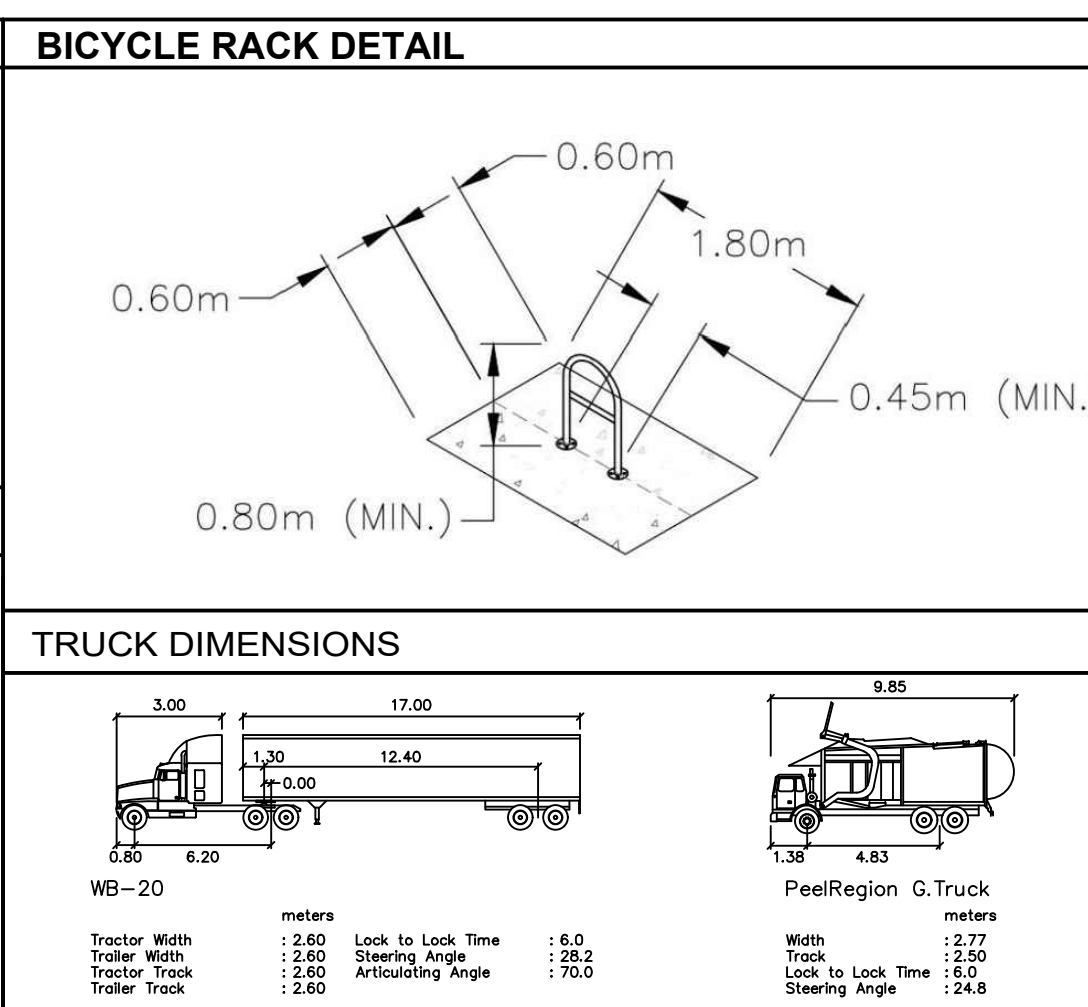
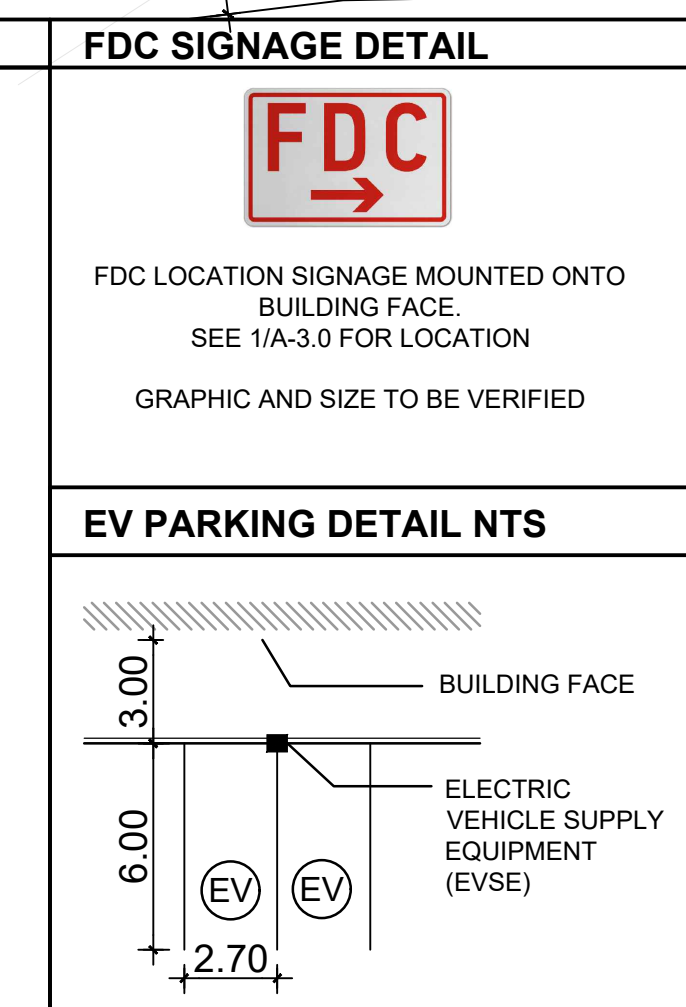
