LOTS 2 & 3
REGISTERED PLAN 67R-1134
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY J.D. BARNES LIMITED., DATED 28th of FEBRUARY, 2022.

SITE BENCHMARK:
TOP NUT OF HYDRANT WITH AN ELEVATION OF 268.24m.

NOTE:
THIS DRAWING IS FULLY COORDINATED WITH LANDSCAPE DRAWING.

OWNER	APPLICANT
	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH MILTON. ON L9T 2T1 P (905)457–1618 F (905)457–8852

SITE STATISTICS

SITE AREA		.2758 ha.	2757.8m²
BUILDING AREA		=1968.5m²	
BUILDING GROSS FLOOR AREA		=9,772.5m²	
MAIN LEVEL	= 339.8m²		
SECOND LEVEL	= 323.5m²		
THIRD LEVEL	=1,461.0m²		
FOURTH LEVEL	=1,567.4m²		
FIFTH LEVEL	=1,567.4m²		
SIXTH LEVEL	=1,567.4m²		
SEVENTH LEVEL	=1,567.4m²		
EIGTH LEVEL	=1,378.6m²		
TOTAL:	=9,772.5m²		
SITE COVERAGE		=2757.8m²	100%
BUILDING COVERAGE	= 2,059.4m² 74.7%		
PARKING ACCESS AREA	= 9.2m² 0.4%		
LANDSCAPED AREA	= 989.2m² 35.9%		
TOTAL:	= 2,757.8m² 100.0%		

ZONING STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	NEW DRAFT ZONING BYLAW REQUIREMENTS	PROPOSAL
ZONING CATEGORY	(F) C1RM1	(F3)CMU1	N/A
LOT AREA (ha)	N/A	N/A	2,757.8
LOT WIDTH (sm)	30 m	30 m	43.3 m
GROUND FLOOR AREA (sm)	N/A	N/A	1,989
GROSS FLOOR AREA (sm)	N/A	N/A	9,772.5
LOT COVERAGE (max.)	75%	75%	74.7%
FRONT YD. (min.)	4.5	0m Min, 2.0m Max	0 m
REAR YARD (min.)	3m for 2 storeys + 1.5m for additional storey	0	1.07 m
NORTH SIDE YARD (min.)	4.5	0	1.68 m
SOUTH SIDE YARD (min.)	4.5	0	1.25 m
NUMBER OF PARKING SPACES 1 SPACE PER UNIT + 0.25 PER UNIT FOR VISITOR PARKING	130	130	104
NUMBER OF ACCESSIBLE PARKING SPACES 101-133= 2 TYPE 'A' PARKING SPACES 3 TYPE 'B' PARKING SPACES	5 2 3	5 2 3	6 2 4
PARKING STALL DIMENSIONS (m)	2.9 m X 5.5 m	2.9 m X 5.5 m	2.9 m X 5.5 m
ACCESSIBLE PARKING SPACE (m) TYPE A	3.4 m X 6.0 m	3.4 m X 6.0 m	3.4 m X 6.0 m
ACCESSIBLE PARKING SPACE (m) TYPE B	2.4 m X 6.0 m	2.4 m X 6.0 m	2.4 m X 6.0 m
ACCESSIBLE PARKING AISLE (m)	1.5 m X 6.0 m	1.5 m X 6.0 m	1.5 m X 6.0 m
LOADING SPACE DIMENSIONS (m)	3.5 m X 12.0 m	3.5 m X 12.0 m	3.50 m X 12.0 m
LOADING SPACE	1	1	0
PERCENTAGE OF LOT LANDSCAPED	30%	N/A	35.9%
MAX. BUILDING HEIGHT	28 m	28 m	22.5 m
MAX. DENSITY (UPH)	250 Units/ha	N/A	377 Units/ha
MAX. DENSITY (FSR)	N/A	2.5	4.78
AMENITY AREA (sm PER DWELLING UNIT)	20 sqm/1Bed + 30 sqm/2Bed	15 sqm/unit	21.4 sqm/unit (2226 sqm)
PLANTING STRIPS AND FENCING SETBACK	3.0 m	N/A	1.68 m

OBC Matrix

FIRM NAME: REINDERS + LAW

NAME OF PROJECT: NEW APARTMENT BUILDING

LOCATION: 149 AINSLE ST. N.
CAMBRIDGE, ON

ITEM	ONTARIO BUILDING CODE DATA MATRIX PART 3	OBC REFERENCE PART 3
1	PROJECT DESCRIPTION: ☒NEW ☐CHANGE OF USE ☐TENANT FIT OUT ☐ADDITION ☐ALTERATION	1.1.2. [A]
2	MAJOR OCCUPANCY(S): C	3.1.2.1.(1)
3	BUILDING AREA (sm) EXISTING: 0 NEW: 2088.8 TOTAL: 2088.8	1.4.1.2.[A]
4	GROSS AREA (sm) EXISTING: 0 NEW: TOTAL: 9345.8	1.4.1.2.[A]
5	NUMBER OF STORIES ABOVE GRADE: 8 BELOW GRADE: 0	1.4.1.2.[A] & 3.2.1.1
6	NUMBER OF STREET/FIRE ACCESS: 1	3.2.2.10 & 3.2.5
7	BUILDING CLASSIFICATION: 3.2.2.42	3.2.2.20-.83
8	SPRINKLER SYSTEM PROPOSED ☒ ENTIRE BUILDING ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED	3.2.2.20-.83 3.2.1.5 3.2.2.17
9	STANDPIPE REQUIRED ☒ YES ☐ NO	3.2.9
10	FIRE ALARM REQUIRED ☒ YES ☐ NO	3.2.4
11	WATER SERVICE/SUPPLY ADEQUATE ☒ YES ☐ NO	3.2.5.7
12	HIGH BUILDING ☐ YES ☒ NO	3.2.6
13	PERMITED CONSTRUCTION ☐COMBUSTIBLE ☒NON-COMBUSTIBLE ☐BOTH ACTUAL CONSTRUCTION ☐COMBUSTIBLE ☒NON-COMBUSTIBLE ☐BOTH	3.2.2.20-.83
14	MEZZANINE(S) AREA (sm): 227.7	3.2.1.1.(3)-(8)
15	OCCUPANT LOAD BASED ON: ☐sm/PERSON ☒DESIGN OF BUILDING LOAD: 110 PERSONS BASED ON 2 PERSONS/BEDROOM	3.1.17.
16	BARRIER FREE DESIGN: ☒YES ☐NO (EXPLAIN)	3.8.
17	HAZARDOUS SUBSTANCES: ☐YES ☒NO	3.3.1.2 & 3.3.1.19
18	REQUIRED FIRE RESISTANCE RATING (FRR)	3.2.2.20-.83 & 3.2.1.4 3.3.5.6 3.5.3.1
19	SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3. TABLE 3.2.3.1.E
20	PLUMBING FIXTURE REQUIREMENTS MALE/FEMALE COUNT @ 50%/50%	3.7.4.2. 3.7.4.3.-.9

Item 18 – REQUIRED FIRE RESISTANCE RATING (FRR):

