







333 ALBERT
333 ALBERT INC.

SITE PLAN 2nd SUBMISSION

SHEET LIST

SHEET NUMBER SHEET NAME

Architectural	
A-000	COVER SHEET
A-1	LEVEL 1
A-2	LEVEL 1 UP
A-3	LEVEL 3
A-4	LEVEL 4 - 6
A-5	LEVEL ROOF
A-301	ELEVATIONS - EAST & SOUTH
A-302	ELEVATIONS - NORTH & WEST
A-SP0	CONTEXT PLAN
A-SP1	SITE PLAN - LOWER LEVEL 1
A-SP2	SITE PLAN - UPPER LEVEL 1 & LEVEL 2
A-SP3	SITE SECTIONS & LANDSCAPE AREA PLAN
A-SP6	ROOF TOP MECHANICAL EQUPMENT STUDY
CMP	CONSTRUCTION MANAGEMENT PLAN
Civil	
†	REFER TO CIVIL DRAWINGS
Electrical	
†	REFER TO ELECTRICAL DRAWINGS
Landscape	
†	REFER TO LANDSCAPE DRAWINGS

ARCHITECTURAL

PG DESIGN STUDIO INC

156 Columbia Street W, Waterloo, Ontario
N2L 3L3, Canada
TEL: 226 243-7939
FAX: 519 886-1164
www.pgdstudio.com

ELECTRICAL

ROMBALD INC.
Engineers Specializing in Building Services

ROMBALD INC.
23-826 KING ST. N.
Waterloo, ON N2J 4G8 ,Canada
Tel. 519.570.5002

CIVIL

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY

K. SMART ASSOCIATES LIMITED
85 MCINTYRE DRIVE
Kitchener, ON N2R 1H6 ,Canada
Tel. 519.748.1199
Fax. 519.748.6100

LANDSCAPE

Hill Design Studio INC

Landscape Architectural Consultants

HILL DESIGN
355 Ottawa St. South
Kitchener, ON N2G 3S7, Canada
Tel.226 686 0700
E: info@hilldesign.ca

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333 ALBERT
333 ALBERT INC.
333 ALBERT STREET, WATERLOO, ON.
SITE PLAN 2nd SUBMISSION: 2022.03.13

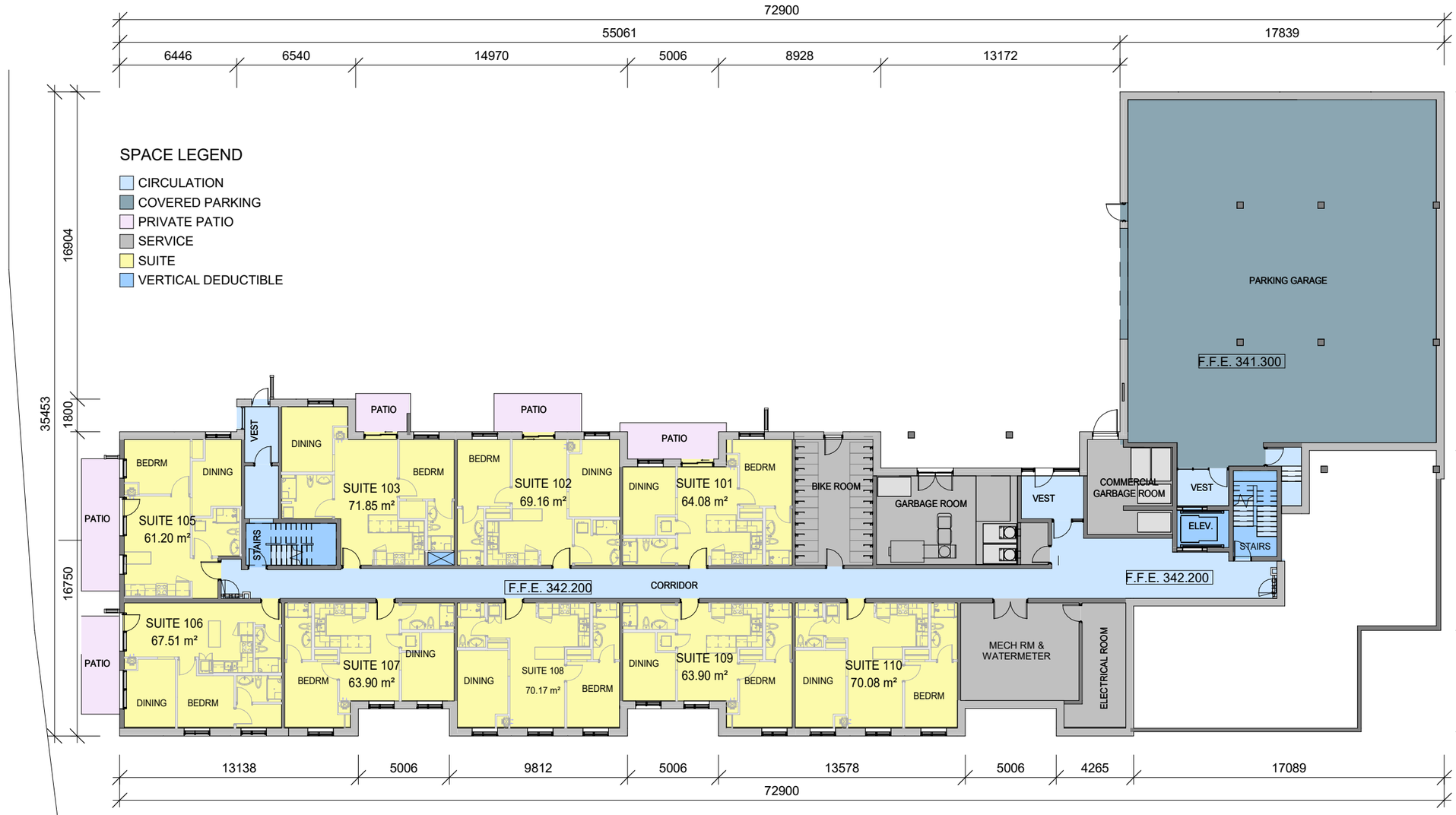
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GFA & SUITE DATA CHART			GROSS AREA		COMMON SPACE DEDUCTIONS		GROSS LEASABLE AREA		FLOOR AREA	
LEVEL	# SUITES	# BEDROOMS	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)
LEVEL 1 LOWER	9	9	965.90 m²	10,397 SF	364.04 m²	3,918 SF	601.86 m²	6,478 SF	931.33 m²	10,025 SF
LEVEL 1 UPPER & LEVEL 2	12	12	1,497.30 m²	16,117 SF	326.99 m²	3,520 SF	1,170.30 m²	12,597 SF	1,463.50 m²	15,753 SF
LEVEL 3	16	16	1,238.67 m²	13,333 SF	174.36 m²	1,877 SF	1,064.30 m²	11,456 SF	1,203.30 m²	12,952 SF
LEVEL 4	16	16	1,238.67 m²	13,333 SF	164.79 m²	1,774 SF	1,073.87 m²	11,559 SF	1,203.38 m²	12,953 SF
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TOTAL	85	85	7,417.86 m²	79,845 SF	1,359.78 m²	14,637 SF	6,058.08 m²	65,209 SF	7,208.27 m²	77,589 SF

TN

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ONTARIO ASSOCIATION OF ARCHITECTS
2023.03.13
SIMONA GOJSEVIC
LICENCE
7778



1 / A-1 **LEVEL 1 LOWER**
SCALE: 1 : 250

Last Plotted: 2023-03-14 4:22:26 PM

A-1
SITE PLAN 2nd SUBMISSION

333 ALBERT INC.
333 ALBERT STREET,WATERLOO
March 2023

156 Columbia Street West, Waterloo, ON N2L 3L3
Tel. 226 243 7939
. Fax. 226 243 1763

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GFA & SUITE DATA CHART			GROSS AREA		COMMON SPACE DEDUCTIONS		GROSS LEASABLE AREA		FLOOR AREA	
LEVEL	# SUITES	# BEDROOMS	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)
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COMMERCIAL AREA		
	AREA(m²)	AREA (SF)
LEVEL 1 UPPER & LEVEL 2		
COMMERCIAL 1	108.43 m²	1,167 SF
COMMERCIAL 2	92.33 m²	994 SF
COMMERCIAL 3	78.90 m²	849 SF
COMMERCIAL 4	85.34 m²	919 SF
TOTAL: 4	365.01 m²	3,929 SF

BALCONY AREA		
	AREA(m²)	AREA (SF)
LEVEL 1 UPPER & LEVEL 2	61.14 m²	658 SF
LEVEL 3	60.97 m²	656 SF
LEVEL 4	60.97 m²	656 SF
LEVEL 5	60.97 m²	656 SF
LEVEL 6	60.97 m²	656 SF
TOTAL	305.01 m²	3,283 SF

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SIMONA GOJSEVIC
LICENCE
7778

A-2
SITE PLAN 2nd SUBMISSION

333 ALBERT INC.
333 ALBERT STREET,WATERLOO
March 2023

72900
55061
17839
6446 6540 14970 5006 10646 5184 6269

16904

SPACE LEGEND
- BALCONY
- CIRCULATION
- COMMERCIAL
- SERVICE
- SUITE
- VERTICAL DEDUCTIBLE

BATAVIA PLACE

ALBERT STREET

35453 1800 16750

29819 35225 5406

BALCONY 206
DINING BEDRM
DINING
SUITE 206 67.29 m²
BEDRM
BEDRM SUITE 205 69.08 m² DINING
BALCONY 203
DINING SUITE 203 63.39 m² BEDRM
BEDRM SUITE 202 63.49 m² DINING
BALCONY 202
BALCONY 201
SUITE 201 60.02 m² BEDRM
SUITE 207 82.56 m²
STAIRS
F.F.E. 346.200
CORRIDOR
SUITE 208 67.34 m²
DINING BEDRM
BEDRM SUITE 209 63.90 m² DINING
BALCONY 209
DINING SUITE 210 70.17 m² BEDRM
DINING SUITE 211 63.90 m² BEDRM
BALCONY 211
DINING SUITE 212 69.45 m² BEDRM
BALCONY 215
DINING SUITE 215 64.70 m² BEDRM
CORRIDOR
COMMERCIAL 4 85.34 m²
COMMERCIAL 3 78.90 m²
COMMERCIAL 2 92.33 m²
CHUTE INTAKE BELOW
STAIRS
ELEV.
COMMERCIAL 1 108.43 m²
CORRIDOR
LOBBY
MAIL RM
VEST

