
- AMENITY

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
STATISTICS

SCALE N.T.S.

ISSUED FOR
PRELIMINARY
DESIGN

DATE 26.04.09

1.3



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ARCHITECTURE ENGINEERING INTERIORS

TRUE PROJECT

LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- 1 BEDROOM
- 2 BEDROOM
- AMENITY

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
FLOOR PLAN -
LEVEL 1

SCALE 1:300

ISSUED FOR
PRELIMINARY
DESIGN

DATE 26.04.09

1.4



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TRUE PROJECT

LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- 1 BEDROOM
- 2 BEDROOM
- AMENITY

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR MID-RISE

41 WESTHILL DR., WATERLOO, ON

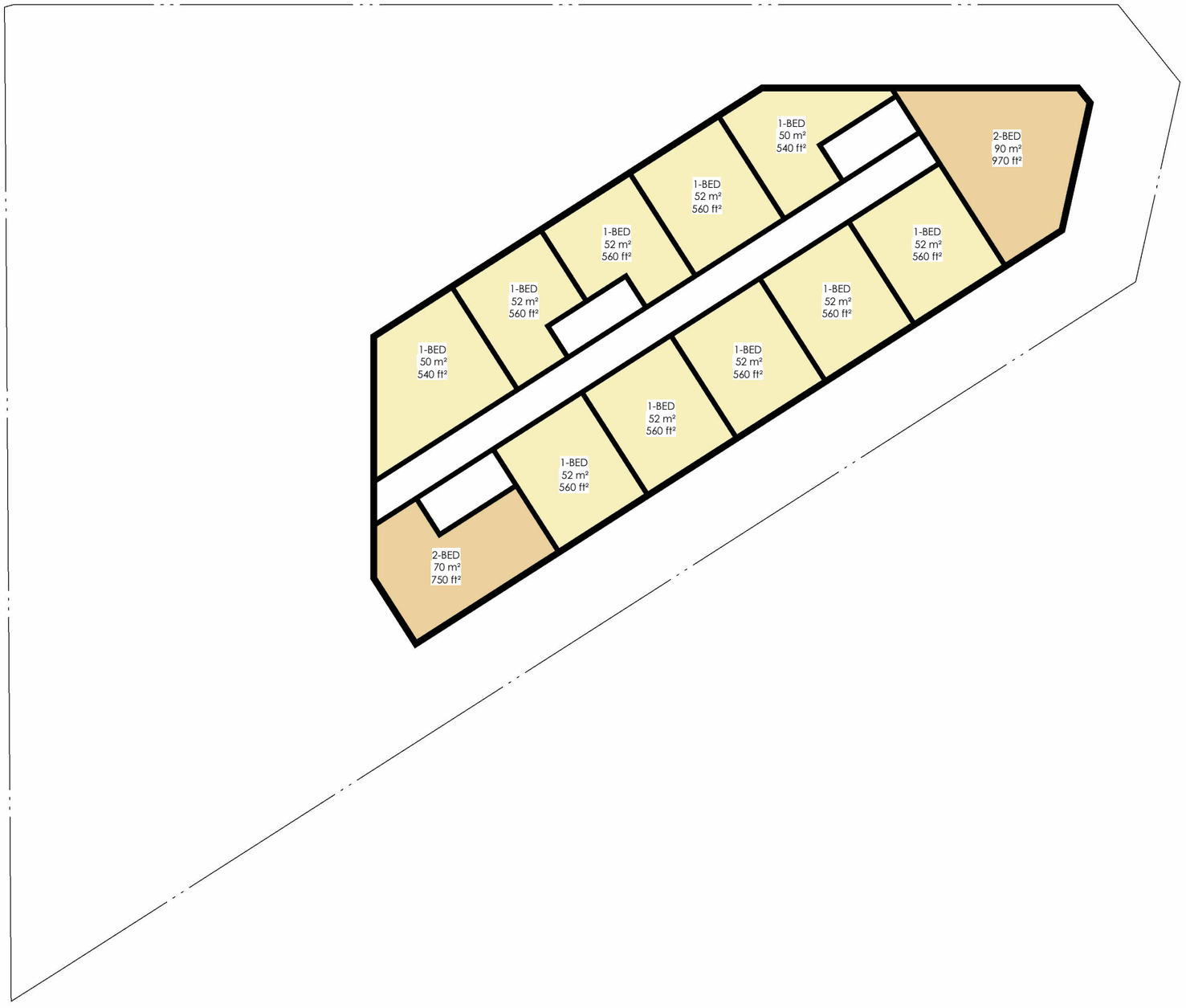
DRAWING TITLE
FLOOR PLAN - LEVEL 2

SCALE 1:300

ISSUED FOR
PRELIMINARY DESIGN

DATE 26.04.09

1.5



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ARCHITECTURE ENGINEERING INTERIORS

TRUE PROJECT

LEGEND

- COMMON AREAS
- SERVICE/ PARKING
- 1 BEDROOM
- 2 BEDROOM
- AMENITY

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
FLOOR PLAN -
TYPICAL LEVEL
(3-6)

SCALE 1:300

ISSUED FOR
PRELIMINARY
DESIGN

DATE 26.04.09

1.6









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PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
REFERENCE
IMAGES

SCALE N.T.S.

