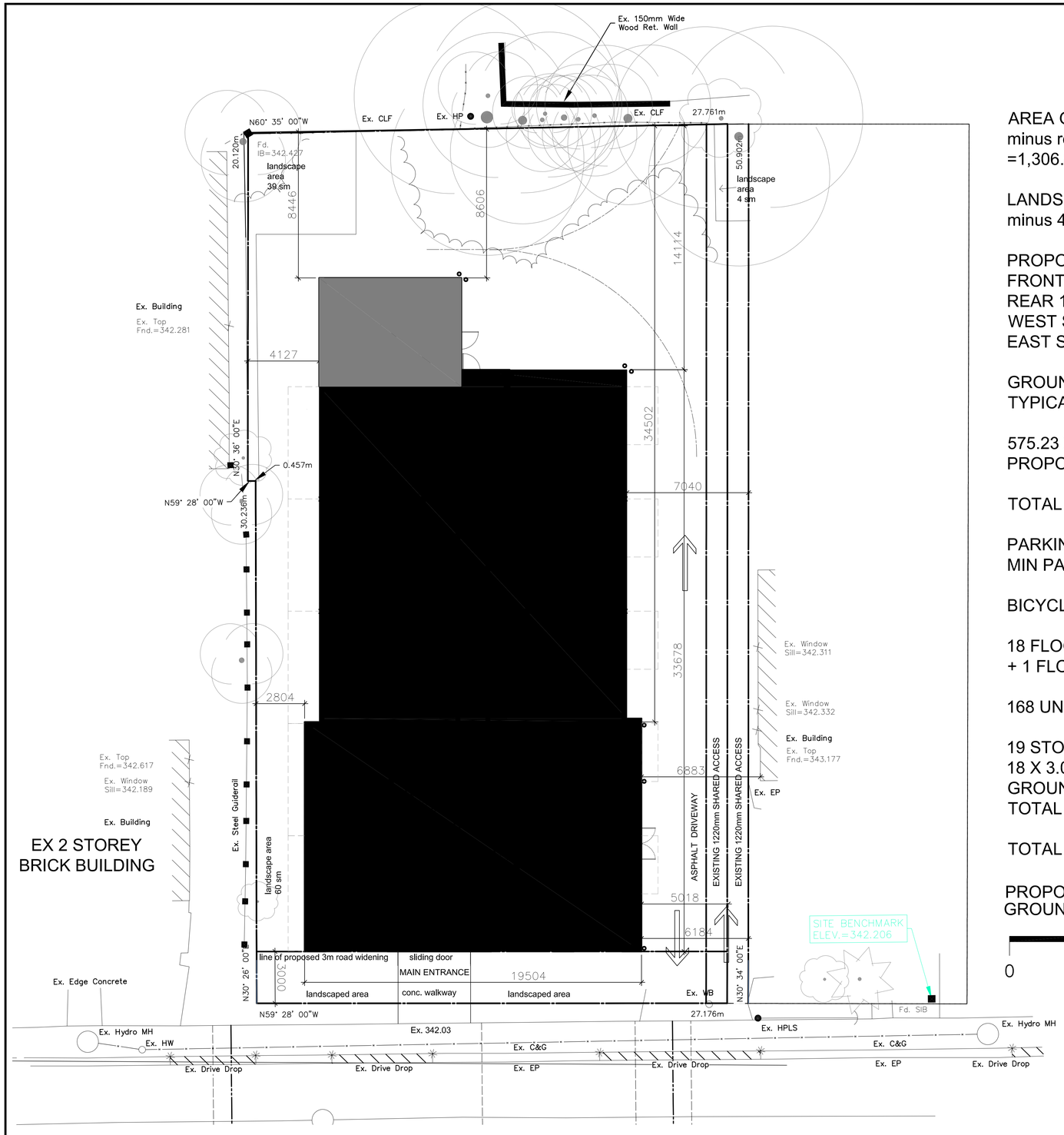

AREA OF SITE 1392 SM
minus road widening 85.2 SM
=1,306.8 SMI

LANDSCAPED AREA 116 SM
minus 45 SQM road widening 71 SM = 5.44%

PROPOSED SETBACKS
FRONT 0M
REAR 13.6M
WEST SIDE 2.8M
EAST SIDE 5M

GROUND FLOOR AREA 666.31 SM
TYPICAL FLOOR AREA 575.23 SM

575.23 X 18 STORIES = 10354.14 SM
PROPOSED FSR = 7.92

TOTAL PROPOSED = 168 UNITS

PARKING REQUIREMENTS
MIN PARKING REQUIRED: N/A

BICYCLE PARKING: 1 PER UNIT PROVIDED

18 FLOORS WITH 9 UNITS EACH = 162 UNITS
+ 1 FLOOR WITH 6 UNITS = 168 UNITS TOTAL

168 UNITS X 0.15 = 26 BF UNITS REQUIRED PER OBC

19 STOREYS INCLUDING GROUND FLOOR
18 X 3.0M FLOOR TO FLOOR = 54M HEIGHT
GROUND FLOOR HEIGHT = 4.6m
TOTAL BUILDING HEIGHT = 58.6m

TOTAL BALCONY AREA FOR AMENITY SPACE = 1,595 SM

PROPOSED SITE PLAN
GROUND FLOOR AREA 614.79 SM = 6,618 SQ. FT.

0 4 8 20m

SUITE #	BALCONY AREA
SUITE 1	12 SM + 5 SM = 17SM
SUITE 2	11.7 SM
SUITE 3	11.7 SM
SUITE 4	11.7 SM
SUITE 5	11.7 SM
SUITE 6	6 SM
SUITE 7	6 SM
SUITE 8	6 SM
SUITE 9	6 SM + 6 SM = 12SM
TOTAL BALCONY AREA ON TYP. FLOOR	93.8 SM
TOTAL BALCONY AREA FOR AMENITY SPACE	93.8 SM X 17 TYP. FLOORS = 1595 SM

REVISIONS

NO.	DATE	PARTICULAR
1	20.07.08	ISSUED FOR OPA / ZC
2	24.05.15	ISSUED FOR OWNER REVIEW
3	24.09.03	ISSUED FOR OWNER REVIEW
4	24.12.09	REVISED FOR OPA/ZC

PROPOSED MULTI-RESIDENTIAL DEVELOPEMENT

22 WEBER ST W. KITCHENER, ONTARIO

DEC. 9, 2024

+VG ARCHITECTS
THE VENTIN GROUP LTD
50 Dalhousie Street
Brantford, Ontario, Canada
N3T 2H8
T: 519.754.1652
www.plusvg.com

Plot Date: Dec 12, 2024 - 5:19pm By: ftorrest
Filename: K:\TVG-Brantford\22 Weber St - Dentek\2197\Drawings\22Weber-Plans-Sep104-24.dwg