13138 5006 9812 5006 13578 5006 16799 4555
72900

1 / A-2 **LEVEL 1 UPPER & LEVEL 2**
SCALE: 1 : 250

156 Columbia Street West, Waterloo,
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. Fax. 226 243 1763

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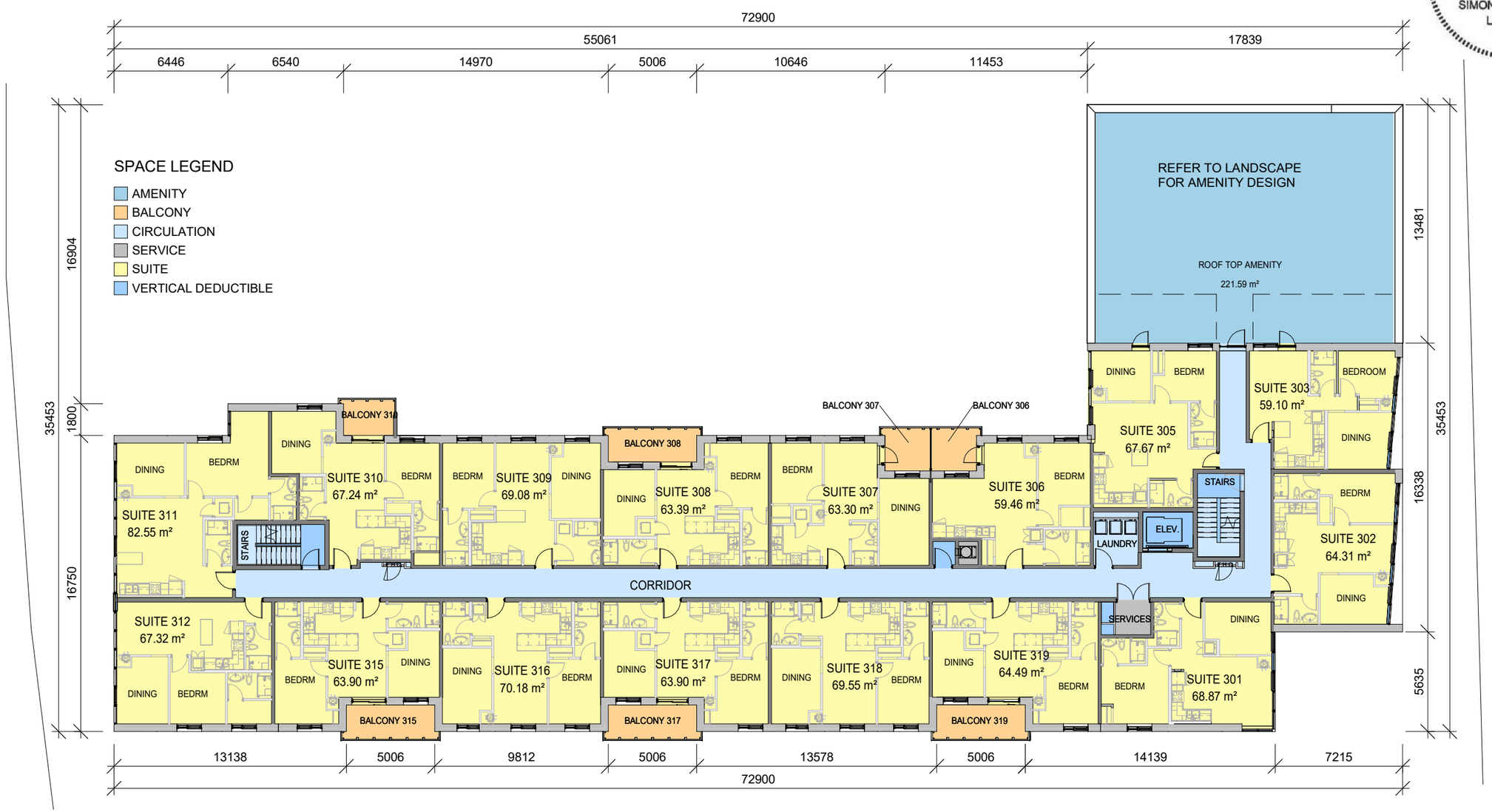
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ONTARIO ASSOCIATION OF ARCHITECTS
2023.03.13
SIMONA GOJSEVIC
LICENCE
7778

A-3
SITE PLAN 2nd SUBMISSION

333 ALBERT INC.
333 ALBERT STREET,WATERLOO
March 2023



1 / A-3 **LEVEL 3**
SCALE: 1 : 250

156 Columbia Street West, Waterloo,
ON N2L 3L3
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PG DESIGN STUDIO INC

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GFA & SUITE DATA CHART			GROSS AREA		COMMON SPACE DEDUCTIONS		GROSS LEASABLE AREA		FLOOR AREA	
LEVEL	# SUITES	# BEDROOMS	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)
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2023.03.13
SIMONA GOJSEVIC
LICENCE
7778

A-4
SITE PLAN 2nd SUBMISSION

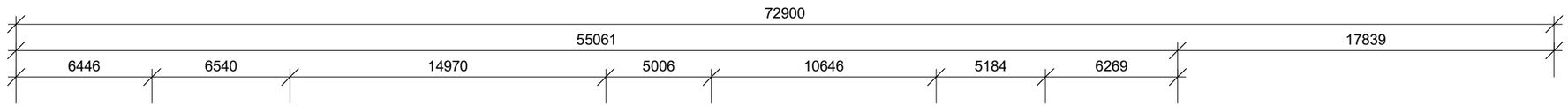
333 ALBERT INC.
333 ALBERT STREET, WATERLOO
March 2023

156 Columbia Street West, Waterloo,
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PG DESIGN STUDIO INC

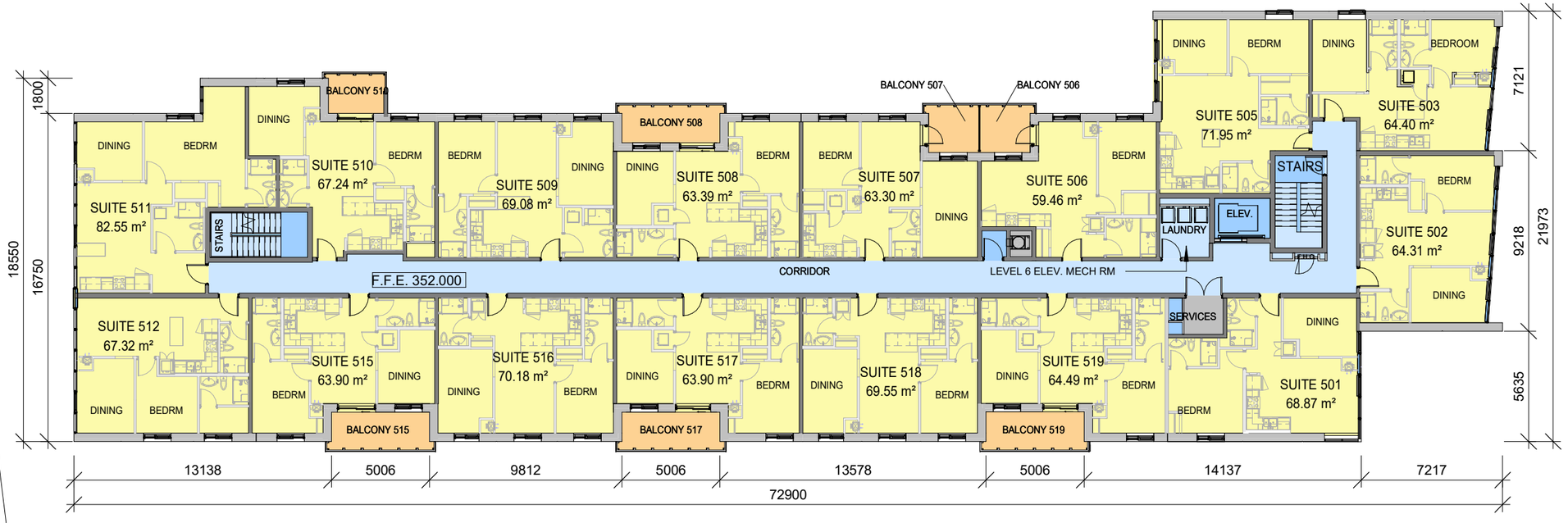
BATAVIA PLACE

ALBERT STREET



SPACE LEGEND

- BALCONY
- CIRCULATION
- SERVICE
- SUITE
- VERTICAL DEDUCTIBLE



LEVEL 4 - 6

1 / A-4 SCALE: 1 : 250

Last Plotted: 2023-03-14 4:22:45 PM

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72900
55061
17839
6446 6540 14970 5006 10646 11443

SPACE LEGEND
- SERVICE
- VERTICAL DEDUCTIBLE

BATAVIA PLACE

ALBERT STREET

1790
18950
17160

ELEVATOR OVERHEAD
ELEVATOR MACHINE ROOM OVERHEAD
STAIRS
ELEV.
MUA
MUA
GENERATOR
HIGH PARAPET FOR EQIPT SCREENING
COOLING TOWER