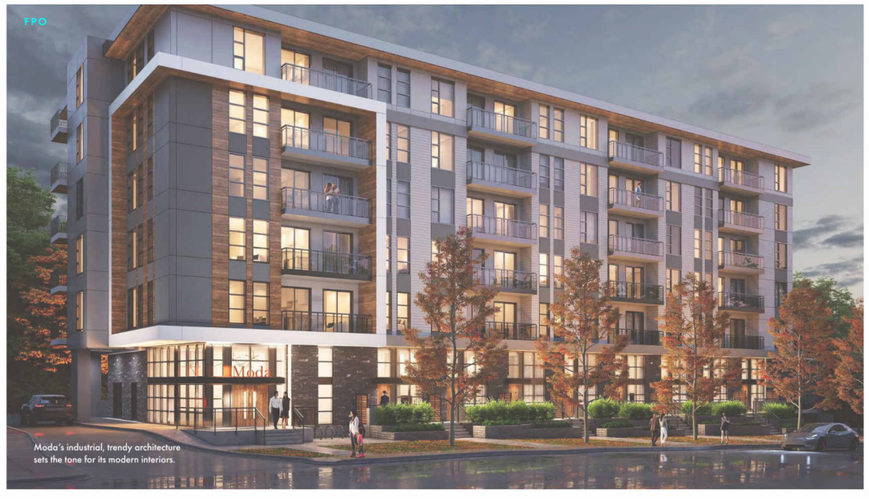
ISSUED FOR
PRELIMINARY
DESIGN

DATE 26.04.09

1.7









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ARCHITECTURE ENGINEERING INTERIORS

PROJECT NO.
24078

PROJECT NAME
41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
REFERENCE
IMAGES

SCALE N.T.S.

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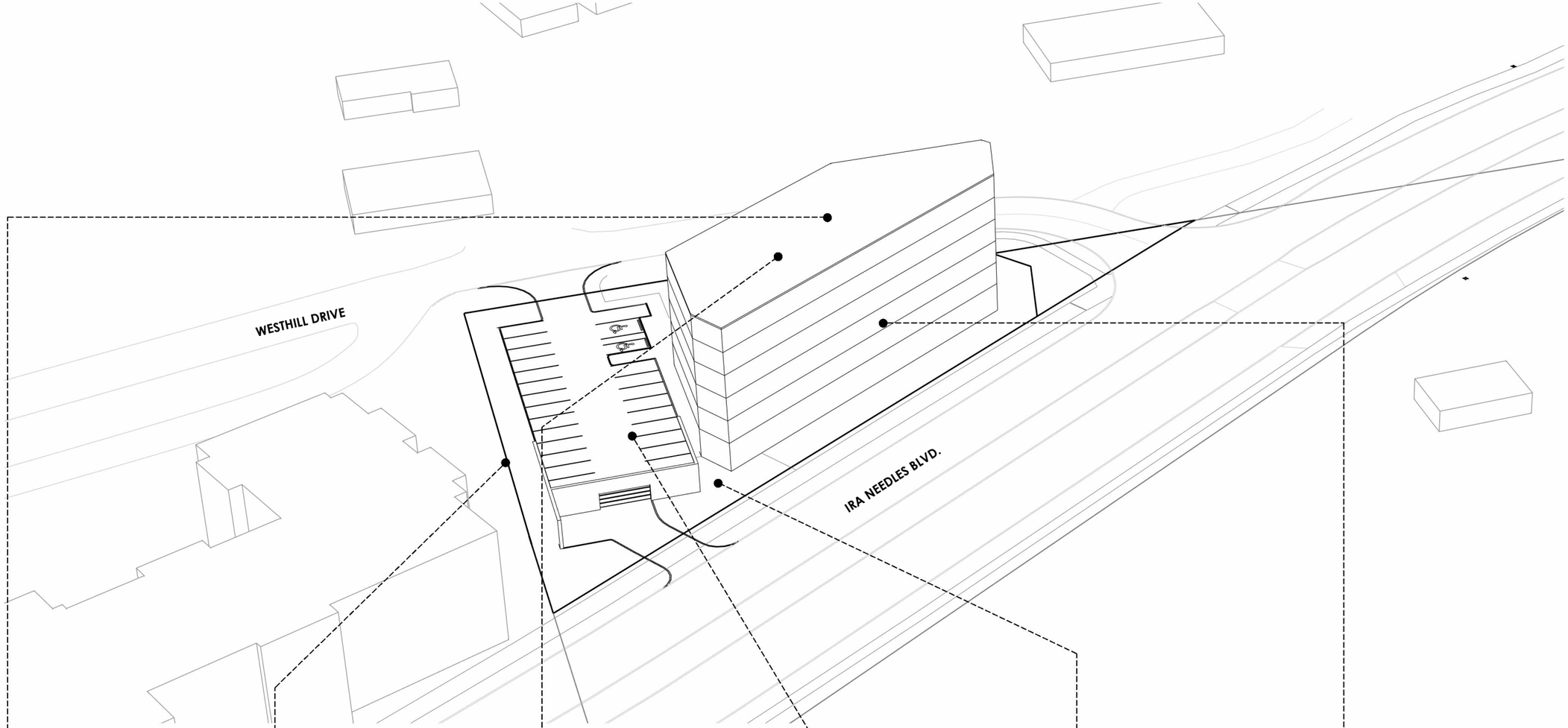
DATE 26.04.09

1.8



1 **GREEN ROOF**



2 **STORM WATER MANAGEMENT**



3 **SOLAR COLLECTION**



4 **EV CHARGING STATIONS**



5 **PERMEABLE PAVERS**



6 **ALTERNATIVE CONSTRUCTION SYSTEMS**



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41 WESTHILL DR
MID-RISE

41 WESTHILL DR.,
WATERLOO, ON

DRAWING TITLE
SUSTAINABILITY

SCALE N.T.S.

ISSUED FOR
PRELIMINARY
DESIGN

DATE 26.04.09

1.9