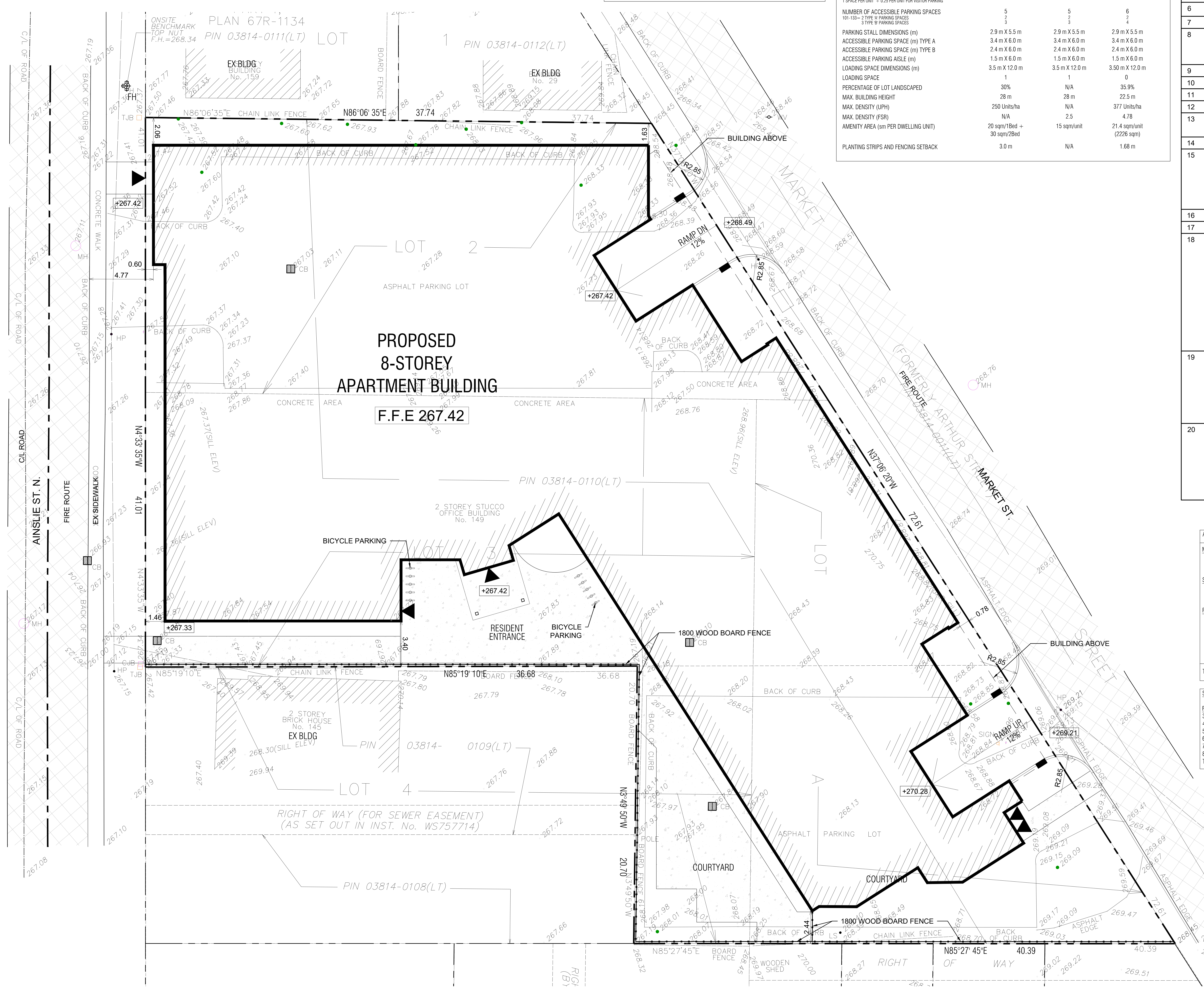
HORIZONTAL ASSEMBLIES FFR (HOURS)		LISTED DESIGN NO. OR DESCRIPTION (SG-2)
FLOORS	2HR	
ROOF	-	
MEZZANINE	-	
FRR OF SUPPORTING MEMBERS		LISTED DESIGN NO. OR DESCRIPTION (SG-2)
FLOORS	2HR	
ROOF	-	
MEZZANINE	-	

Item 19 – SPATIAL SEPERATION - CONSTRUCTION OF EXTERIOR WALLS:

WALL	AREA OF EBF(sm)	L.D. (m)	L/H OR H/L	PERMIT. MAX. % OF OPEN.	PROP. % OF OPEN.	FRR	TYPE OF CONSTR.	TYPE OF CLADDING
NORTH						-	NON-COMB	NON-COMB
SOUTH						-	NON-COMB	NON-COMB
EAST						-	NON-COMB	NON-COMB
WEST						-	NON-COMB	NON-COMB

Item 20 – PLUMBING FIXTURE REQUIREMENTS:

	OCCUPANT LOAD	BC TABLE #	FIXT. REQ.	FIXT. PROVIDED



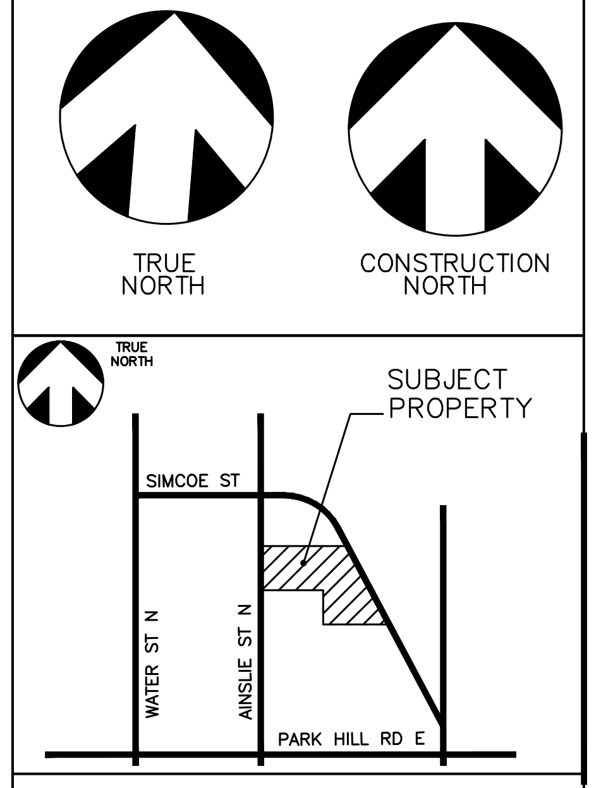
AMENITY SPACES	
MAIN LEVEL	
STORAGE UNITS	84.2 sm
EXTERIOR COURTYARDS	244.8 sm
SECOND LEVEL	
INFILL STORAGE UNITS	98.9 sm
STORAGE UNITS	85.6 sm
RESIDENTIAL FLOOR LEVELS	
THIRD LEVEL COMMUNITY ROOM	106.4 sm
THIRD LEVEL ROOF GARDEN	328.4 sm
TOTAL RESIDENTIAL BALCONIES	968.0 sm
EIGHTH LEVEL PARTY ROOM	106.4 sm
EIGHTH LEVEL ROOF TOP AMENTY SPACE	165.4 sm
RENTAL MOTEL UNIT	56.1sm
TOTAL AMENITY AREA	2244.2 sm