7121
9228
6037
22385

13738 4422 10096 5006 13878 4304 14943 6823
73210

1 A-5 **ROOFTOP**
SCALE: 1 : 250

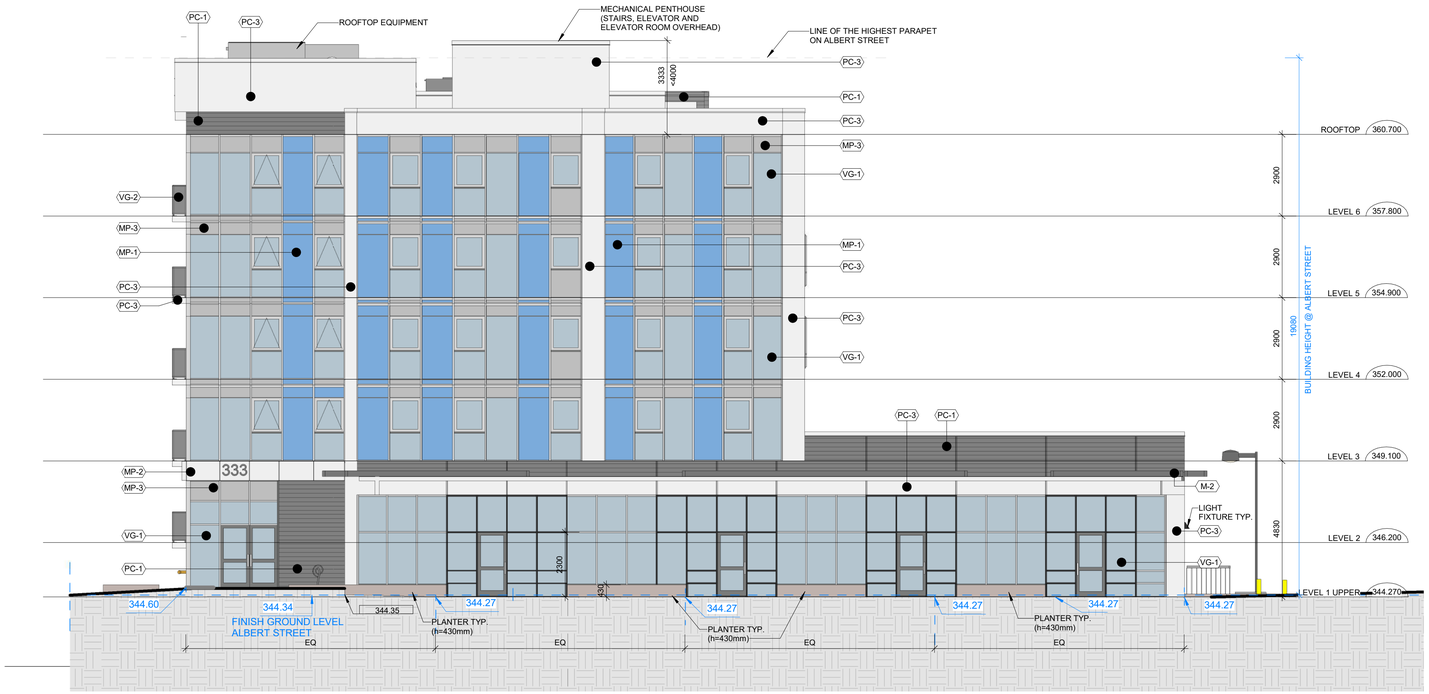
A-5
SITE PLAN 2nd SUBMISSION

333 ALBERT INC.
333 ALBERT STREET, WATERLOO
March 2023

156 Columbia Street West, Waterloo, ON N2L 3L3
Tel. 226 243 7939
. Fax. 226 243 1763

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Last Plotted: 2023-03-14 4:22:48 PM



1 / A-301 EAST ELEVATION
SCALE: 1 : 100

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER BY ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

FINISHED GROUND LEVEL @ ALBERT STREET
(344.27m + 344.27m + 344.27m + 344.27m + 344.60m) / 5 = 1721.68m / 5 = **344.34m**

FINISHED GROUND LEVEL @ BATAVIA PLACE
(342.05m + 342.05m + 342.05m + 342.05m + 341.92m) / 5 = 1710.12m / 5 = **342.02m**

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
5. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSES ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
6. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
7. COLOURS TO BE CHOSEN BY ARCHITECT.
8. ROOF AND PARAPET FLASHINGS, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.

MATERIALS LEGEND

PRECAST CONCRETE WALLS		CURTAIN/WINDOW WALL		OTHER	
PRECAST CONCRETE FINISH: FLUTED, HORIZONTAL, COLOUR: DARK GREY (RAL 7043)	PC-1	VISION GLASS COLOUR: GREY TINT – SOLARGRAY SOLARBAN 60(2)	VG-1	ENTRANCE CANOPY ALUMINIUM PANELS COLOUR: LIGHT GREY (RAL 7047)	M-1
PRECAST CONCRETE FINISH: SMOOTH COLOUR: DARK GREY (RAL 7043)	PC-2	ALUMINIUM SPANDREL PANEL COLOUR: BLUE (RAL 5024)	MP-1	ENTRANCE CANOPY ALUMINIUM PANELS COLOUR: DARK GREY (RAL 7005)	M-2
PRECAST CONCRETE FINISH: SMOOTH COLOUR: OFF WHITE (RAL 9016)	PC-3	ALUMINIUM SPANDREL PANEL COLOUR: OFF WHITE (RAL 9016)	MP-2	BALCONY GLASS COLOUR: GREY TINT	VG-2
PUNCHED WINDOW SIDES TO BE SMOOTH AND COLOUR MATCHED TO THE SURROUNDING CONCRETE		ALUMINIUM SPANDREL PANEL COLOUR: DARK GREY (RAL 7047)	MP-3	WINDOW FRAME MATERIAL: ALUMINIUM COLOUR: CLEAR ANODIZED	

UNPROTECTED OPENINGS CALCULATION FOR GROUP C

LEVEL 1 LOWER CALCULATION:

AREA OF EBF = 33.85m²
LIMITING DISTANCE = 3.5m (MIN.)
PERMITTED MAX. % OF OPENINGS = 39.49%

AREA OF UNPROT. OPENINGS = 7.02m²
% OF UNPROTECTED OPENINGS = 20.74%

45min FIRE RESISTANCE REQ'D FOR WALL

LEVEL 2-6 CALCULATION (WORST-CASE):

AREA OF EBF = 24.04m²
LIMITING DISTANCE = 3.5m (MIN.)
PERMITTED MAX. % OF OPENINGS = 58.33%

AREA OF UNPROT. OPENINGS = 7.02m²
% OF UNPROTECTED OPENINGS = 29.20%

45min FIRE RESISTANCE REQ'D FOR WALL



2 / A-301 SOUTH ELEVATION
SCALE: 1 : 100

PG DESIGN STUDIO INC

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
B	2023.03.13	SITE PLAN 2nd SUBMISSION		
A	2022.11.29	SITE PLAN 1st SUBMISSION		

ISSUES

PLOT DATE:
2023-03-14 10:39:00 AM

NORTH:

STAMP:
ONTARIO ASSOCIATION OF ARCHITECTS
2023.03.13
SIMONA GOJSEVIC
LICENCE
7778

LEGEND:

CLIENT:
333 ALBERT INC.

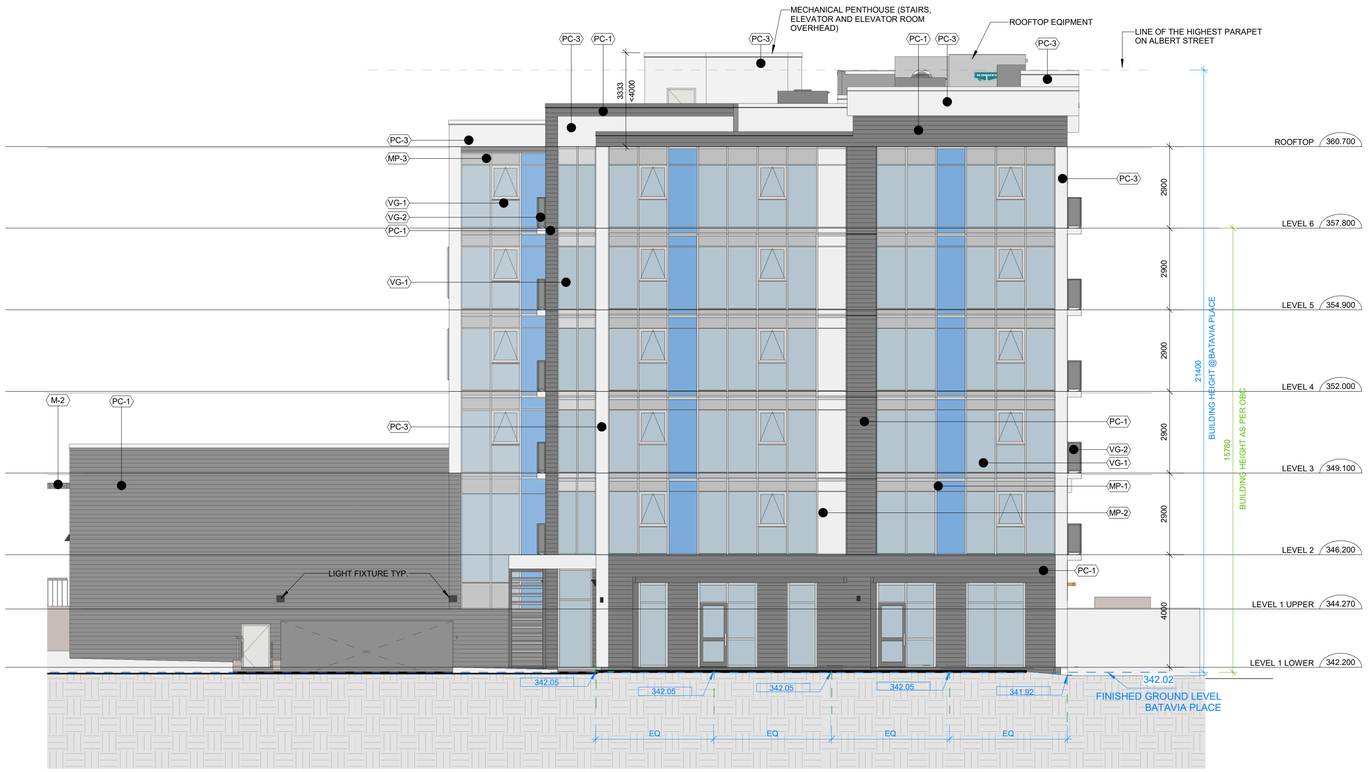
JOB TITLE:
333 ALBERT
333 ALBERT STREET, WATERLOO, ON.

