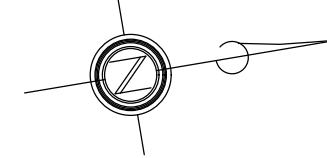


LOTS 25, 26, 27 AND 28, AND PART OF STATE STREET, (CLOSED BY INST. # 21473)  
REGISTERED PLAN 457  
CITY OF CAMBRIDGE, REGIONAL MUNICIPALITY OF WATERLOO



**LEGEND:**

- ▲ EXIT MAN DOOR
- ▼ PRINCIPAL ENTRANCE DOOR
- BR NEW PAINTED STEEL BIKE RACK REFER TO LANDSCAPE PLAN
- L.S. LIGHT STANDARD
- M.H. MAN HOLE
- C.B. CATCH BASIN

**FIRE ROUTE SIGN LEGEND:**

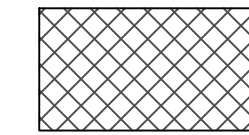
① "NO PARKING ON PRIVATE ROADWAY" FIRE ROUTE SIGN



② ACCESSIBLE PARKING SIGNS



H.D. ASPHALT: 38mm HL-3 ASPHALT  
50mm HL-8 ASPHALT  
200mm GRAN. 'B'  
150mm GRAN. 'A'



PERMEABLE PAVERS (OR EQUIV.)  
PROVIDE PERMEABLE HARDSCAPE PAVERS/TURF STONE IN LIEU OF ASPHALT FOR ALL PARKING AREAS THAT ENCROACH THE BUTTERNUT TREE DRIPLINE TO PERMIT SUFFICIENT DRAINAGE OF WATER FOR EXISTING VEGETATION & TREES ON SITE

**GARBAGE:**

GARBAGE IS BEING STORED INSIDE THE BUILDING.

**BARRIER-FREE ACCESS:**

BARRIER-FREE ACCESS FROM PARKING AREA TO PRINCIPAL ENTRANCE IS PROVIDED. EXTERIOR WALKS SHALL HAVE A FIRM SLIP RESISTANT SURFACE, WITH AN UNINTERRUPTED WIDTH OF NOT LESS THAN 3'-7", A GRADIENT NOT EXCEEDING 1 IN 20, BE FREE FROM OBSTRUCTIONS FOR THE FULL WIDTH, & HAVE A 1.67M X 1.67M LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY.

**PARKING:**

PARKING REQUIRED FOR DENTAL OFFICE  
1st PRACTITIONER = 6 SPACES  
EACH ADDITIONAL PRACTITIONER = 4 SPACES EACH  
TOTAL REQUIRED PARKING FOR 4 PROPOSED PRACTITIONERS = 6 + 4 + 4 + 4 = 18  
PARKING PROVIDED = 23 SPACES INCL. 2 BARRIER-FREE  
PARKING SPACE = 2.9M X 5.5M  
H.C. PARKING SPACE = 5.25M X 5.5M  
LOADING SPACES = 1 SPACES

**NOTES:**

- ALL ROOFTOP MECHANICAL UNITS ON THE BUILDING ADDITION SHALL BE SCREENED BY THE BUILDING AND SHALL NOT BE VISIBLE FROM THE ROAD.
- ALL NEW SIGNAGE TO IDENTIFY PARKING STALLS AND TRAFFIC WITHIN THE SITE SHALL BE INSTALLED ON HOT DIPPED GALVANIZED PRE-PUNCHED METAL POSTS.
- FUTURE 0.3m x 2.0m PYLON SIGN SET 1.0m FROM PROPERTY LINE.