SUITE COUNT

FLOOR	1-BEDROOM	2-BEDROOM	RENTAL	TOTAL
3RD LEVEL	5	12		17
4TH LEVEL	5	13		18
5TH LEVEL	5	13		18
6TH LEVEL	5	13		18
7TH LEVEL	5	13		18
8TH LEVEL	4	10	1	15
TOTAL	29	74	1	104

LEGEND

▬ ▪ ▬	PROPERTY LINE
— — —	SETBACK LINE
▭	PROPOSED LIGHT DUTY ASPHALT
▨	PROPOSED BUILDING
◀	Ex DOOR/ENTRANCE LOCATION
♿	PAVEMENT MARKING-ACCESSIBLE
─□─□─	EX BOARD FENCE
▬	EXISTING CURB CUT OR DEPRESSED CURB
▨	EXISTING ASPHALT PAINT LINES FOR CARPOOL PARKING SPACES & SIGNAGE (4 REQUIRED)
▭	Ex CONCRETE WALKWAY/PAD
▨	PROPOSED FIRE ROUTE
▩	EXISTING CATCHBASIN
⊗	EXISTING MANHOLE
⊙	EXISTING FIRE HYDRANT



KEY PLAN N.T.S.

no.	revisions	date	init.
0	ISSUED FOR SPA	2022–04–04	KR

cad file: 21043 **SP1**
date plotted: Mar/31/2022

drawn: SH
designed: GDR
reviewed: KR
date: 2022–03–02
scale: 1:150

project:
149 AINSLIE STREET N.
CAMBRIDGE, ON

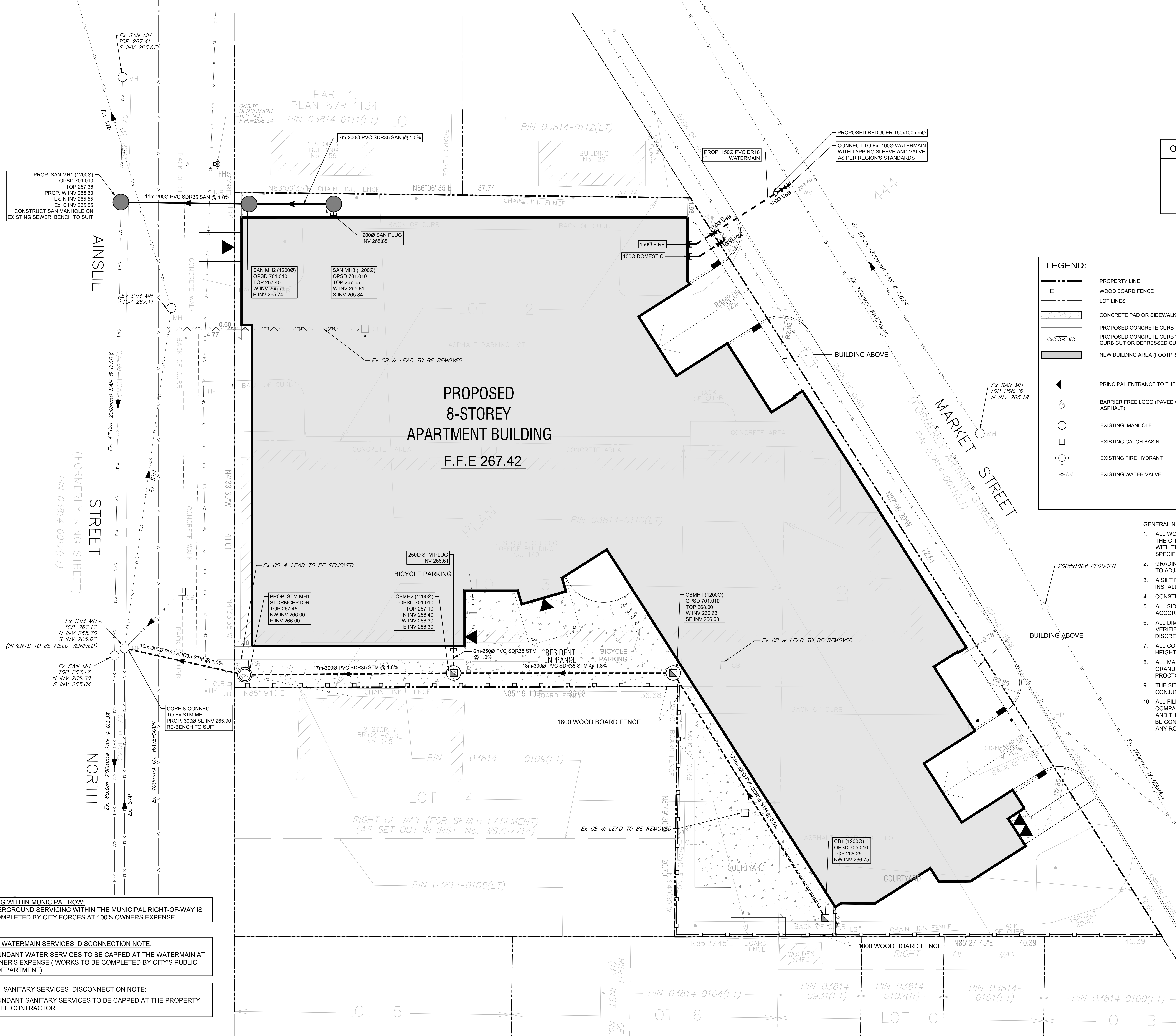
drawing:
SITE PLAN

REINDERS + LAW
ARCHITECTURE.ENGINEERING

REINDERS + LAW LTD.
ARCHITECTURE.ENGINEERING
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.CA WWW.REINDERS.CA

drawing no.: SP1
rev. no.: 0

File: J:\2021\21043–Ainslie St. Apts,Camb\Municipal\21043_SP.dwg Layout: SP1
Last Save By: Shill ; March–31–22 9:55:19 AM Plotted By: Stuart Hill: March–31–22 9:56:57 AM



SERVICING WITHIN MUNICIPAL ROW:
ALL UNDERGROUND SERVICING WITHIN THE MUNICIPAL RIGHT-OF-WAY IS TO BE COMPLETED BY CITY FORCES AT 100% OWNERS EXPENSE

EXISTING WATERMAIN SERVICES DISCONNECTION NOTE:
ALL REDUNDANT WATER SERVICES TO BE CAPPED AT THE WATERMAIN AT 100% OWNER'S EXPENSE (WORKS TO BE COMPLETED BY CITY'S PUBLIC WORKS DEPARTMENT)

EXISTING SANITARY SERVICES DISCONNECTION NOTE:
ALL REDUNDANT SANITARY SERVICES TO BE CAPPED AT THE PROPERTY LINE BY THE CONTRACTOR.

SHEET SIZE: A1 609.6mm X 914.4mm

LOTS 2 & 3
REGISTERED PLAN 67R-1134
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY J.D. BARNES LIMITED., DATED 28th of FEBRUARY, 2022.