DRAWING TITLE:
ELEVATIONS - EAST & SOUTH

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
JT	SG	
DESIGNED BY:	APPROVED BY:	DATE:
SG	SG	OCTOBER 2022

SCALE: As indicated
DIVISION NUMBER:
DRAWING NUMBER: A-301

Autodesk Docs://333 ALBERT STREET/333 Albert St-Design File.rvt



2 WEST ELEVATION
A-302 SCALE: 1 : 100



1 NORTH ELEVATION
A-302 SCALE: 1 : 100

ELEVATION NOTES

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4. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
5. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSES ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
6. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
7. COLOURS TO BE CHOSEN BY ARCHITECT.
8. ROOF AND PARAPET FLASHINGS, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.

MATERIALS LEGEND

PRECAST CONCRETE WALLS

PRECAST CONCRETE FINISH: FLUTED, HORIZONTAL COLOUR: DARK GREY (RAL 7043)	PC-1
PRECAST CONCRETE FINISH: SMOOTH COLOUR: DARK GREY (RAL 7043)	PC-2
PRECAST CONCRETE FINISH: SMOOTH COLOUR: OFF WHITE (RAL 9016)	PC-3
PUNCHED WINDOW SIDES TO BE SMOOTH AND COLOUR MATCHED TO THE SURROUNDING CONCRETE	

CURTAIN/WINDOW WALL

VISION GLASS COLOUR: GREY TINT – SOLARGRAY SOLARBAN 60(2)	VG-1
ALUMINIUM SPANDREL PANEL COLOUR: BLUE (RAL 5024)	MP-1
ALUMINIUM SPANDREL PANEL COLOUR: OFF WHITE (RAL 9016)	MP-2
ALUMINIUM SPANDREL PANEL COLOUR: DARK GREY (RAL 7047)	MP-3

OTHER

ENTRANCE CANOPY ALUMINIUM PANELS COLOUR: LIGHT GREY (RAL 7047)	M-1
ENTRANCE CANOPY ALUMINIUM PANELS COLOUR: DARK GREY (RAL 7005)	M-2
BALCONY GLASS COLOUR: GREY TINT	VG-2
WINDOW FRAME MATERIAL: ALUMINIUM COLOUR: CLEAR ANODIZED	

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER BY ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

FINISHED GROUND LEVEL @ ALBERT STREET
(344.27m + 344.27m + 344.27m + 344.27m + 344.60m) / 5 = 1721.68m / 5 = **344.34m**

FINISHED GROUND LEVEL @ BATAVIA PLACE
(342.05m + 342.05m + 342.05m + 342.05m + 341.92m) / 5 = 1710.12m / 5 = **342.02m**

PG DESIGN STUDIO INC

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B	2023.03.13	SITE PLAN 2nd SUBMISSION		
A	2022.11.29	SITE PLAN 1st SUBMISSION		

ISSUES

PLOT DATE:
2023-03-14 10:39:05 AM

NORTH:

STAMP:
ONTARIO ASSOCIATION OF ARCHITECTS
2023.03.13
SIMONA GOJSEVIC
LICENCE
7778

LEGEND:

CLIENT:
333 ALBERT INC.

JOB TITLE:
333 ALBERT
333 ALBERT STREET, WATERLOO, ON.

DRAWING TITLE:
ELEVATIONS - NORTH & WEST

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
JT	SG	
DESIGNED BY:	APPROVED BY:	DATE:
SG	SG	OCTOBER 2022

SCALE: As indicated

DIVISION NUMBER:

DRAWING NUMBER: A-302

Autodesk Docs://333 ALBERT STREET/333 Albert St-Design File.rvt



314-316 BATAVIA PL. AND 295-297 ALBERT ST.
FUTURE RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



311 BATAVIA PL.
EXISTING RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



308 LESTER ST.
EXISTING RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



280 LESTER ST.
EXISTING RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



COLUMBIA & ALBERT ST. - LOUIE CONDOS
FUTURE RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



338 & 228 ALBERT ST.
EXISTING RESIDENTIAL BUILDINGS,
MID RISE CONSTRUCTION



84-86 HICKORY ST. & 284-286 ALBERT ST.
FUTURE RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



280 ALBERT ST. - FRAMEWORK CONDOS
FUTURE RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



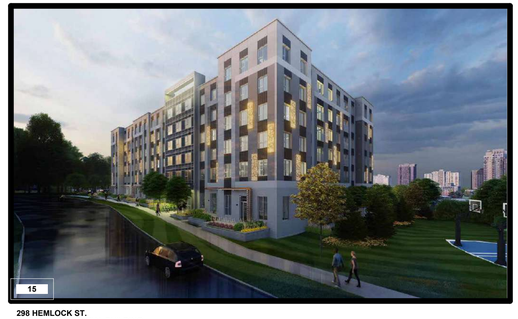
250 ALBERT ST.
EXISTING RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



246, 228 & 222 ALBERT ST.
EXISTING RESIDENTIAL BUILDINGS,
HIGH RISE CONSTRUCTION



239 ALBERT ST.
EXISTING RESIDENTIAL BUILDING,
HIGH RISE CONSTRUCTION



298 HEMLOCK ST.
FUTURE RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION



PARTIAL AREA VIEW

333 ALBERT ST PROPERTY | EXISTING BUILDINGS | FUTURE DEVELOPMENTS



NORTH VIEW OF SITE



WEST VIEW OF SITE

SITUATED IN A DESIRABLE FAST-GROWING NORTHDALE NEIGHBORHOOD BETWEEN ALBERT STREET AND BATAVIA PLACE 333 ALBERT IS A NEW DEVELOPMENT THAT WILL CONNECT TWO DIFFERENT STREETS, EACH WITH ITS OWN UNIQUE CHARACTERISTICS. TO THE EAST AND SOUTH OF THE SUBJECT PROPERTY, THE NEIGHBORHOOD PRIMARILY CONSISTS OF MULTI-UNIT RESIDENTIAL DWELLINGS THAT RANGE FROM LOW TO HIGH-RISE BUILDINGS. PROPERTIES IN THE IMMEDIATELY VICINITY OF THE SITE ARE GENERALLY LOW-RISE SINGLE-FAMILY HOMES WITH A FEW MID-RISE DEVELOPMENTS. BOTH THE UNIVERSITY OF WATERLOO AND WILFRED LAURIER UNIVERSITY ARE ABOUT A 10-MINUTE WALK WEST OR SOUTH, RESPECTIVELY.

WITH RECENT NEW DEVELOPMENTS, ALBERT STREET HAS BECOME AN INVITING AND ATTRACTIVE PUBLIC STREET. IT IS A BUSY, ACTIVE, AND VIBRANT STREET WITH HIGHER PEDESTRIAN AND STREET TRAFFIC. IT HAS EXTROVERTED CHARACTERISTICS, WHICH ENCOURAGES COMMERCIAL USES, TRAFFIC, AND CONNECTIVITY. BATAVIA STREET, EVEN WITH RECENT DEVELOPMENTS HAS REMAINED A PRIVATE, QUIETER STREET THAT CONVEYS INTROVERTED CHARACTERISTICS. WITH LOTS OF GREENERY, THIS CULL-DE-SAC GIVES A PEACEFUL AND CALMING EFFECT CONTRASTING ITS NEIGBORING ALBERT STREET TO THE WEST. ITS HOUSES AND RESIDENTIAL UNITS ARE LOCATED AT GRADE WITH PRIVATE PORCHES AND PATIOS MAINTAINING A TRANQUIL NEIGHBORHOOD. THE CONTRASTING NEIGHBORING CONTEXT OF 333 ALBERT SERVES AS THE INSPIRATION AND THE THEME OF THIS DEVELOPMENT.

THE DEVELOPMENT IS PROPOSED TO CONSIST OF A 6-STOREY MIXED-USE BUILDING COMPRISED OF 85 DWELLING UNITS AND IS SIMILAR IN SCALE AND SHAPE TO THE SURROUNDING MID-RISE MULTI-UNIT RESIDENTIAL DEVELOPMENTS SUCH AS THOSE ON LESTER STREET, SUNVIEW STREET AND THE EAST SIDE OF ALBERT STREET.



PROPOSED DEVELOPMENT

333 ALBERT STREET
PROPOSED RESIDENTIAL BUILDING,
MID RISE CONSTRUCTION

PG DESIGN STUDIO INC

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REVISIONS:				

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A	2022.11.29	SITE PLAN 1st SUBMISSION		
ISSUES:				

PLOT DATE:
2023-03-13 1:03:03 PM

NORTH: TN N

STAMP:
ONTARIO ASSOCIATION OF ARCHITECTS
2023.03.13
SIMONA GOJSEVIC
LICENCE
7778

LEGEND:

CLIENT:
333 ALBERT INC.

JOB TITLE:
333 ALBERT
333 ALBERT STREET, WATERLOO, ON.

