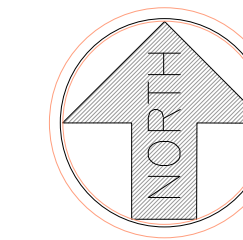


KEY PLAN

N.T.S.



PART LOTS 26, 27,
BEASLEYS BROKEN FRONT CONCESSION
& LOT 1, 2, 3 of PLAN 1147
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

LEGEND:

- ▶ ENTRANCE / EXIT DOOR
- ▷ OH DOOR / DOCK DOOR
- FENCE
- ▨ LIGHT-DUTY ASPHALT
- ▩ HEAVY-DUTY ASPHALT
- CONCRETE

SITE DATA:

SITE AREA	93,857.03 sq.m.
BUILDING "A" AREA	18,775.71 sq.m.
BUILDING "B" AREA	4,856.12 sq.m.
LIGHT-DUTY ASPHALT	sq.m.
HEAVY-DUTY ASPHALT	sq.m.
CONCRETE AREA	sq.m.
SOD & LANDSCAPED AREA	sq.m.
SEEDED AREA	sq.m.
UNDEVELOPED AREA	sq.m.

O.B.C. DATA:

BUILDING A
BUILDING CLASSIFIED AS GROUP F, DIVISION 2
CONFORMING TO SECTION 3.2.2.68
ONE STOREY BUILDING, SPRINKLERED
NON-COMBUSTIBLE CONSTRUCTION
FLOOR ASSEMBLIES SHALL HAVE AN F.R.R. NOT LESS THAN 2HR.
MEZZANINES SHALL HAVE AN F.R.R. NOT LESS THAN 1HR.
LOADBEARING SUPPORTS SHALL HAVE AN F.R.R. NOT LESS THAN
THAT REQUIRED FOR THE SUPPORTING ASSEMBLY.

BUILDING B
BUILDING CLASSIFIED AS GROUP F, DIVISION 2
CONFORMING TO SECTION 3.2.2.70
ONE STOREY BUILDING, SPRINKLERED
COMBUSTIBLE or NON-COMBUSTIBLE CONSTRUCTION PERMITTED

PARKING:

PARKING REQUIRED: BUILDING A
20% OF LOT =
2.5 PER 100 sq.m. = 18,775.71 / 100 x 2.5 = 470 SPACES REQ'D.
PARKING PROVIDED = 93

PARKING REQUIRED: BUILDING B
20% OF LOT =
2.5 PER 100 SQ.M. = 4,856.12 / 100 x 2.5 = 122 SPACES REQ'D.
PARKING PROVIDED = 55
PARKING SPACE = 3.0m x 5.5m
H.C. PARKING SPACE = 3.4m x 1.5 ASLE + 2.4m x 5.5m
LOADING SPACES =

GARBAGE:

IF GARBAGE TO BE STORED OUTSIDE OF BUILDING
IT MUST BE OUT OF PUBLIC VIEW

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 110cm. A GRADIENT NOT EXCEEDING
1 in 50, BE FREE FROM OBSTRUCTIONS FOR THE FULL WIDTH, & HAVE A 1.5m x 1.5m
LEVEL AREA ADJACENT TO THE ENTRANCE DOORWAY.

LANDSCAPING:

REFER TO LANDSCAPE PLAN DRAWING L1

SIGNAGE:

DESIGN & LOCATION OF BUILDING SIGNAGE
TO BE DETERMINED AND THEN APPROVED BY
CITY OF CAMBRIDGE PRIOR TO INSTALLATION

SITE SERVING & GRADING:

REFER TO SITE SERVING & GRADING PLAN DRAWINGS
FOR SITE SERVICES AND GRADING BY



SITE PLAN

SCALE - 1:750

NO.	DATE	REVISION	BY

SCHIEDEL
CONSTRUCTION INCORPORATED
GENERAL CONTRACTORS-PROJECT MANAGERS
405 QUEEN ST. W. CAMBRIDGE ONT. N3C 1G6 658-9317
email address: reception@schiedelconst.com

PROJECT
2021 SITE LAYOUT
247 ROYAL OAK RD.
CAMBRIDGE, ONTARIO

SCALE	DATE	DRAWN BY	PROJECT NO.
1:750	Aug./2022	PG	210009

DRAWING	DRAWING NO.
SITE PLAN	1