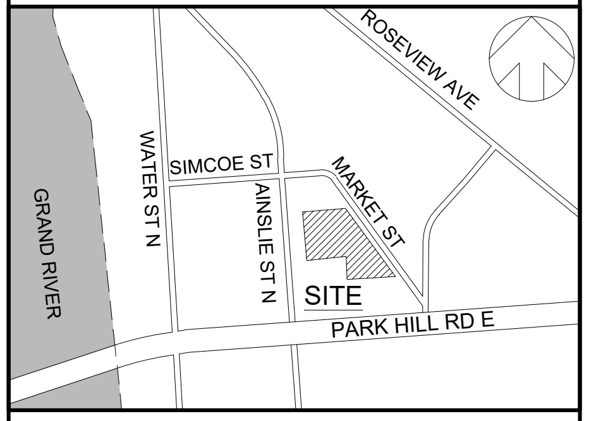
SITE BENCHMARK:
TOP NUT OF HYDRANT WITH AN ELEVATION OF 268.24m.

NOTE:
THIS DRAWING IS FULLY COORDINATED WITH LANDSCAPE DRAWING.

OWNER	APPLICANT
	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH MILTON. ON L9T 2T1 P (905)457–1618 F (905)457–8852

TRUE NORTH

CONSTRUCTION NORTH



KEY PLAN (N.T.S)

PLAN ILLUSTRATING TOPOGRAPHY OF
149 AINSLIE STREET NORTH
CITY OF CAMBRIDGE
REGIONAL MUNICIPALLY OF WATERLOO

INFORMATION TAKEN FROM A SURVEY PERFORMED BY J.D. BARNES LTD.
4273 KING ST. E, #100, KITCHENER, ON, N2P 2E9
TELEPHONE: (519) 621-9600 FAX: (519) 650-5625
WEBSITE: www.jdbarnes.com
REFERENCE No. 22-40-551-00

ELEVATION NOTES

ELEVATIONS SHOWN HEREON ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM REGION OF WATERLOO BENCHMARK NO. CA-63.
WITH A PUBLISHED OF ELEVATION: 267.76M.

LOCAL BENCHMARK

TOP NUT OF HYDRANT WITH AN ELEVATION OF 268.34m.

LEGEND:

- PROPERTY LINE
- WOOD BOARD FENCE
- LOT LINES
- CONCRETE PAD OR SIDEWALK
- PROPOSED CONCRETE CURB
- C/C OR D/C — PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB
- NEW BUILDING AREA (FOOTPRINT)
- ◀ PRINCIPAL ENTRANCE TO THE BUILDING
- ♿ BARRIER FREE LOGO (PAVED ON ASPHALT)
- ○ EXISTING MANHOLE
- □ EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- WV EXISTING WATER VALVE
- ● PROPOSED SANITARY MANHOLE
- ◎ PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN MANHOLE
- ▨ PROPOSED CATCH BASIN
- ⋈ PROPOSED VALVE & BOX
- OH EXISTING OVERHEAD HYDRO
- W EXISTING WATER PIPE
- SAN EXISTING SANITARY PIPE
- STM EXISTING STORM PIPE
- PROPOSED WATER PIPE
- PROPOSED SANITARY PIPE
- PROPOSED STORM PIPE

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE STANDARD & SPECIFICATIONS OF THE CITY OF CAMBRIDGE AND OPSD. ALL WORK SHALL ALSO COMPLY WITH THE MUNICPALITIES DESIGN GUILDLINES AND SUPPLEMENTAL SPECIFICATIONS OF MUNICIPAL SERVICES (DGSSMS).
2. GRADING OF THE SITE SHOULD NOT BE ALTERED TO CAUSE FLOODING TO ADJACENT PROPERTIES.
3. A SILT FENCE AS PER CITY OF CAMBRIDGE STANDARD MUST BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY
4. CONSTRUCTION ACCESS SHOULD BE AS PER CITY STANDARD.
5. ALL SIDEWALKS, CURBS , ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
6. ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITY SHALL BE VERIFIED PRIOR TO THE COMMENCEMENT OF WORK, AND ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER.
7. ALL CONCRETE CURBS SHALL BE BARRIER TYPE HAVING A MINIMUM HEIGHT OF 150MM, UNLESS OTHERWISE STATED.
8. ALL MANHOLES AND CATCHBASINS SHALL BE BACKFILLED WITH GRANULAR "B", MINIMUM THICKNESS OF 300MM TO 95% STANDARD PROCTOR DENSITY.
9. THE SITE SERVICING AND GRADING PLAN SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
10. ALL FILL WITHIN ROAD ALLOWANCE AND BUILDING AREA TO BE COMPACTED TO A MINIMUM OF 95% STANDARDS PROCTOR DENSITY, AND THE SUITABILITY AND COMPACTION OF ALL FILL MATERIAL ARE TO BE CONFIRMED BY A SOIL CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASED MATERIAL.

no.	revisions	date	init.
0	ISSUED FOR APPROVAL	2022/04/04	Y.A.

GENERAL NOTE:
THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF REINDERS + LAW LTD. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF REINDERS + LAW LTD. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ ENGINEER REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF REINDERS + LAW LTD. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: REINDERS + LAW LTD.

cad file 21043_SP3
date plotted 4/4/2022 plot scale 1:1

Y.AYUB
APR 04,22

drawn CC
designed YA
reviewed YA
date 4/4/2022
scale 1: 150

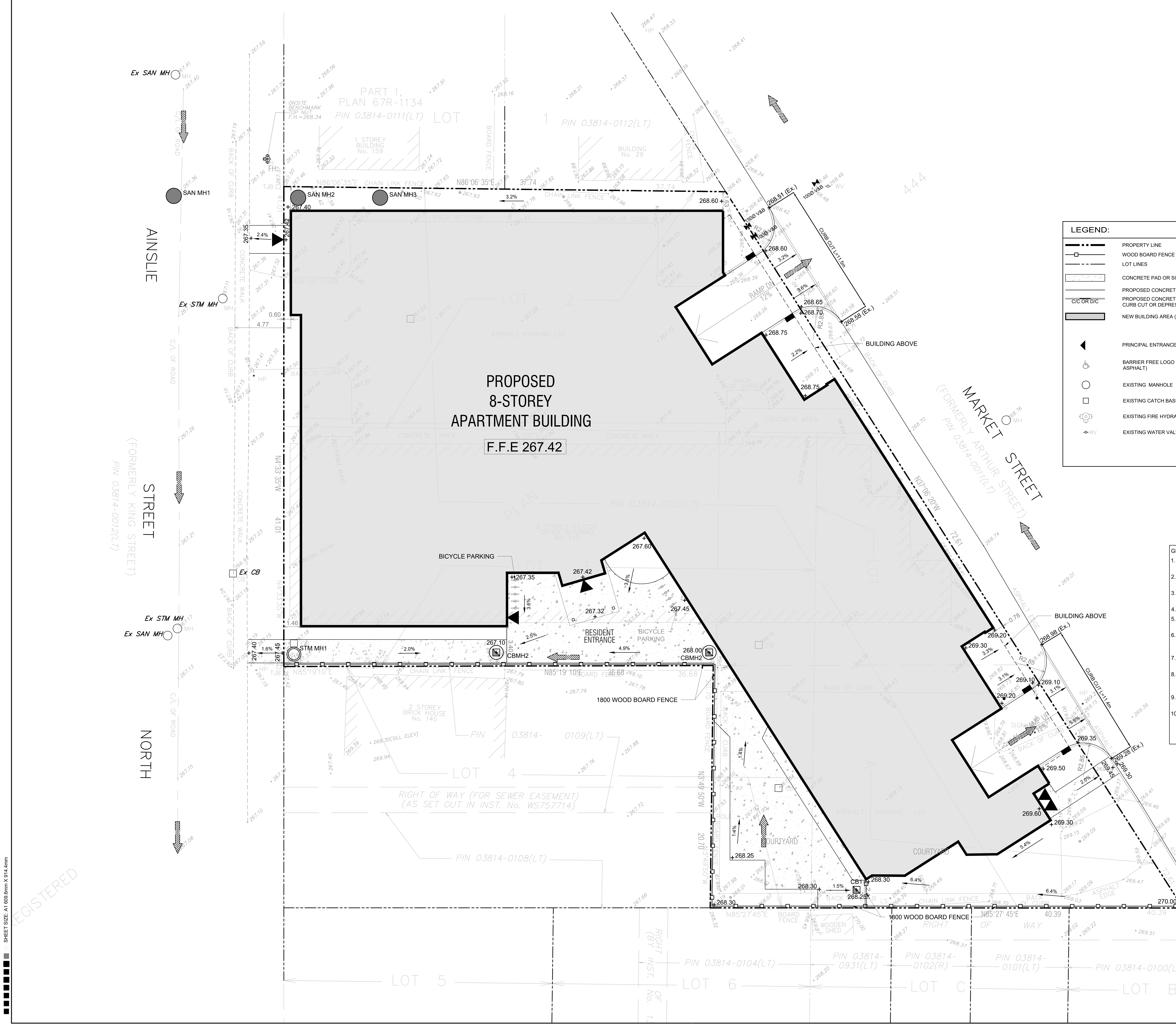
project
149 AINSLIE STEET N.
CAMBRIDGE, ON

