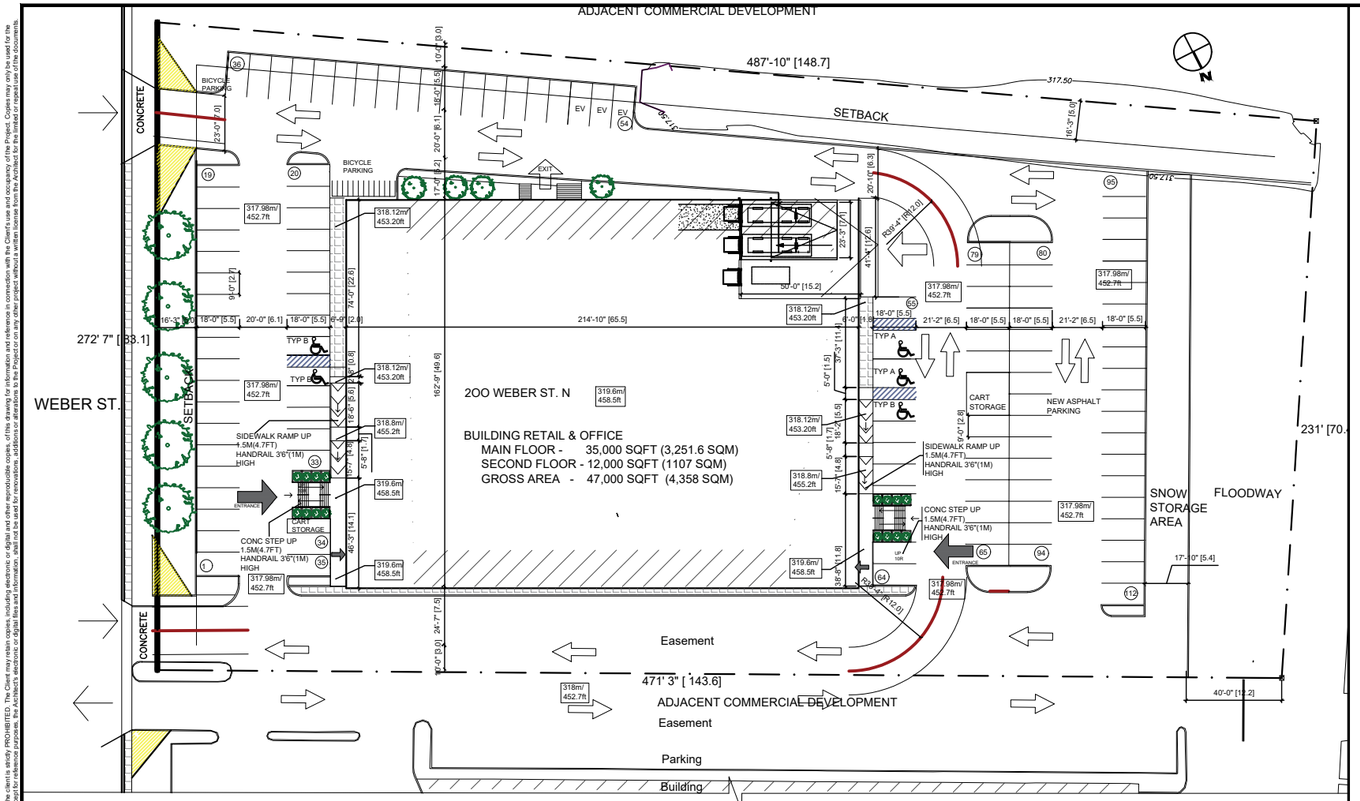
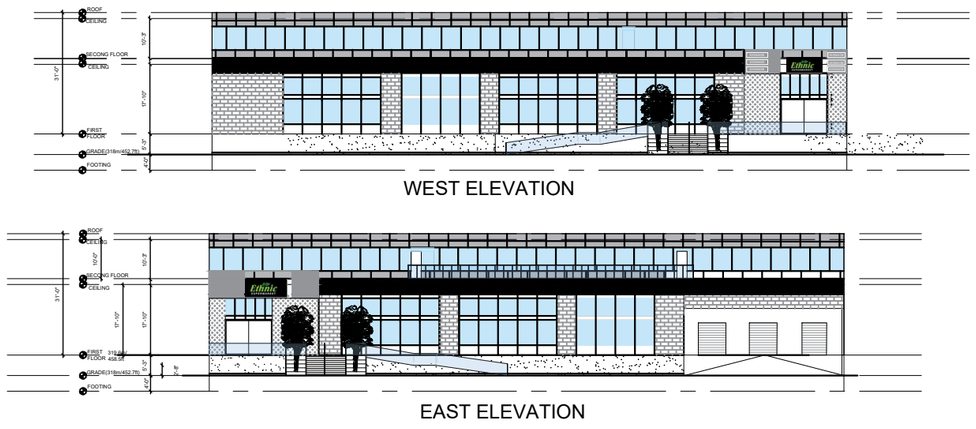


1 SITE PLAN
A-2 1/32" = 1'-0"



2 PROPOSED ELEVATIONS
A-2 1/16" = 1'-0"

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 2.4 = 105	
TOTAL	105	112
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	3
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 105) 11	12

1 STATISTICS
A-2 NTS

MMA Architect Inc.
850 OUELLETTE AVE.
WINDSOR, ON. N9A 4M9 (519) 973-9044
Email: smiller@mma-architect.com

NuFusion & ASSOCIATES

Ethnic SUPERMARKET

GENERAL NOTES:

1) DO NOT SCALE DRAWINGS.

2) VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.

3) COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.

4) SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT / ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.

5) ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE AND LOCAL BY-LAWS.

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

DATE	NO.	ISSUED FOR
8 MAY '25		REVIEW
04 MAR'25		REVIEW

ONTARIO ASSOCIATION OF ARCHITECTS — LICENCE

PROJECT
FOOD STORE

200 WEBER ST. N
WATERLOO ,ON

DWG. TITLE
PROPOSED FLOOR PLAN AND DEMOLITION AND EXISTING ELEVATIONS .

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

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