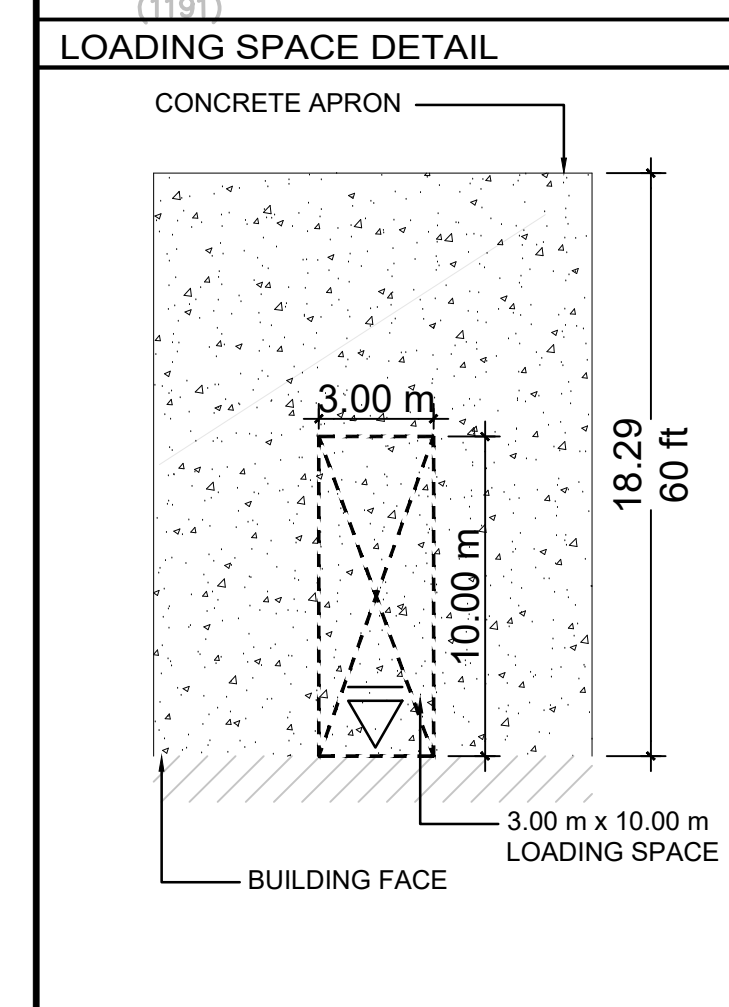
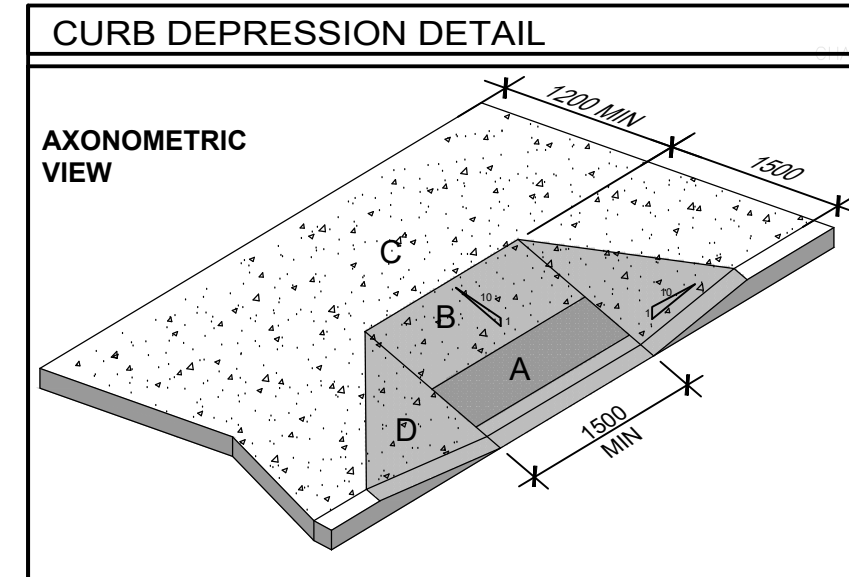