DRAWING TITLE:
CONTEXT PLAN

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MT	SG	
DESIGNED BY:	APPROVED BY:	DATE:
SG	SG	OCTOBER 2022

SCALE: 1 : 2
DRAWING NUMBER: A-SP0
DIVISION NUMBER:

Autodesk Docs://333 ALBERT STREET/333 Albert SS-Site Plan.rvt

DETAILS OF DEVELOPMENT (SP APPLICATION NO. SP-23-03):			
GENERAL INFORMATION	MUNICIPAL ADDRESS:	309, 329, 333 Albert Street and 318, 320 Batavia Place	
	ZONING:	RESIDENTIAL NORTHDALE SIX (RN-6)	
	SITE REGULATIONS	RN-6 - RESIDENTIAL NORTHDALE SIX	
	STREET FRONTAGE	Albert Street CONVERTIBLE FRONTAGE Batavia Place NEIGHBORHOOD FRONTAGE	
		REQUIRED	**PROVIDED**
	MIN. LOT FRONTAGE	20 m	57.58 m and 31.09m
	GROSS LOT AREA:	N/A	3,568.519m²
	ROW:	N/A	135.72m²
	NET LOT AREA:	min. 1,000 m²	3,433.03m²
	BUILDING AREA:	N/A	1,497 m²
	BUILDING COVERAGE	N/A	44%
DENSITY	NUMBER OF BEDS: (Maximum)	250 BEDROOMS per hectare 250 * 0.34327 = 85.8	85
	TOTAL NUMBER OF UNITS:	N/A	85
SETBACKS	STREET LINE SETBACK	CONVERTIBLE FRONTAGE 1m (ALBERT STREET)	1.1m
	Min:	NEIGHBORHOOD FRONT, 3m (BATAVIA PLACE)	3m
	Max:	CONVERTIBLE FRONTAGE - AT LEAST 75% OF THE STREET LINE FACADE SHALL BE WITHIN 5m OF THE STREET	BUILDING LENGTH 35.4m BUILDING FACADE 29.8m 29.8 / 35.4 = 84%
		NEIGHBORHOOD FRONT 6m	COMPLIES
	SIDE YARD SETBACK SOUTH (Minimum)	3.0 m	3.0 m
	SIDE YARD SETBACK NORTH (Minimum)	3.0 m	8.7 m
	SIDE YARD SETBACK WEST (Minimum)	3.0 m	18.7 m
HEIGHT	MIN. HEIGHT of FIRST STOREY	4.0 m	4.0 m
	STOREYS	N/A	6
	BUILDING HEIGHT (Maximum)	21.5 m	BATAVIA PLACE 21.4m ALBERT STREET 19.08m
	MINIMUM NUMBER OF FIRST STOREY ENTRANCES (1 PER 15m of STREET LINE BUILDING FACADE)	ALBERT: 35.4m/15 = 2.36 (3) BATAVIA: 18.6m/15 = 1.24 (2)	ALBERT STREET: 5 BATAVIA PLACE: 3
PARKING	**AUTOMOBILE PARKING REQUIREMENT:**	**Total: 33**	**Total: 33**
	Residential: 0.20 SPACES Per Bedroom	0.2 x 85 = 17	17
	Visitor: 0.05 SPACES Per Bedroom	0.05 x 85 = 4.25 (5)	5
	Non-Residential: 3.0 SPACES / 100 m² GFA	3 x 365m² / 100 = 10.95 (11)	11
	Electric Vehicle Parking (minimum)	1 EV for 20-49 Parking Spaces	1
	BICYCLE PARKING REQUIREMENT:	**Total: 26**	**Total: 26**
	Residential: 0.25 SPACES Per Bedroom	0.25 x 85 = 21.25 (22)	22
	Non-Residential 1.0 spaces per 100 m² GFA	1 x 365m² / 100= 3.65 (4)	4
	MAX. NUMBER OF DRIVEWAYS PER LOT	1	1
	ACCESSIBLE PARKING SPACES	TYPE 'A' = (1) TYPE 'B' = (1)	1 1
	LOADING	TYPE 'B' 3m X 12m= (1)	1
AMENITY AREA	MIN. LANDSCAPED OPEN SPACE	MIN. 30% 3,433.03 m² x 0.3 = 1,029.9 m²	31.9% 1,096 m²
	REQUIRED AMENITY AREA 3 m² PER BEDROOM	85 x 3 = 255 m²	580 m²
	COMMON AMENITY AREAS (MIN. 30%)	255 m² x 0.3 = 76.5 m²	221 m²
	GARBAGE ENCLOSURE	INSIDE	

GFA & SUITE DATA CHART			GROSS AREA		COMMON SPACE DEDUCTIONS		GROSS LEASABLE AREA		FLOOR AREA	
LEVEL	# SUITES	# BEDROOMS	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)
LEVEL 1 LOWER	9	9	965.90 m²	10,397 SF	364.04 m²	3,918 SF	601.86 m²	6,478 SF	931.33 m²	10,025 SF
LEVEL 1 UPPER & LEVEL 2	12	12	1,497.30 m²	16,117 SF	326.99 m²	3,520 SF	1,170.30 m²	12,597 SF	1,463.50 m²	15,753 SF
LEVEL 3	16	16	1,238.67 m²	13,333 SF	174.36 m²	1,877 SF	1,064.30 m²	11,456 SF	1,203.30 m²	12,952 SF
LEVEL 4	16	16	1,238.67 m²	13,333 SF	164.79 m²	1,774 SF	1,073.87 m²	11,559 SF	1,203.38 m²	12,953 SF
LEVEL 5	16	16	1,238.67 m²	13,333 SF	164.79 m²	1,774 SF	1,073.87 m²	11,559 SF	1,203.38 m²	12,953 SF
LEVEL 6	16	16	1,238.67 m²	13,333 SF	164.79 m²	1,774 SF	1,073.87 m²	11,559 SF	1,203.38 m²	12,953 SF
TOTAL	85	85	7,417.86 m²	79,845 SF	1,359.78 m²	14,637 SF	6,058.08 m²	65,209 SF	7,208.27 m²	77,589 SF

NOTES:

GROSS FLOOR AREA MEANS TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS OR BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS AND CENTRE LINE OF DEMISING WALLS.

TOTAL DEDUCTIONS INCLUDE MAJOR VERTICAL PENETRATIONS SUCH AS ELEVATOR SHAFTS THAT AREA MEASURED TO THE INSIDE FACE OF PERIMETER WALLS WITHIN THE GROSS FLOOR AREA. TOTAL DEDUCTIONS ALSO INCLUDE COMMON AREAS & SERVICE SPACES MEASURED TO THE INSIDE FACE OF PERIMETER WALLS. IF COMMON AREAS & SERVICE SPACES ARE ADJACENT, THE MEASUREMENT IS TO THE CENTRE LINE OF THE WALL.

NET AREA IS THE GROSS FLOOR AREA MINUS DEDUCTIONS.

TOTAL SELLABLE AREA MEANS TOTAL AREA OF RESIDENTIAL SUITES MEASURED AS PER TARION BUILDER BULLETIN 22 WHICH IS MEASURED BETWEEN THE OUTSIDE SURFACE OF EXTERIOR WALLS TO THE CORRIDOR SIDE OF CORRIDOR WALLS, AND TO THE CENTER LINE OF DEMISING WALLS INCLUDING ENTIRE WALLS SEPARATING SERVICE SPACES.

CONSTRUCTION LEVEL REFERS TO A BUILDING STOREY AS DEFINED IN THE ONTARIO BUILDING CODE

MUNICIPAL LEVEL REFERS TO THE NAME GIVEN TO THE LEVEL FOR MUNICIPAL ADDRESS PURPOSES AND WILL EXCLUDE ALL ITERATIONS OF THE NUMBERS 4 AND 13.

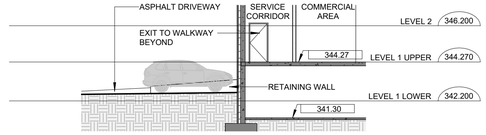
PARKING SCHEDULE		
Family	Type	Count
PGDS Parking Space	2800 x 5500	20
PGDS Parking Space	3000 x 5500	11
PGDS BF Parking Space	BF Type A 3900 x 5500	1
PGDS BF Parking Space	BF Type B 5200 x 5500	1
Grand total: 33		

AMENITY AREAS		
SPACE TYPE	AREA (m²)	AREA(SF)
LEVEL 1 LOWER		
PRIVATE PATIO	53.52 m²	576.11 SF
LEVEL 1 UPPER & LEVEL 2		
BALCONY	61.14 m²	658.15 SF
LEVEL 3		
AMENITY	221.59 m²	2,385.20 SF
BALCONY	60.97 m²	656.23 SF
LEVEL 4		
BALCONY	60.97 m²	656.23 SF
LEVEL 5		
BALCONY	60.97 m²	656.23 SF
LEVEL 6		
BALCONY	60.97 m²	656.23 SF
	580.12 m²	6,244.40 SF

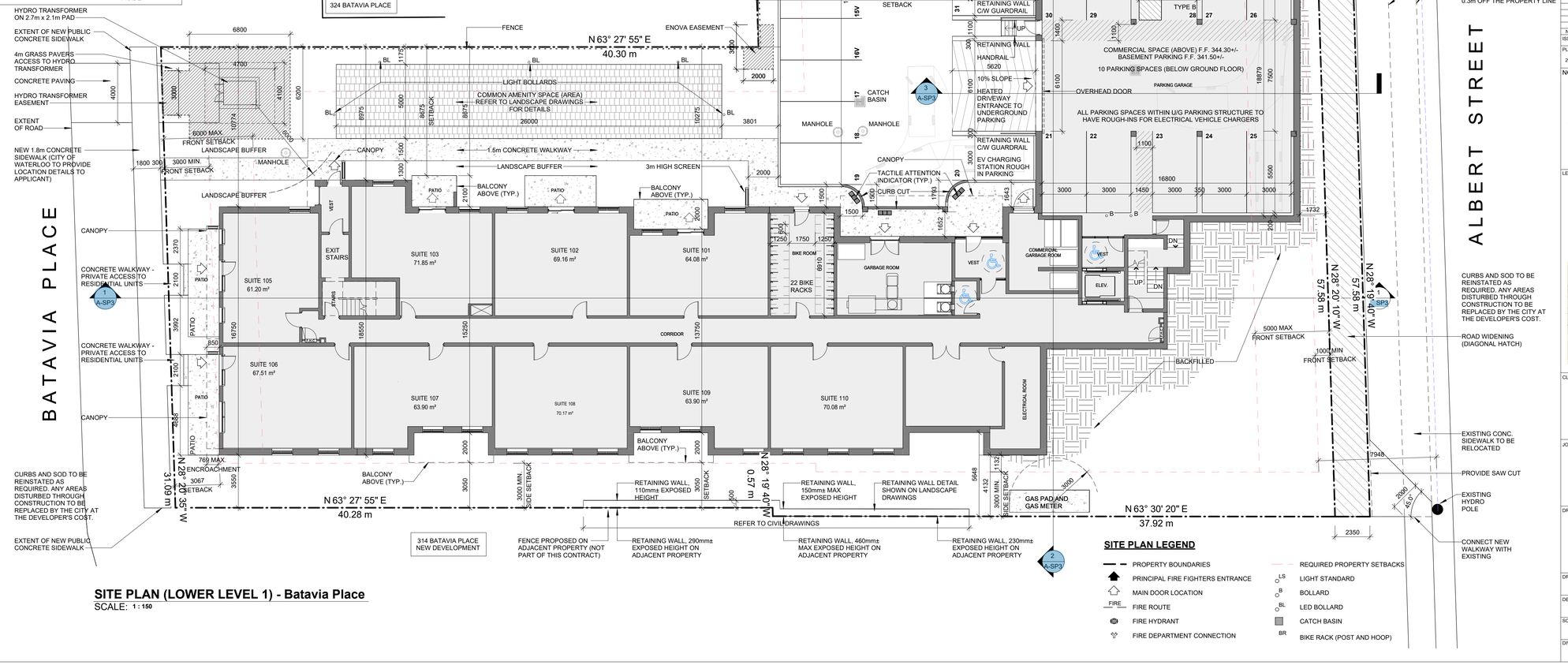
COMMERCIAL AREA		
	AREA(m²)	AREA (SF)
LEVEL 1 UPPER & LEVEL 2	365.01 m²	3,929 SF