drawing
SITE SERVICING PLAN

REINDERS + LAW
ARCHITECTURE . ENGINEERING

REINDERS + LAW LTD.
ARCHITECTURE.ENGINEERING
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.CA WWW.REINDERS.CA

drawing no. 21043_SP3
rev. no. 0



LOTS 2 & 3
REGISTERED PLAN 67R-1134
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY J.D. BARNES LIMITED., DATED 28th of FEBRUARY, 2022.

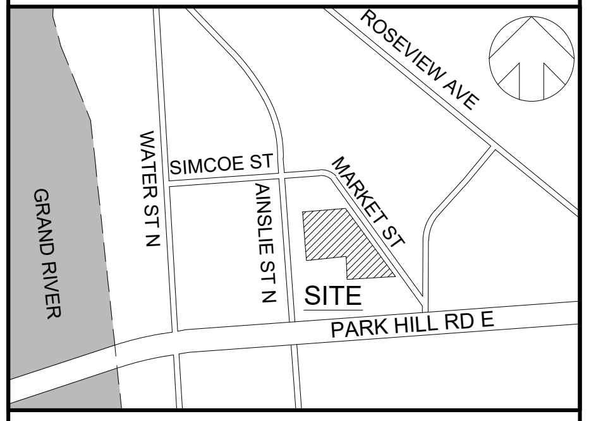
SITE BENCHMARK:
TOP NUT OF HYDRANT WITH AN ELEVATION OF 268.24m.

NOTE:
THIS DRAWING IS FULLY COORDINATED WITH LANDSCAPE DRAWING.

OWNER	APPLICANT
	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH MILTON. ON L9T 2T1 P (905)457–1618 F (905)457–8852

TRUE NORTH

CONSTRUCTION NORTH



KEY PLAN (N.T.S)

LEGEND:

━ ▪ ▪ ━	PROPERTY LINE	●	PROPOSED SANITARY MANHOLE
─□─	WOOD BOARD FENCE	◎	PROPOSED STORM MANHOLE
── - - ──	LOT LINES	◎	PROPOSED CATCH BASIN MANHOLE
▨	CONCRETE PAD OR SIDEWALK	◩	PROPOSED CATCH BASIN
═	PROPOSED CONCRETE CURB	⋈	PROPOSED VALVE & BOX
C/C OR D/C	PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB	+ 267.42	PROPOSED GRADES
▭	NEW BUILDING AREA (FOOTPRINT)	+ 268.51 (Ex.)	EXISTING GRADES TO REMAIN
◀	PRINCIPAL ENTRANCE TO THE BUILDING	⇦	OVERLAND FLOW ROUTE
♿	BARRIER FREE LOGO (PAVED ON ASPHALT)	1.9% ←	PROPOSED SLOPE
○	EXISTING MANHOLE	x 268.76	EXISTING ELEVATION FROM SURVEY
□	EXISTING CATCH BASIN		
⊙	EXISTING FIRE HYDRANT		
-o- WV	EXISTING WATER VALVE		

PLAN ILLUSTRATING TOPOGRAPHY OF
149 AINSLIE STREET NORTH
CITY OF CAMBRIDGE
REGIONAL MUNICIPALLY OF WATERLOO

INFORMATION TAKEN FROM A SURVEY PERFORMED BY J.D. BARNES LTD.
4273 KING ST. E, #100, KITCHENER, ON, N2P 2E9
TELEPHONE: (519) 621-9600 FAX: (519) 650-5625
WEBSITE: www.jdbarnes.com
REFERENCE No. 22-40-551-00

ELEVATION NOTES

ELEVATIONS SHOWN HEREON ARE RELATED TO GEODETIC DATUM AND ARE
DERIVED FROM REGION OF WATERLOO BENCHMARK NO. CA-63.
WITH A PUBLISHED OF ELEVATION: 267.76M.

LOCAL BENCHMARK

TOP NUT OF HYDRANT WITH AN ELEVATION OF 268.34m.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE STANDARD & SPECIFICATIONS OF THE CITY OF CAMBRIDGE AND OPSD.
2. GRADING OF THE SITE SHOULD NOT BE ALTERED TO CAUSE FLOODING TO ADJACENT PROPERTIES.
3. A SILT FENCE AS PER CITY OF CAMBRIDGE STANDARD MUST BE INSTALLED AROUND THE PERIMETER OF THE PROPERTY
4. CONSTRUCTION ACCESS SHOULD BE AS PER CITY STANDARD.
5. MUNICIPAL SIDEWALKS THAT ARE REMOVED SHOULD BE RECONSTRUCTED AS PER OPSD 310.010.
6. ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITY SHALL BE VERIFIED PRIOR TO THE COMMENCEMENT OF WORK, AND ANY DISCREPANCIES TO BE REFERRED TO THE ENGINEER.
7. ALL CONCRETE CURBS SHALL BE BARRIER TYPE HAVING A MINIMUM HEIGHT OF 150MM, UNLESS OTHERWISE STATED.
8. ALL MANHOLES AND CATCHBASINS SHALL BE BACKFILLED WITH GRANULAR "B", MINIMUM THICKNESS OF 300MM TO 95% STANDARD PROCTOR DENSITY.
9. THE SITE SERVICING AND GRADING PLAN SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL SITE PLAN.
10. ALL FILL WITHIN ROAD ALLOWANCE AND BUILDING AREA TO BE COMPACTED TO A MINIMUM OF 95% STANDARDS PROCTOR DENSITY, AND THE SUITABILITY AND COMPACTION OF ALL FILL MATERIAL ARE TO BE CONFIRMED BY A SOIL CONSULTANT PRIOR TO THE INSTALLATION OF ANY ROAD BASED MATERIAL.

no.	revisions	date	init.
0	ISSUED FOR APPROVAL	2022/04/04	Y.A.