**INDUSTRIAL BUILDING**  
 40,913.44 m<sup>2</sup>  
 440,389 SF  
 FFE: 312.30  
 395.14  
 [1296'-5"]



**GENERAL NOTES**

- ALL SIGNS AND FENCE POSTS MUST BE MINIMUM OF 1m FROM EDGE OF GBE UNDERGROUND DUCT BANKS
- CAUTION - EXISTING 27,600-VOLT OVERHEAD POWERLINES, OCCUPATIONAL HEALTH AND SAFETY ACT CLEARANCES MUST BE MAINTAINED BOTH DURING CONSTRUCTION AND FUTURE MAINTENANCE OF THE NEW STRUCTURE(S)
- SNOW STORAGE MUST BE MINIMUM 4m AWAY FROM GBE TRANSFORMERS, SWITCHES, VAULTS, ETC. AND 6m TO OVERHEAD POWERLINES. SHOW DIMENSIONS.
- NEW LIGHTING MUST BE MINIMUM 6m, HORIZONTALLY, FROM EXISTING OVERHEAD 27,600-VOLT POWER LINES. SHOW DIMENSIONS.
- ALL PLANTING MUST BE A MINIMUM:
  - 5.0m FROM GBE TRANSFORMER/SWITCH DOORS AND 2m FROM THE SIDES AND BACK
  - 2m FROM THE CENTERLINE OF GBE TRENCHES
  - 2m FROM GBE METERS
  - 1m FROM GBE UNDERGROUND VAULTS
  - MAXIMUM TREE SPREAD/2 + 4m, HORIZONTALLY FROM TREE TRUNK, HORIZONTALLY AND PERPENDICULAR TO ALL OVERHEAD POWERLINES.



