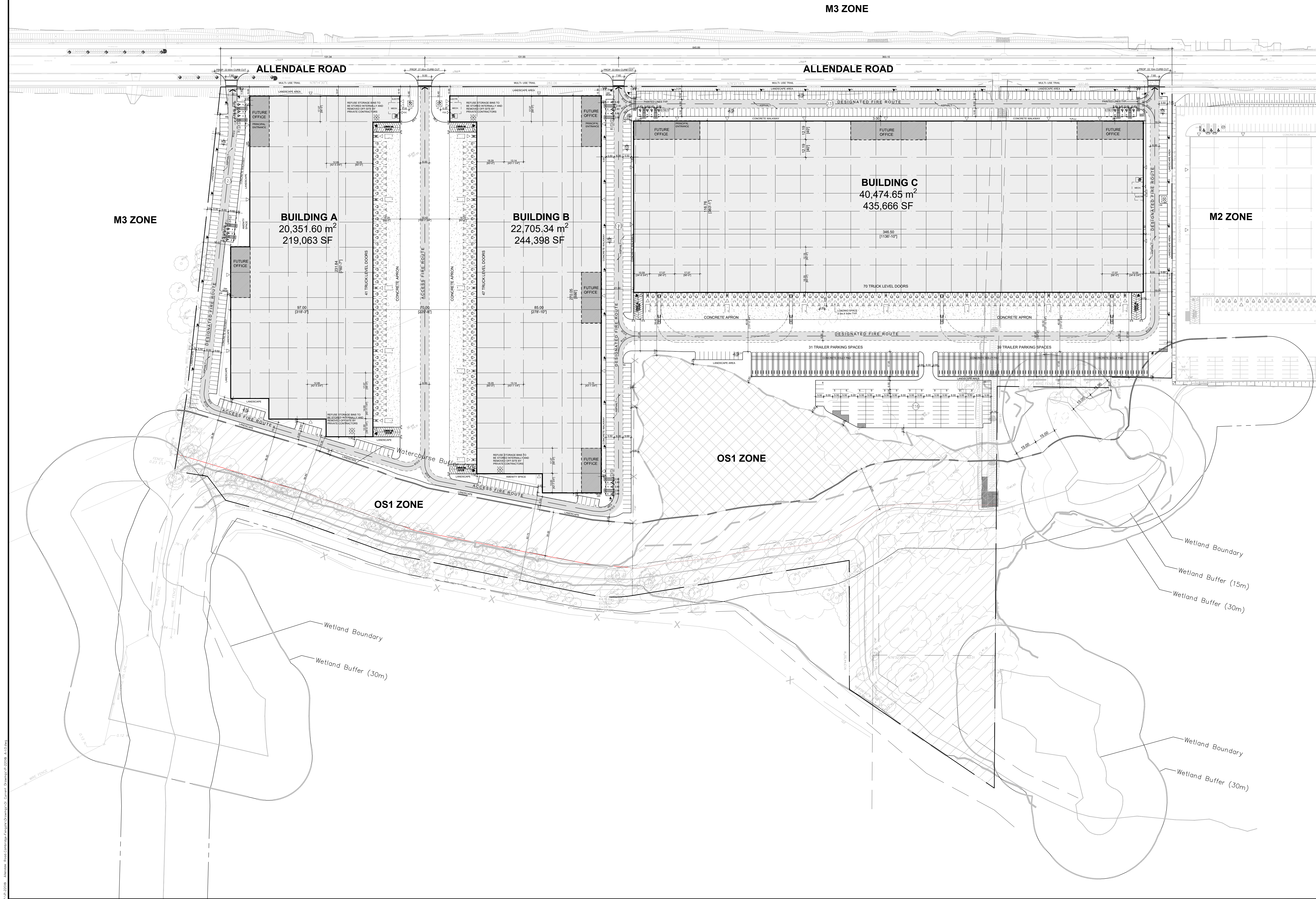




KEYMAP

LEGAL DESCRIPTION

PART OF LOT 19,
BEASLEY'S BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF
WATERLOO
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO
DAVID B. BEASLEY SURVEYING LTD.