GENERAL NOTE:
THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF REINDERS + LAW LTD. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF REINDERS + LAW LTD. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ ENGINEER REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF REINDERS + LAW LTD. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: REINDERS + LAW LTD.

cad file 21043_SP3
date plotted 4/4/2022 plot scale 1:1

Y.AYUB
APR 04,22

drawn	CC
designed	YA
reviewed	YA
date	4/4/2022
scale	1: 150
project	149 AINSLIE STEET N. CAMBRIDGE, ON
drawing	SITE GRADING PLAN

REINDERS +LAW
ARCHITECTURE.ENGINEERING

REINDERS + LAW LTD.
ARCHITECTURE.ENGINEERING
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.CA WWW.REINDERS.CA

drawing no. 21043_SP4
rev. no. 0

SHEET SIZE: A1 609.6mm X 914.4mm

0 10 20 30 40 50 60 70 80 90 100

CONSTRUCTION MANAGEMENT NOTES

THE NOTES BELOW DEMONSTRATE THE CONSTRUCTION MANAGEMENT PLAN AND ANTICIPATED SEQUENCING FOR THE PROJECT.

1. INSTALL CONSTRUCTION FENCING WITH GATED SITE ENTRANCE AS INDICATED. SILT FENCE TO BE CONSTRUCTED INSIDE TEMPORARY CONSTRUCTION FENCE AND ALONG PERIMETER OF CONSTRUCTION AREA AS INDICATED ON DRAWINGS.
2. PLACE GRANULAR TO LOCATE CONSTRUCTION TRAILER IN SPECIFIED AREA.
3. MAKE TEMPORARY POWER CONNECTION AND PROVIDE TEMPORARY TOILET.
4. CONSTRUCT MUD MAT AT SITE ENTRANCE PRIOR TO GRADING WORKS AS PER EROSION & SEDIMENT CONTROL PLAN (THIS DRAWING).
5. INSTALL CATCHBASIN SEDIMENT PROTECTION FOR ALL CATCHBASINS AND CATCHBASIN MANHOLES AS INDICATED ON THIS DRAWING.
6. DEMOLISH PORTION OF EXISTING CHURCH AS INDICATED, CUT BACK EXISTING GRADES.
7. MAINTAIN EXISTING SIDEWALK & ENTRANCE UNTIL THE COMPLETION OF CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL SEDIMENT AND SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS, TO THE SATISFACTION OF THE CITY OF CAMBRIDGE.
2. IF CONSTRUCTION IS INTERRUPTED FOR MORE THAN 30 DAYS, STRIPPED AND BARE AREAS SHALL BE STABILIZED BY SEEDING.
3. THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED WEEKLY & AFTER EACH SIGNIFICANT RAINFALL.
4. THE SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, CLEANED OR REPLACED AS NECESSARY, OR AS DIRECTED BY THE CITY OF CAMBRIDGE OR ENGINEER ON SITE.
5. ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOIL AND SODDING ARE COMPLETE.
6. THE CONTRACTOR SHALL CONSTRUCT AN ACCESS DRIVEWAY TO THE SATISFACTION OF THE CITY. A MUD TRACKING MAT SHALL BE INCLUDED IN SUCH WORKS.
7. THE MUNICIPAL ROAD MUST BE KEPT CLEAN OF MUD AND DIRT; IT SHOULD BE CLEANED AT LEAST WEEKLY OR AS REQUIRED BY THE CITY OF CAMBRIDGE.

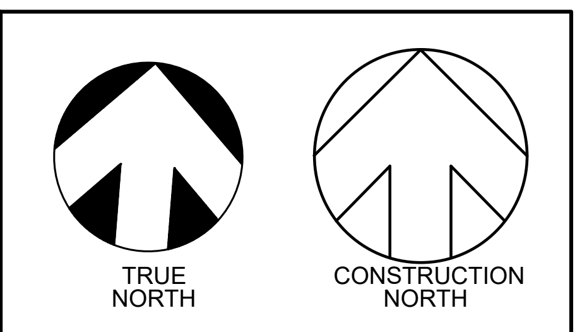
LOTS 2 & 3
REGISTERED PLAN 67R-1134
CITY OF CAMBRIDGE
REGIONAL MUNICIPALITY OF WATERLOO

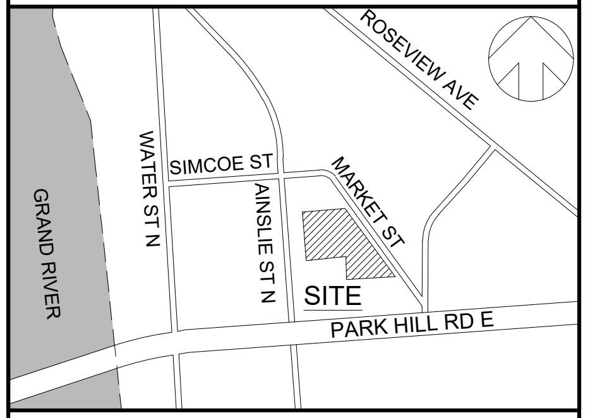
TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY J.D. BARNES LIMITED., DATED 28th of FEBRUARY, 2022.

SITE BENCHMARK:
TOP NUT OF HYDRANT WITH AN ELEVATION OF 268.24m.

NOTE:
THIS DRAWING IS FULLY COORDINATED WITH LANDSCAPE DRAWING.

OWNER	APPLICANT
	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH MILTON. ON L9T 2T1 P (905)457–1618 F (905)457–8852





KEY PLAN (N.T.S)