**KEYMAP**

**LEGAL DESCRIPTION**

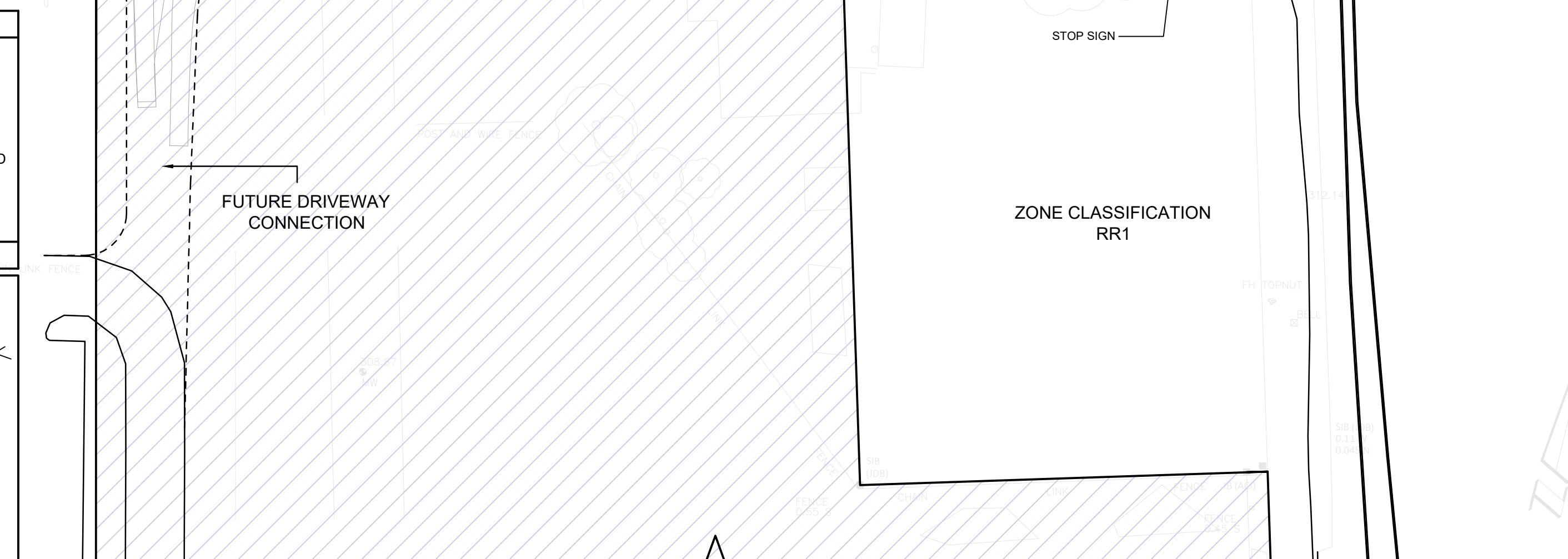
PART OF LOT 19,  
 BEASLEY'S BROKEN FRONT CONCESSION  
 GEOGRAPHIC TOWNSHIP OF WATERLOO  
 CITY OF CAMBRIDGE  
 REGIONAL MUNICIPALITY OF WATERLOO  
 VAN HARTEN SURVEYING INC.

**SITE STATISTICS**

DEVELOPABLE SITE AREA	86,498.04 m <sup>2</sup> or 21.37 acres
INDUSTRIAL M2	
LOT FRONTAGE	15.00 m 174.95 m
PLANTING STRIP	3.00 m 6.42 m
FRONT YARD (EAST)	6.00 m 26.70 m
EXTERIOR SIDE YARD (NORTH)	6.00 m 29.03 m
REAR YARD (WEST)	3.50 m 11.87 m
INTERIOR SIDE YARD (SOUTH)	7.50 m 52.52 m
AN AREA EQUIVALENT TO 20% OF THE LOT AREA SHALL BE PROVIDED AS A PARKING LOT AND SHALL BE PROVIDED IN ADDITION TO ANY PARKING SPACES	17,299.83 m <sup>2</sup> (20.00%)
TOTAL PARKING PROVIDED	17,659.73 m <sup>2</sup> (20.42%) 560 spaces
ACCESSIBLE PARKING (TYPE A AND B)	7 A SPACES 7 B SPACES 14 spaces
LOADING DOCK DOORS	63 spaces
CARPOOL PARKING	10 spaces
SHORT-TERM BICYCLE PARKING	10 bike racks / 20 spaces
LONG-TERM BICYCLE PARKING	16 spaces
BUILDING GFA	40,913.44 m <sup>2</sup> or 440,389 SF
SITE COVERAGE	40,913.44 m <sup>2</sup> or 47.30%
LANDSCAPED AREA	9,066.60 m <sup>2</sup> or 10.48%
PAVED AREA	36,518.00 m <sup>2</sup> or 42.22%
BUILDING HEIGHT (MAXIMUM)	N/A 14.92 m
SNOW STORAGE 2% PAVED	753.60 m <sup>2</sup> 920.57 m <sup>2</sup>