SITE AREA STATISTICS

SITE AREA	210,320.38 m ² or 51.97 acres
DEVELOPABLE SITE AREA	161,519.28 m ² or 39.91 acres
ZONING DESIGNATION	INDUSTRIAL, H (M3) & 4.1.343.1, OS
LOT FRONTAGE	15.00 m 645.89 m
PLANTING STRIP	3.00 m XX m
FRONT YARD (NORTH)	6.00 m 6.00 m
REAR YARD (SOUTH)	3.50 m +/- 54.88 m
INTERIOR SIDE YARD (EAST)	3.50 m 19.08 m
INTERIOR SIDE YARD (WEST)	3.50 m 18.42 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	34,833.24 m ² (20.00%) (DEV. SITE AREA)
TOTAL PARKING PROVIDED	19,821.11 m ² (12.27%) 759 spaces
TOTAL PARKING PROPOSED	11,110 m ² 759 spaces
ACCESSIBLE PARKING (TYPE A & B)	9 TYP. A / 9 TYP. B 18 spaces
LOADING DOCK DOORS	158 spaces
CARPOOL PARKING	12 spaces
BIKE RACK PARKING	12 bike racks / 24 spaces
BUILDING A	20,351.60 m ² 219,063 SF
BUILDING B	22,705.34 m ² or 244,398 SF
BUILDING C	40,474.65 m ² or 435,666 SF
TOTAL GFA	83,531.59 m ² or 903,940 SF
SITE COVERAGE	68,022.15 m ² or 32.34%
LANDSCAPED AREA	58,766.64 m ² or 27.94%
PAVED AREA	REQUIRED PROVIDED
BUILDING HEIGHT (MAXIMUM)	N/A XX m
SNOW STORAGE	TO BE REMOVED OFF SITE BY PRIVATE CONTRACTOR

SYMBOL LEGEND

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

CURB RAMP DETAILS

AXONOMETRIC VIEW

- CURB RAMP MUST HAVE A MINIMUM CLEAR WIDTH OF 1500mm, EXCLUSIVE OF ANY FLARED SIDES.
- THE RUNNING SLOPE OF THE CURB MUST:
 - BE A MAX OF 1:8, WHERE ELEVATION IS LESS THAN 75mm, AND
 - BE A MAX OF 1:10, WHERE ELEVATION IS LESS THAN 75mm OR GREATER AND 200mm OR LESS.
- THE MAX SLOPE ON THE FLARED SIDE OF THE CURB RAMP MUST BE NO MORE THAN 1:10.
- CURB RAMP MUST HAVE A TACTILE WALKING SURFACE INDICATOR THAT:
 - HAVE RAISED TACTILE PROFILES COMPOSED OF TRUNCATED DOMES,
 - HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,
 - ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,
 - ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,
 - EXTEND THE FULL WIDTH OF THE CURB RAMP,
 - ARE A MIN OF 610mm IN DEPTH, AND
 - BE SLIP-RESISTANT.

PLAN VIEW

A TACTILE SURFACE / DETECTABLE HAZARD INDICATOR
150mm FROM EDGE OF CURB AND 610mm IN DEPTH

B SLOPE SURFACE @ 1:10 (max)

C LANDING / UNINTERRUPTED SPACE OF NOT LESS THAN 1100mm

D FLARED SIDES WITH MAX SLOPE OF 1:10

THE INFORMATION PROVIDED HERE WAS ASSEMBLED FROM **ONS 3.3.3.2**, AND **O. REG. 19(1)**, INTEGRATED ACCESSIBILITY STANDARDS under the ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005 updated JUL 2016.

FIRE ROUTE SIGN