PLAN ILLUSTRATING TOPOGRAPHY OF
149 AINSLIE STREET NORTH
CITY OF CAMBRIDGE
REGIONAL MUNICIPALLY OF WATERLOO

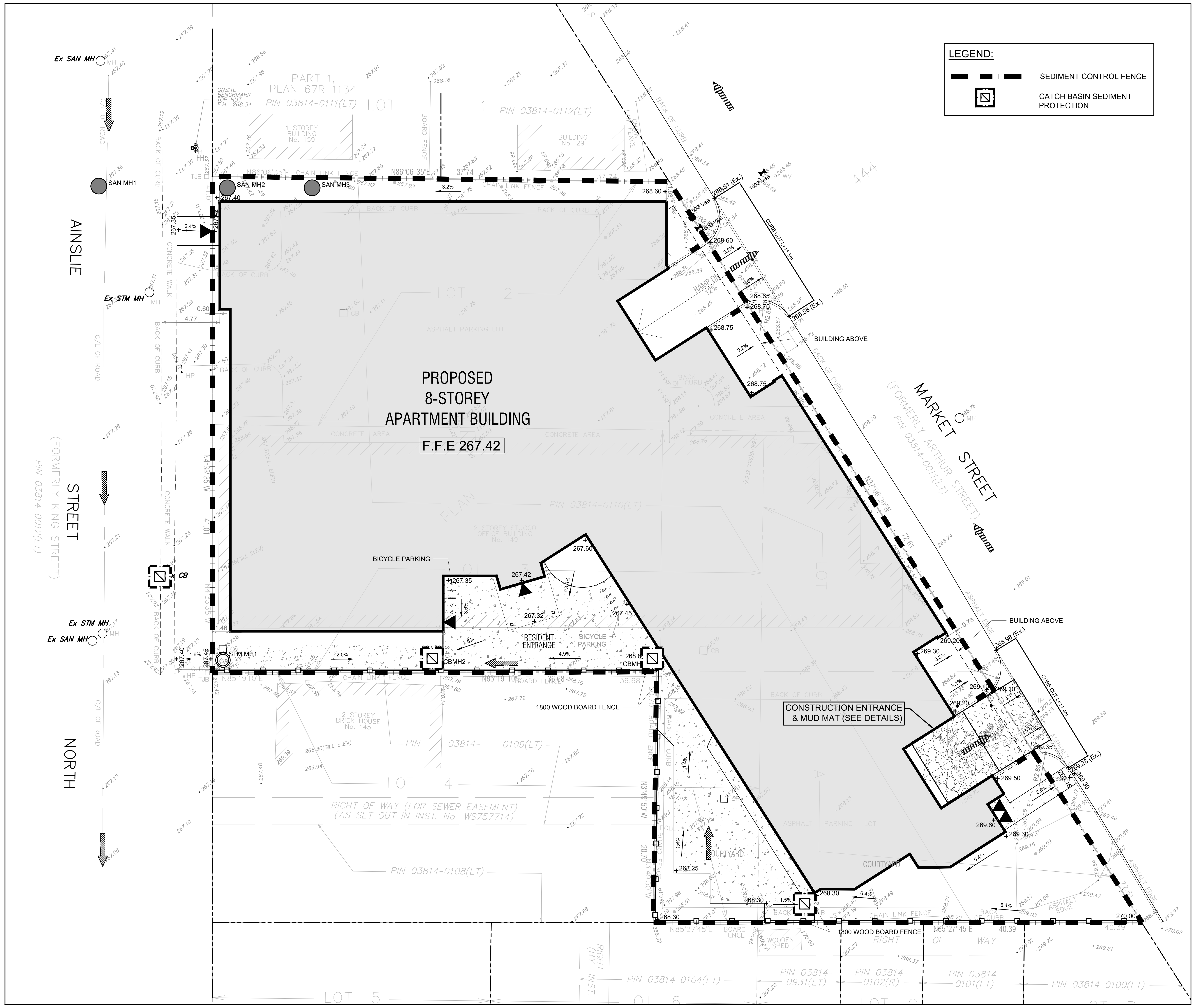
INFORMATION TAKEN FROM A SURVEY PERFORMED BY J.D. BARNES LTD.
4273 KING ST. E, #100, KITCHENER, ON, N2P 2E9
TELEPHONE: (519) 621-9600 FAX: (519) 650-5625
WEBSITE: www.jdbarnes.com
REFERENCE No. 22-40-551-00

ELEVATION NOTES

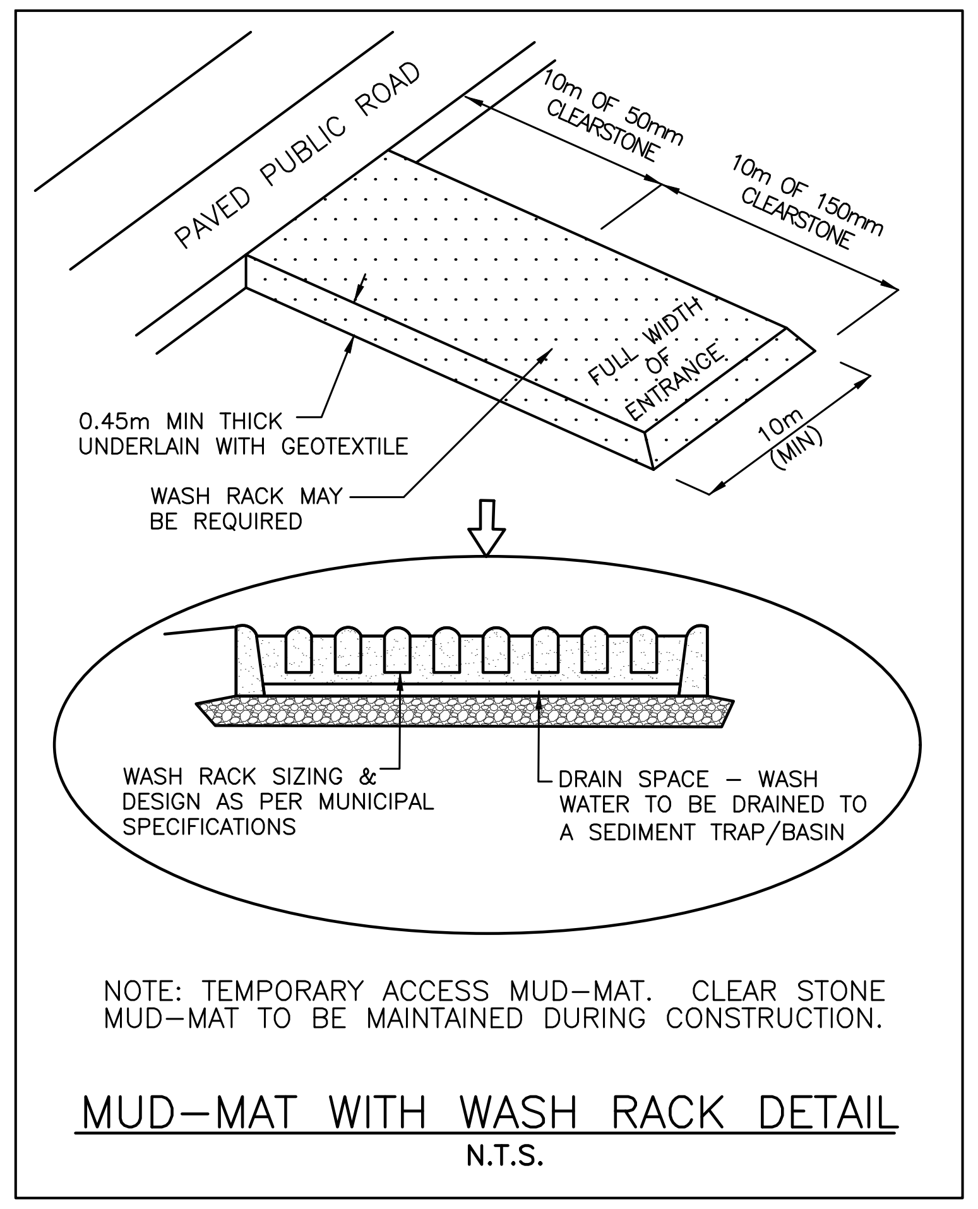
ELEVATIONS SHOWN HEREON ARE RELATED TO GEODETIC DATUM AND ARE DERIVED FROM REGION OF WATERLOO BENCHMARK NO. CA-63. WITH A PUBLISHED OF ELEVATION: 267.76M.

LOCAL BENCHMARK

TOP NUT OF HYDRANT WITH AN ELEVATION OF 268.34m.