GENERAL NOTES

1. LEGAL DESCRIPTION: LOTS13 AND 14, REGISTERED PLAN 1075, AND PART OF LOT 6, MUNICIPAL COMPLIED PLAN OF SUBDIVISION OF LOT 13, GERMAN COMPANY TRACT CITY OF WATERLOO. TAKEN FROM SURVEY PREPARED BY GUENTHER RUEB SURVEYING LIMITED, APRIL 8, 2021.
2. ANY SUBSTANTIVE CHANGE(S) OR MODIFICATION(S) TO THE APPROVED SITE PLAN, BUILDING ELEVATION(S) SHALL REQUIRE A MODIFICATION TO THE APPROVED BUILDING ELEVATION DRAWINGS BY THE DELEGATED SITE PLAN APPROVAL AUTHORITY.
3. TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
4. PARKING AND SITE LIGHTING FIXTURES WILL BE FULLY CUT-OFF, DIRECTED AWAY FROM ABUTTING PROPERTIES WITH NO GLARE.
5. SNOW STORAGE WILL BE PROVIDED ON SITE. EXCEEDED SNOW WILL BE TRUCKED AWAY FROM THE SITE BY A PRIVATE SERVICE AT THE SOLE EXPENSE OF THE OWNER.
6. ALL UNDERGROUND AND ABOVEGROUND (I.E. SIDEWALKS, CURBS, SOD, ROADS) WORKS IN MUNICIPAL R.O.W. TO BE UPGRADED AT OWNER'S COST.
7. HANDICAP ACCESSIBLE ENTRANCE TO BE LOCATED AT THE FRONT AND REAR ENTRANCE.
8. BICYCLE STORAGE WILL BE PROVIDED OUTDOORS AND INDOORS.
9. ALL LEVELS, EXCEPT MECHANICAL PENTHOUSE ARE BARRIER FREE ACCESSIBLE.
10. SITE PLAN, SITE GRADING AND LANDSCAPE PLANS HAVE BEEN COORDINATED.
11. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. ROOFTOP UNITS SHALL NOT BE VISIBLE FROM THE PUBLIC REALM OR RESIDENTIAL PROPERTIES AND ALL VENTING EQUIPMENT SHALL BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING FACADE WITH NO EXTERNAL UNITS LOCATED ON BUILDING WALLS.
12. GARBAGE WILL BE STORED INTERNALLY. GARBAGE WILL BE COLLECTED BY A PRIVATE SERVICE AT THE SOLE EXPENSE OF THE OWNER.
13. EXTERIOR WALKS THAT FORM PART OF A BARRIER-FREE PATH OF TRAVEL SHALL HAVE PERMANENT, FIRM AND SLIP-RESISTANT SURFACE AND TACTILE ATTENTION INDICATORS THAT ARE LOCATED TO IDENTIFY AN ENTRY INTO A VEHICULAR ROUTE OR AREA WHERE NO CURBS OR ANY OTHER ELEMENT SEPARATE THE VEHICULAR ROUTE OR AREA FROM A PEDESTRIAN ROUTE.
14. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/OR SHADE.
15. ANY PROPOSED SIGNAGE IS FOR ILLUSTRATION PURPOSE(S), AND SUBJECT TO CITY OF WATERLOO SIGN BY-LAW.
16. THE MAXIMUM NUMBER OF BEDROOMS PERMITTED WITHIN EACH RESIDENTIAL UNIT SHALL BE CONSISTENT WITH THE ISSUED BUILDING PERMIT AND ASSOCIATED SITE PLAN AND DRAWINGS. WITH THE EXCEPTION OF THE BEDROOMS REFERENCED WITHIN THE SITE DATA CHART OF THE APPROVED SITE PLAN, NO FLOOR AREA IN THE RESIDENTIAL UNIT SHALL BE USED AS A BEDROOM OR CONVERTED TO A BEDROOM WITHOUT THE WRITTEN CONSENT OF THE CITY OF WATERLOO.
17. ALL STRUCTURED PARKING TO BE ELECTRIC VEHICLE READY AS PER SECTION 6.3.1 OF THE ZONING BY-LAW.



2 A-SP1 **SECTION 2**
SCALE: 1 : 150



SITE PLAN (LOWER LEVEL 1) - Batavia Place
SCALE: 1 : 150

SITE PLAN LEGEND

- PROPERTY BOUNDARIES
- PRINCIPAL FIRE FIGHTERS ENTRANCE
- MAIN DOOR LOCATION
- FIRE ROUTE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- REQUIRED PROPERTY SETBACKS
- LS LIGHT STANDARD
- B BOLLARD
- BL LED BOLLARD
- CATCH BASIN
- BR BIKE RACK (POST AND HOOP)

PG DESIGN STUDIO INC

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B	2022.11.29	SITE PLAN 1st SUBMISSION		
A	2022.10.05	SP PRE CONSULTATION		

ISSUES

PLOT DATE: 2023-03-14 15:31:31

NORTH: TN N

STAMP: ONTARIO ASSOCIATION OF ARCHITECTS — 2023.03.13 — SIMONA GOJSEVIC — LICENCE 7778

LEGEND:



CLIENT: 333 ALBERT INC.

JOB TITLE: 333 ALBERT
333 ALBERT STREET, WATERLOO, ON.

DRAWING TITLE: SITE PLAN - LOWER LEVEL 1

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MT	SG	
DESIGNED BY:	APPROVED BY:	DATE:
SG	SG	OCTOBER 2022
SCALE: As indicated	DRAWING NUMBER: A-SP1	
DIVISION NUMBER:		

Autodesk Docs://333 ALBERT STREET/333 Albert Sb-Site Plan.rvt

FIRE ROUTE SIGNS ARE TO BE INSTALLED AS PER BY-LAW 2018-007. THEY ARE TO BE POSTED EVERY 20m ALONG DESIGNATED FIRE ROUTE, AND SHALL NOT BE SET BACK MORE THAN 5m FROM THE EDGE OF THE ROUTE. THEY ARE TO BE INSTALLED SUCH THAT THE BOTTOM OF THE SIGN IS A MINIMUM OF 2.4m ABOVE GRADE AND THE TOP OF THE SIGN IS A MAXIMUM OF 3m ABOVE GRADE AND SHALL BE MAINTAINED FREE OF OBSTRUCTIONS AND BE READABLE AND CLEARLY VISIBLE. FIRE ROUTE SIGNS ARE TO BE INSTALLED PRIOR TO BUILDING OCCUPANCY. CONTACT BETH MAXWELL FOR MORE INFORMATION - 519.747.8795.



ITEM	COLOUR
"P"	Black
Circle & Slash	Red
Text (Fire Route)	White with red bar
Directional Arrow(s)	Black
Background	White

POLE MOUNTED FIRE ROUTE SIGN

1 A-SP2 **FIRE ACCESS ROUTE**
SCALE: 1 : 400

GFA & SUITE DATA CHART			GROSS AREA		COMMON SPACE DEDUCTIONS		GROSS LEASABLE AREA		FLOOR AREA	
LEVEL	# SUITES	# BEDROOMS	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)	AREA(m²)	AREA (SF)
LEVEL 1 LOWER	9	9	965.90 m²	10,397 SF	364.04 m²	3,918 SF	601.86 m²	6,478 SF	931.33 m²	10,025 SF
LEVEL 1 UPPER & LEVEL 2	12	12	1,497.30 m²	16,117 SF	326.99 m²	3,520 SF	1,170.30 m²	12,597 SF	1,463.50 m²	15,753 SF
LEVEL 3	16	16	1,238.67 m²	13,333 SF	174.36 m²	1,877 SF	1,064.30 m²	11,456 SF	1,203.30 m²	12,952 SF
LEVEL 4	16	16	1,238.67 m²	13,333 SF	164.79 m²	1,774 SF	1,073.87 m²	11,559 SF	1,203.38 m²	12,953 SF
LEVEL 5	16	16	1,238.67 m²	13,333 SF	164.79 m²	1,774 SF	1,073.87 m²	11,559 SF	1,203.38 m²	12,953 SF
LEVEL 6	16	16	1,238.67 m²	13,333 SF	164.79 m²	1,774 SF	1,073.87 m²	11,559 SF	1,203.38 m²	12,953 SF
TOTAL	85	85	7,417.86 m²	79,845 SF	1,359.78 m²	14,637 SF	6,058.08 m²	65,209 SF	7,208.27 m²	77,589 SF