Tree Removal / Preservation Table

Tree Number	Botanical Name	Common Name	Diameter	Condition	Remove / Remain
501	Juglans Nigra	Black Walnut	700	Good	Remove
502	Juglans Nigra	Black Walnut	700	Good	Remain
503	Morus	Mulberry	700	Good	Remove
504	Juglans Ciner	Butternut	200	Good	Remain
505	Juglans Nigra	Black Walnut	700	Good	Remain
506	Juglans Nigra	Black Walnut	700	Good	Remain
507	Tilia Americana	Basswood	200	Good	Remain
508	Quercus Rubra	Red Oak	200	Good	Remain
509	Quercus Rubra	Red Oak	200	Good	Remain
510	Acer Saccharum	Sugar Maple	600	Good	Remain
511	Acer Saccharum	Sugar Maple	700	Good	Remain
512	Morus	Mulberry	2@200	Good	Remain
513	Prunus	Cherry	200	Good	Remain
514	Acer Saccharum	Sugar Maple	300	Good	Remain
515	Acer Saccharum	Sugar Maple	500	Good	Remain

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

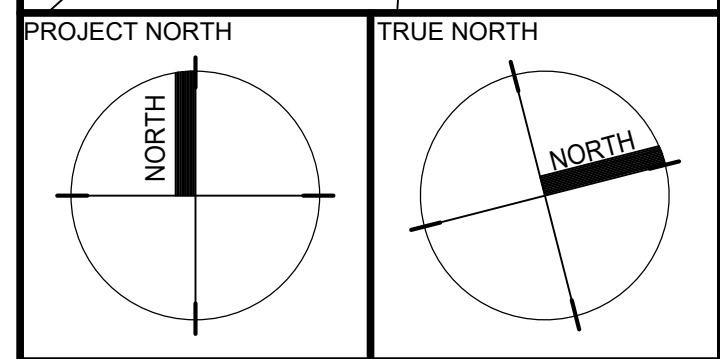
SIGNATURE \_\_\_\_\_  
NAME \_\_\_\_\_  
TITLE \_\_\_\_\_  
DATE \_\_\_\_\_

**SITE PLAN IS REMOMENDED  
FOR APPROVAL**

BUILDING DIV. \_\_\_\_\_  
C.S.D. - ACC. \_\_\_\_\_  
ECON. DEV. \_\_\_\_\_  
DEV. ENG. \_\_\_\_\_  
FIRE DEPT. \_\_\_\_\_  
HYDRO \_\_\_\_\_  
TRANSPORTATION \_\_\_\_\_  
PIANNING \_\_\_\_\_

CAMBRIDGE AND NORTH  
DUMFRIES HYDRO INC.

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



SITE DATA TABLE:

LOT AREA:	0.4816 Ha	
LOT FRONTAGE:	81.016 meters	
PARKING:	N/A	
NUMBER OF UNITS PROPOSED:	2 UNITS	
PARKING PROPOSED:	40 SPACES	
PARKING REQUIRED:	18 SPACES	
VISITOR PARKING REQUIRED:	N/A	
BARRIER FREE PARKING REQUIREMENTS:	2 SPACES	
BUILDING SETBACKS:		
YARD REQUIRED	PROVIDED	
FRONT	6.0m	1.781m (VAR REQ'D)
INTERIOR (NORTH)	7.5m	2.084m (VAR REQ'D)
INTERIOR (SOUTH)	6.0m	6.200m
REAR	m	30.364m (VAR REQ'D)
LANDSCAPING COVERAGE	33.2%	

PROFESSIONAL STAMP:	PROFESSIONAL STAMP:
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AUG. 5.14	SIDEWALK RAMP		
AUG. 27.14	DRIVEWAY WIDTH INCREASED TO 7.6M AS PER THE REGION		
DEC. 20.16	PARKING LOT PROPOSAL: INCREASE TO 40 STALLS		
SEPT. 13.17	PARKING LOT PROPOSAL: INCREASE TO 40 STALLS		

PROJECT ADDRESS

275 AINSLIE STREET  
SOUTH  
CAMBRIDGE, ON



EXISTING DENTAL  
CLINIC

DESIGNED BY:	BC	PROJECT NO:	1452
DRAWN BY:	BC	SCALE:	1:200
CHECKED BY:	BC	DRAWING NO:	1A
REVIEWED BY:	BC		
DATE DRAWN:	JULY 21, 14		