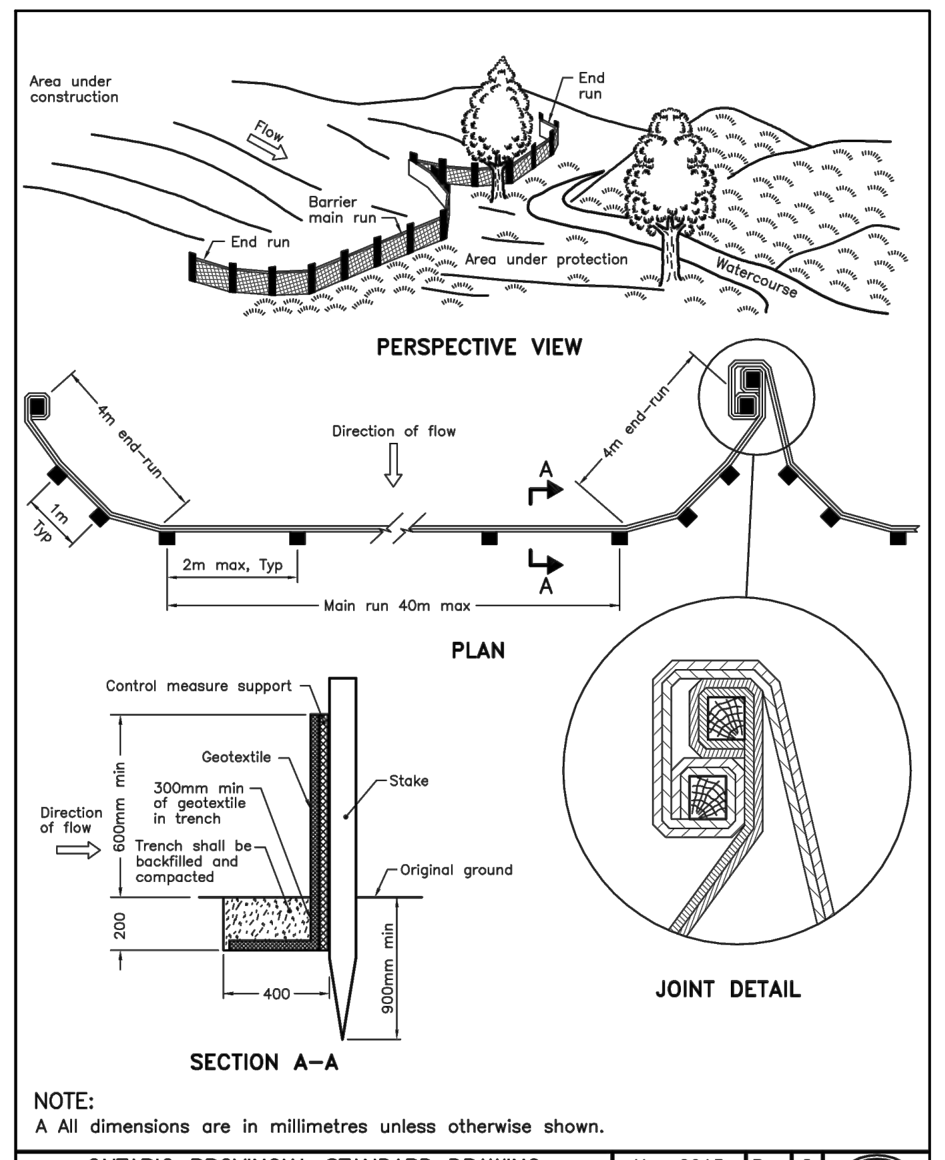


PLAN OF SEDIMENT CONTROL FENCE & MUD MAT
SCALE :1:200



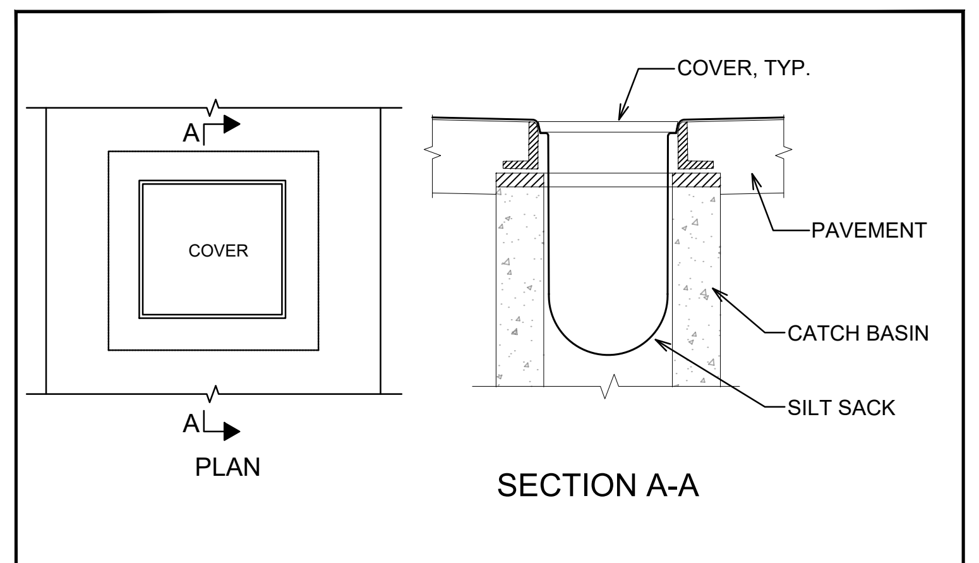
NOTE: TEMPORARY ACCESS MUD–MAT. CLEAR STONE MUD–MAT TO BE MAINTAINED DURING CONSTRUCTION.

MUD–MAT WITH WASH RACK DETAIL
N.T.S.



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
HEAVY–DUTY SILT FENCE BARRIER	OPSD 219.130	



DRAIN INLET PROTECTION
(CATCH BASIN SEDIMENT PROTECTION DETAIL)
SCALE: N.T.S.

no.	revisions	date	init.
0	ISSUED FOR APPROVAL	2022/04/04	Y.A.

GENERAL NOTE:

THESE DRAWINGS ARE COPYRIGHT AND THE PROPERTY OF REINDERS + LAW LTD. THE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF REINDERS + LAW LTD. AND UNLESS SEALED AND SIGNED BY THE ARCHITECT/ ENGINEER REPRODUCTION OF THESE DRAWINGS WITHOUT THE CONSENT OF REINDERS + LAW LTD. IS STRICTLY PROHIBITED.

DO NOT SCALE THESE DRAWINGS. ANY ERROR OR DISCREPANCY IS TO BE REPORTED IMMEDIATELY TO: REINDERS + LAW LTD.

cad file 21043_SP3
date plotted 4/4/2022 plot scale 1:1

Y.AYUB
APR 04,22

drawn CC
designed YA
reviewed YA
date 4/4/2022
scale AS SHOWN

project
149 AINSLIE STEET N.
CAMBRIDGE, ON

drawing
EROSION AND SEDIMENT CONTROL PLAN, NOTES & DETAILS

REINDERS + LAW
ARCHITECTURE.ENGINEERING

REINDERS + LAW LTD.
ARCHITECTURE.ENGINEERING
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
T. 905.457.1618 F. 905.457.8852
EMAIL@REINDERS.CA WWW.REINDERS.CA

drawing no. 21043_SP5
rev. no. 0

SHEET SIZE: A1 609.6mm X 914.4mm