PARKING SCHEDULE	
Family	Type	Count
PGDS Parking Space	2800 x 5500	20
PGDS Parking Space	3000 x 5500	11
PGDS BF Parking Space	BF Type A 3900 x 5500	1
PGDS BF Parking Space	BF Type B 5200 x 5500	1
Grand total: 33		

COMMERCIAL AREA		
	AREA(m²)	AREA (SF)
LEVEL 1 UPPER & LEVEL 2	365.01 m²	3,929 SF

AMENITY AREAS		
SPACE TYPE	AREA (m²)	AREA(SF)
LEVEL 1 LOWER		
PRIVATE PATIO	53.52 m²	576.11 SF
LEVEL 1 UPPER & LEVEL 2		
BALCONY	61.14 m²	658.15 SF
LEVEL 3		
AMENITY	221.59 m²	2,385.20 SF
BALCONY	60.97 m²	656.23 SF
LEVEL 4		
BALCONY	60.97 m²	656.23 SF
LEVEL 5		
BALCONY	60.97 m²	656.23 SF
LEVEL 6		
BALCONY	60.97 m²	656.23 SF
	580.12 m²	6,244.40 SF

GENERAL NOTES

1. LEGAL DESCRIPTION: LOTS13 AND 14, REGISTERED PLAN 1075, AND PART OF LOT 6, MUNICIPAL COMPLIED PLAN OF SUBDIVISION OF LOT 13, GERMAN COMPANY TRACT CITY OF WATERLOO. TAKEN FROM SURVEY PREPARED BY GUENTHER RUEB SURVEYING LIMITED, APRIL 8, 2021.
2. ANY SUBSTANTIVE CHANGE(S) OR MODIFICATION(S) TO THE APPROVED SITE PLAN BUILDING ELEVATION(S) SHALL REQUIRE A MODIFICATION TO THE APPROVED BUILDING ELEVATION DRAWINGS BY THE DELEGATED SITE PLAN APPROVAL AUTHORITY.
3. TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
4. PARKING AND SITE LIGHTING FIXTURES WILL BE FULLY CUT-OFF, DIRECTED AWAY FROM ABUTTING PROPERTIES WITH NO GLARE.
5. SNOW STORAGE WILL BE PROVIDED ON SITE. EXCEEDED SNOW WILL BE TRUCKED AWAY FROM THE SITE BY A PRIVATE SERVICE AT THE SOLE EXPENSE OF THE OWNER.
6. ALL UNDERGROUND AND ABOVEGROUND (I.E. SIDEWALKS, CURBS, SOD, ROADS) WORKS IN MUNICIPAL R.O.W. TO BE UPGRADED AT OWNER'S COST.
7. HANDICAP ACCESSIBLE ENTRANCE TO BE LOCATED AT THE FRONT AND REAR ENTRANCE.
8. BICYCLE STORAGE WILL BE PROVIDED OUTDOORS AND INDOORS.
9. ALL LEVELS, EXCEPT MECHANICAL PENTHOUSE ARE BARRIER FREE ACCESSIBLE.
10. SITE PLAN, SITE GRADING AND LANDSCAPE PLANS HAVE BEEN COORDINATED.
11. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. ROOFTOP UNITS SHALL NOT BE VISIBLE FROM THE PUBLIC REALM OR RESIDENTIAL PROPERTIES AND ALL VENTING EQUIPMENT SHALL BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING FACADE WITH NO EXTERNAL UNITS LOCATED ON BUILDING WALLS.
12. GARBAGE WILL BE STORED INTERNALLY. GARBAGE WILL BE COLLECTED BY A PRIVATE SERVICE AT THE SOLE EXPENSE OF THE OWNER.
13. EXTERIOR WALKS THAT FORM PART OF A BARRIER-FREE PATH OF TRAVEL SHALL HAVE PERMANENT, FIRM AND SLIP-RESISTANT SURFACE AND TACTILE ATTENTION INDICATORS THAT ARE LOCATED TO IDENTIFY AN ENTRY INTO A VEHICULAR ROUTE OR AREA WHERE NO CURBS OR ANY OTHER ELEMENT SEPARATE THE VEHICULAR ROUTE OR AREA FROM A PEDESTRIAN ROUTE.
14. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/OR SHADE.
15. ANY PROPOSED SIGNAGE IS FOR ILLUSTRATION PURPOSE(S), AND SUBJECT TO CITY OF WATERLOO SIGN BY-LAW.
16. THE MAXIMUM NUMBER OF BEDROOMS PERMITTED WITHIN EACH RESIDENTIAL UNIT SHALL BE CONSISTENT WITH THE ISSUED BUILDING PERMIT AND ASSOCIATED SITE PLAN AND DRAWINGS. WITH THE EXCEPTION OF THE BEDROOMS REFERENCED WITHIN THE SITE DATA CHART OF THE APPROVED SITE PLAN, NO FLOOR AREA IN THE RESIDENTIAL UNIT SHALL BE USED AS A BEDROOM OR CONVERTED TO A BEDROOM WITHOUT THE WRITTEN CONSENT OF THE CITY OF WATERLOO.
17. ALL STRUCTURED PARKING TO BE ELECTRIC VEHICLE READY AS PER SECTION 6.3.1 OF THE ZONING BY-LAW.

NOTES:

GROSS FLOOR AREA MEANS TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS OR BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS AND CENTRE LINE OF DEMISING WALLS.

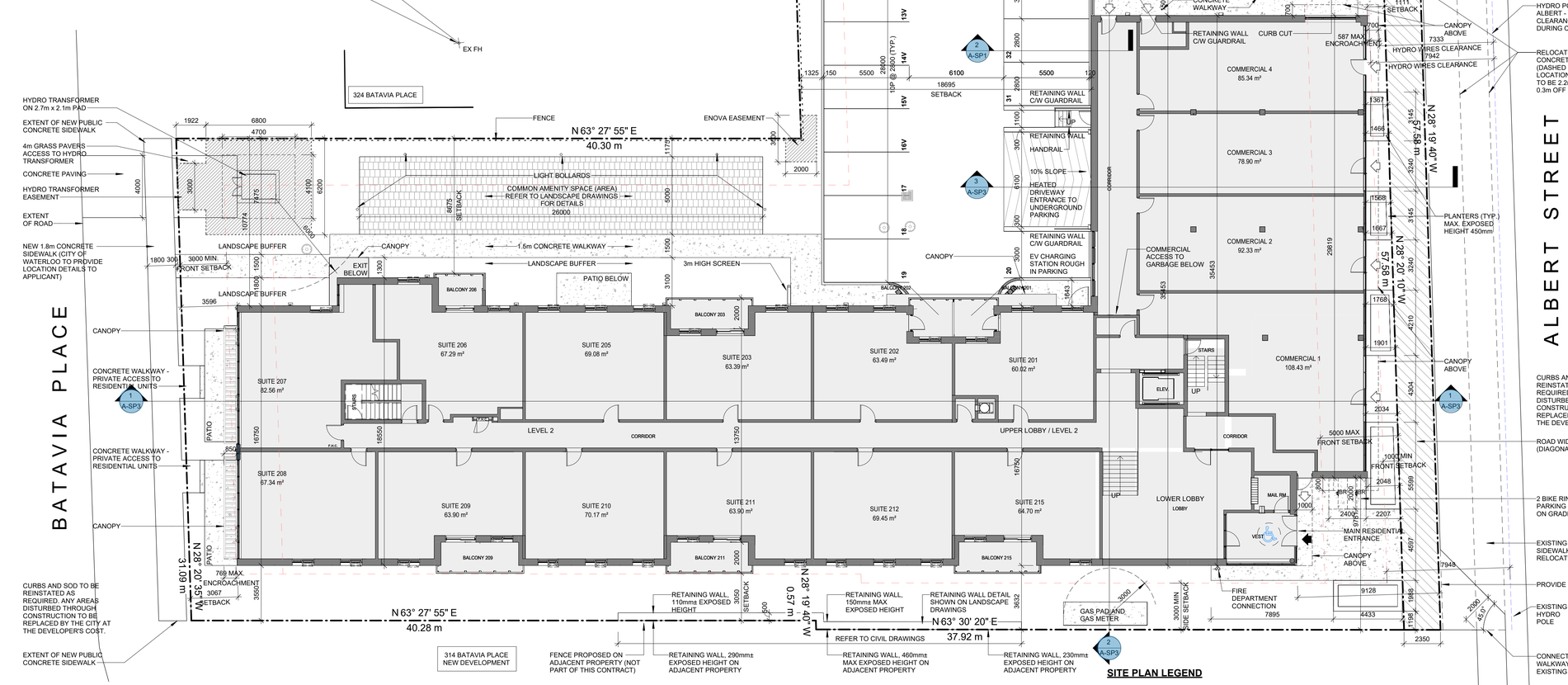
TOTAL DEDUCTIONS INCLUDE MAJOR VERTICAL PENETRATIONS SUCH AS ELEVATOR SHAFTS THAT AREA MEASURED TO THE INSIDE FACE OF PERIMETER WALLS WITHIN THE GROSS FLOOR AREA. TOTAL DEDUCTIONS ALSO INCLUDE COMMON AREAS & SERVICE SPACES MEASURED TO THE INSIDE FACE OF PERIMETER WALLS. IF COMMON AREAS & SERVICE SPACES ARE ADJACENT, THE MEASUREMENT IS TO THE CENTRE LINE OF THE WALL.

NET AREA IS THE GROSS FLOOR AREA MINUS DEDUCTIONS.

TOTAL SELLABLE AREA MEANS TOTAL AREA OF RESIDENTIAL SUITES MEASURED AS PER TARION BUILDER BULLETIN 22 WHICH IS MEASURED BETWEEN THE OUTSIDE SURFACE OF EXTERIOR WALLS TO THE CORRIDOR SIDE OF CORRIDOR WALLS, AND TO THE CENTER LINE OF DEMISING WALLS INCLUDING ENTIRE WALLS SEPARATING SERVICE SPACES.