**SYMBOL LEGEND**

MAN DOOR	MAN DOOR
LOADING DOCK DOOR	LOADING DOCK DOOR
DRIVE-IN / OVERHEAD DOOR	DRIVE-IN / OVERHEAD DOOR
HYDRANT + VALVE	HYDRANT + VALVE
FIRE DEPARTMENT CONNECTION / SIAMESE	FIRE DEPARTMENT CONNECTION / SIAMESE
CATCH BASIN	CATCH BASIN
DOUBLE CATCH BASIN	DOUBLE CATCH BASIN
SANITARY MAN HOLE	SANITARY MAN HOLE
CATCH BASIN / MAN HOLE	CATCH BASIN / MAN HOLE
STORM MAN HOLE	STORM MAN HOLE
HYDRO POLE STANDARD / UTILITY POLE	HYDRO POLE STANDARD / UTILITY POLE
BIKE RACK (2 SPACES)	BIKE RACK (2 SPACES)
HYDRO TRANSFORMER	HYDRO TRANSFORMER
ACCESSIBLE PARKING SPACE	ACCESSIBLE PARKING SPACE
ACCESSIBLE PARKING SPACE SIGNAGE	ACCESSIBLE PARKING SPACE SIGNAGE
SNOW STORAGE AREA	SNOW STORAGE AREA
WALL MOUNTED LIGHT (SEE ELECTR. DWGS.)	WALL MOUNTED LIGHT (SEE ELECTR. DWGS.)
POLE MOUNTED LIGHT (SEE ELECTR. DWGS.)	POLE MOUNTED LIGHT (SEE ELECTR. DWGS.)
CURB DEPRESSION, SEE CURB RAMP DETAIL ABOVE.	CURB DEPRESSION, SEE CURB RAMP DETAIL ABOVE.
FIRE ROUTE SIGN	FIRE ROUTE SIGN



SEE SHEET A-1.0



**CITY OF CAMBRIDGE APPROVED**  
 UNDER SECTION 41 OF THE PLANNING ACT R.S.O. 1990, c.P.13

SIGNATURE \_\_\_\_\_  
 NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_

**CITY OF CAMBRIDGE APPROVED**  
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SIGNATURE \_\_\_\_\_  
 NAME \_\_\_\_\_  
 TITLE \_\_\_\_\_  
 DATE \_\_\_\_\_

**LED SIGNAGE**

- NO LIGHT SPILL IS PERMITTED AT PROPERTY LINE
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW

**SITE PLAN IS RECOMMENDED FOR APPROVAL**

BUILDING DIV. \_\_\_\_\_  
 ACCESSIBILITY \_\_\_\_\_  
 ECON. DEV. \_\_\_\_\_  
 DEV. ENG. \_\_\_\_\_  
 FIRE DEPT. \_\_\_\_\_  
 HYDRO \_\_\_\_\_  
 TRANSPORTATION \_\_\_\_\_  
 PLANNING \_\_\_\_\_  
 REGION OF WATERLOO \_\_\_\_\_

**ENERGY + INC.**

ALL STRUCTURES AND FIXTURES TO MEET ELECTRICAL SAFETY AUTHORITIES MINIMUM STANDARDS AND CLEARANCES.

CONTACT ENERGY + MINIMUM 6 MONTHS PRIOR TO ANY RELOCATIONS, SERVICE UPGRADE OR NEW IN SERVICE DATE, FOR A DESIGN AND ESTIMATE, WITH ALL OF THE INFORMATION ENERGY + REQUIRES TO PREPARE AS PER ENERGY +S CONDITIONS OF SERVICE [WWW.ENERGYPLUS.CA](http://WWW.ENERGYPLUS.CA)

No.	ISSUED	DATE
1	ISSUED FOR SPA	APR. 29, 2022
2	RE-ISSUED FOR SPA	AUG. 26, 2022
3	RE-ISSUED FOR SPA	DEC. 6, 2022
4	ISSUED FOR PERMIT	DEC. 19, 2022

No.	REVISION	DATE
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**BALDASSARRA**  
 Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7  
 T: 905.660.0722 | [www.baldassarra.ca](http://www.baldassarra.ca)



OWNERS INFORMATION:

**Fountain Street**  
 475 Allendale Road  
 Cambridge, ON

**Site Plan**

DATE	DRAWN BY	CHECKED	SCALE
MAR. 2022	MM	JP	1:750

PROJECT No. \_\_\_\_\_ DRAWING No. \_\_\_\_\_  
 22-29 **A-1.1**