CONSTRUCTION LEVEL REFERS TO A BUILDING STOREY AS DEFINED IN THE ONTARIO BUILDING CODE

MUNICIPAL LEVEL REFERS TO THE NAME GIVEN TO THE LEVEL FOR MUNICIPAL ADDRESS PURPOSES AND WILL EXCLUDE ALL ITERATIONS OF THE NUMBERS 4 AND 13.



SITE PLAN (UPPER LEVEL 1 and Level 2) Albert Street
SCALE: 1 : 150

SITE PLAN LEGEND

- PROPERTY BOUNDARIES
- PRINCIPAL FIRE FIGHTERS ENTRANCE
- MAIN DOOR LOCATION
- FIRE ROUTE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- REQUIRED PROPERTY SETBACKS
- LIGHT STANDARD
- BOLLARD
- LED BOLLARD
- CATCH BASIN
- BIKE RACK (POST AND HOOP)

PG DESIGN STUDIO INC

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

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THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES. SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND UNDERCRITED. IT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY
REVISIONS:				
C	2022.03.13	SITE PLAN 2nd SUBMISSION		
B	2022.11.29	SITE PLAN 1st SUBMISSION		
A	2022.10.05	SP PRE CONSULTATION		
NO.	DATE	ISSUED FOR	CH	BY
ISSUES				

PLOT DATE: 2023-03-14 15:31:35

NORTH: TN N

STAMP: ONTARIO ASSOCIATION OF ARCHITECTS 2023.03.13 SIMONA GOJSEVIC LICENCE 7778

LEGEND:



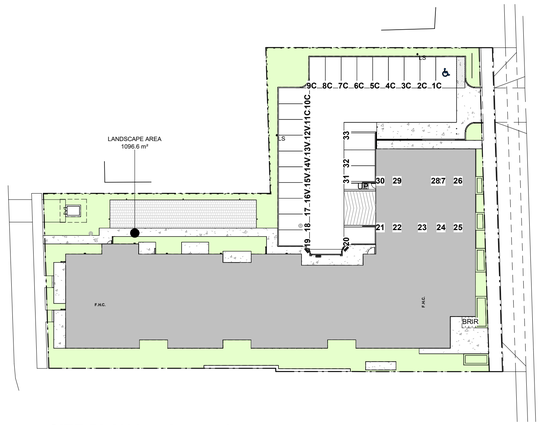
CLIENT: 333 ALBERT INC.

JOB TITLE: 333 ALBERT
333 ALBERT STREET, WATERLOO, ON.

DRAWING TITLE: SITE PLAN - UPPER LEVEL 1 & LEVEL 2

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MT	SG	
DESIGNED BY:	APPROVED BY:	DATE:
SG	SG	OCTOBER 2022
SCALE: As indicated	DRAWING NUMBER: A-SP2	
DIVISION NUMBER:		

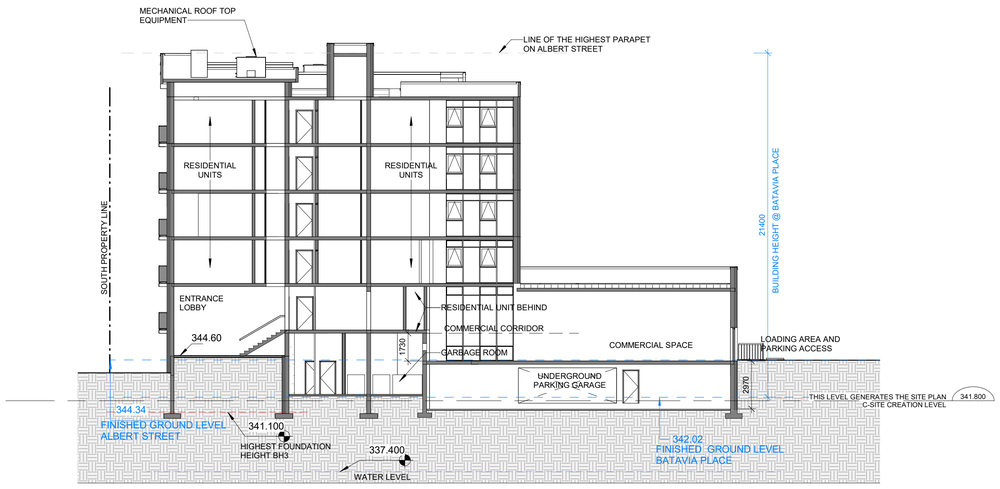
Autodesk Docs://333 ALBERT STREET/333 Albert St-Site Plan.rvt



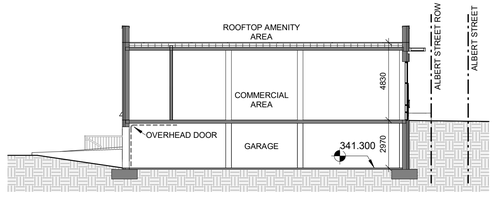
SITE PLAN Landscape Area
SCALE: 1 : 500



1 A-SP3 SITE SECTION A-A
SCALE: 1 : 175



2 A-SP3 SITE SECTION B-B
SCALE: 1 : 175



3 A-SP3 SITE SECTION C-C
SCALE: 1 : 175

PG DESIGN STUDIO INC

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REVISIONS:				
C	2022.03.13	SITE PLAN 2nd SUBMISSION		
B	2022.11.29	SITE PLAN 1st SUBMISSION		
A	2022.10.05	SP PRE CONSULTATION		
NO.	DATE	ISSUED FOR	CH	BY
ISSUES				

PLOT DATE:
2023-03-14 3:43:10 PM

NORTH: TN N

STAMP:
ONTARIO ASSOCIATION OF ARCHITECTS
2023.03.13
SIMONA GOJSEVIC
LICENCE
7778

LEGEND:

CLIENT:
333 ALBERT INC.

JOB TITLE:
333 ALBERT
333 ALBERT STREET, WATERLOO, ON.

DRAWING TITLE:
SITE SECTIONS & LANDSCAPE AREA PLAN

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
ML	JT	
DESIGNED BY:	APPROVED BY:	DATE:
Designer	Approver	OCTOBER 2022

SCALE: As indicated
DIVISION NUMBER:
DRAWING NUMBER: A-SP3

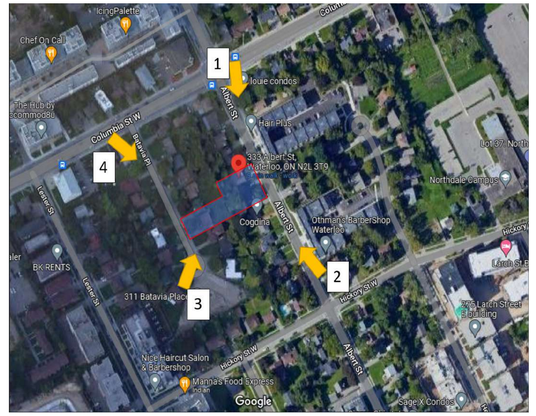
Autodesk Docs://333 ALBERT STREET/333 Albert SB-Site Plan.rvt



VIEW 1 FROM ALBERT STREET LOOKING TO COLUMBIA STREET



VIEW 2 FROM ALBERT STREET LOOKING TO HICKORY STREET



STREET MAP



VIEW 3 FROM BATIVIA STREET CULDESAC



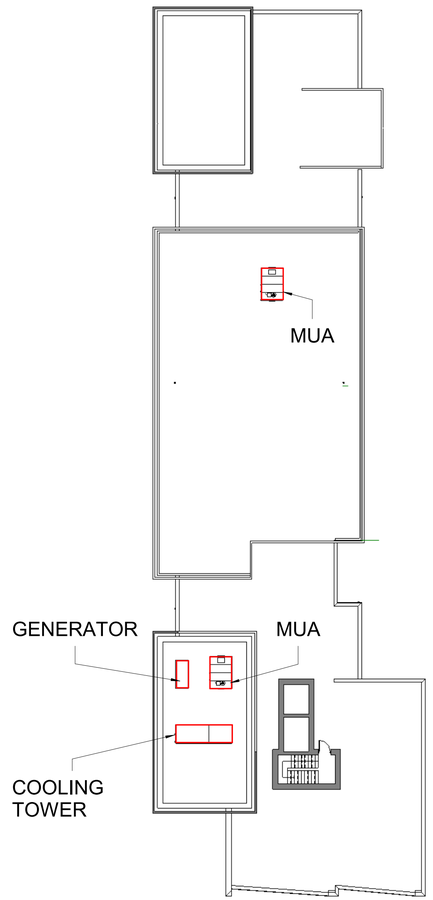
VIEW 4 FROM BATIVIA STREET AND COLUMBIA STREET WEST



ROOF TOP VIEW 1



ROOF TOP VIEW 2



MECHANICAL EQUIPMENT ROOF PLAN

PG DESIGN STUDIO INC

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NO.	DATE	REVISED FOR	CH	BY
REVISIONS:				

NO.	DATE	ISSUED FOR	CH	BY
B	2023.03.13	SITE PLAN 2nd SUBMISSION		
A	2022.11.29	SITE PLAN 1st SUBMISSION		
ISSUES				

PLOT DATE:
2023-03-13 3:20:45 PM

NORTH:

STAMP:
ONTARIO ASSOCIATION OF ARCHITECTS
2023.03.13
SIMONA GOJSEVIC
LICENCE
7778

LEGEND:

CLIENT:
333 ALBERT INC.

JOB TITLE:
333 ALBERT
333 ALBERT STREET, WATERLOO, ON.

DRAWING TITLE:
ROOF TOP MECHANICAL EQUPMENT STUDY

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
ML	SG	
DESIGNED BY:	APPROVED BY:	DATE:
ML	SG	OCTOBER 2022

SCALE:

DRAWING NUMBER:
A-SP6

DIVISION NUMBER:

Autodesk Docs://333 ALBERT STREET/333 Albert SS-Design File.rvt