GENERAL NOTES

1. ALL REQUIRED SETBACKS TO BE VERIFIED WITH GOVERNING AUTHORITIES PRIOR TO CONSTRUCTION.
2. ALL ANCHORING DIMENSIONS ARE MEASURED TO THE CLOSEST SURVEYORS IRON BAR.
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE SERVING, GRADING AND DRAINAGE, SITE DETAILS, LANDSCAPE AND ELECTRICAL SITE PLAN DRAWINGS. ANY ERRORS AND/OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
4. ALL NEW CONCRETE SIDEWALKS AND PADS TO BE (5"/125mm) THICK POURED IN PLACE CONCRETE ON MINIMUM (6"/150mm) COMPACTED GRANULAR 'A' BASE. PROVIDE SAWCUTS AND BROOM FINISH.
5. ASPHALT SURFACING AS PER GEOTECHNICAL REPORT PREPARED BY MTE CONSULTANTS DATED JANUARY 18, 2021.
6. ALL PARKING STALL MARKINGS TO BE APPLIED TO ASPHALT SURFACES WHEN OUTSIDE TEMPERATURE EXCEEDS +8° CELSIUS.
7. ALL PARKING STALL MARKINGS SHALL BE PAINTED WHITE UNLESS NOTED OTHERWISE.
8. CONTRACTOR TO MAKE GOOD ALL DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE WORK CARRIED OUT UNDER THIS CONTRACT AT NO EXTRA CHARGE.
9. CONTRACTOR TO REMOVE ALL DEBRIS AND SURPLUS MATERIALS FROM THE SITE AT COMPLETION OF CONSTRUCTION.
10. MAINTAIN ACCESS TO THE PROPERTY INCLUDING OVERHEAD CLEARANCES FOR USE BY EMERGENCY RESPONSE VEHICLES.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO, ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES BEFORE COMMENCING THE WORK. SUCH UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE DRAWINGS AND WHERE SHOWN, THE ACCURACY OF THEIR POSITION IS NOT GUARANTEED.
12. ALL ROADS & ISLANDS SHALL HAVE 150mm CURBS UNLESS NOTED OTHERWISE.
13. CURB RADIUS = 1.20m UNLESS OTHERWISE DIMENSIONED.
14. STANDARD PARKING STALLS TO BE 2.8m x 5.5m
15. BARRIER FREE PARKING STALLS TO MEET CITY OF WATERLOO REQUIREMENTS FOR TYPE 'A' (3.7m x 5.5m) AND TYPE 'B', (2.4m x 5.5m) INCLUDING ALL APPLICABLE ACCESS AISLES (1.5m WIDE).
16. SIGNAGE (BUILDING, PYLON & OTHERWISE) NOT APPROVED VIA THE SITE PLAN APPROVAL PROCESS.
17. LIGHT FIXTURES & BOLLARDS ARE NOT TO OBSTRUCT PEDESTRIAN MOVEMENT.
25. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF AND HAVE NO GLARE. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILL OVER TO SURROUNDING PROPERTIES OR PUBLIC VIEW.
26. TREE PROTECTION FENCING SHOULD BE ERECTED AROUND ALL EXISTING LANDSCAPED AREAS TO REMAIN AND SHOULD REMAIN ON SITE FOR THE DURATION OF THE CONSTRUCTION.
27. ALL ROOF-TOP EQUIPMENT TO BE SCREENED AND/OR LOCATED SO THAT IT CANNOT BE VIEWED FROM THE STREET.
28. THERE WILL BE NO OUTDOOR STORAGE OF ANY ITEMS ON SITE.
29. ALL GARBAGE TO BE STORED IN SEMI-IN GROUND WASTE SYSTEM PROVIDED ON-SITE.
30. ANY MULTIPLE UNIT IDENTIFICATION SIGNAGE TO HAVE REFLECTIVE LETTERING.
31. THE PROPERTY OWNER IS RESPONSIBLE FOR RIGHT-OF-WAY REPLACEMENT OR REPAIR COSTS TO CITY STANDARDS.
32. ALL SNOW STORAGE SHALL BE STORED ON SITE. SURPLUS SNOW STORAGE SHALL BE REMOVED OFF SITE AT OWNER'S EXPENSE BY PRIVATE REMOVAL SERVICE.
33. FUTURE DEVELOPMENT IS REQUIRED TO BE COORDINATED WITH SITE PLAN APPROVAL, APPROVED THROUGH A SEPARATE SITE PLAN APPLICATION.

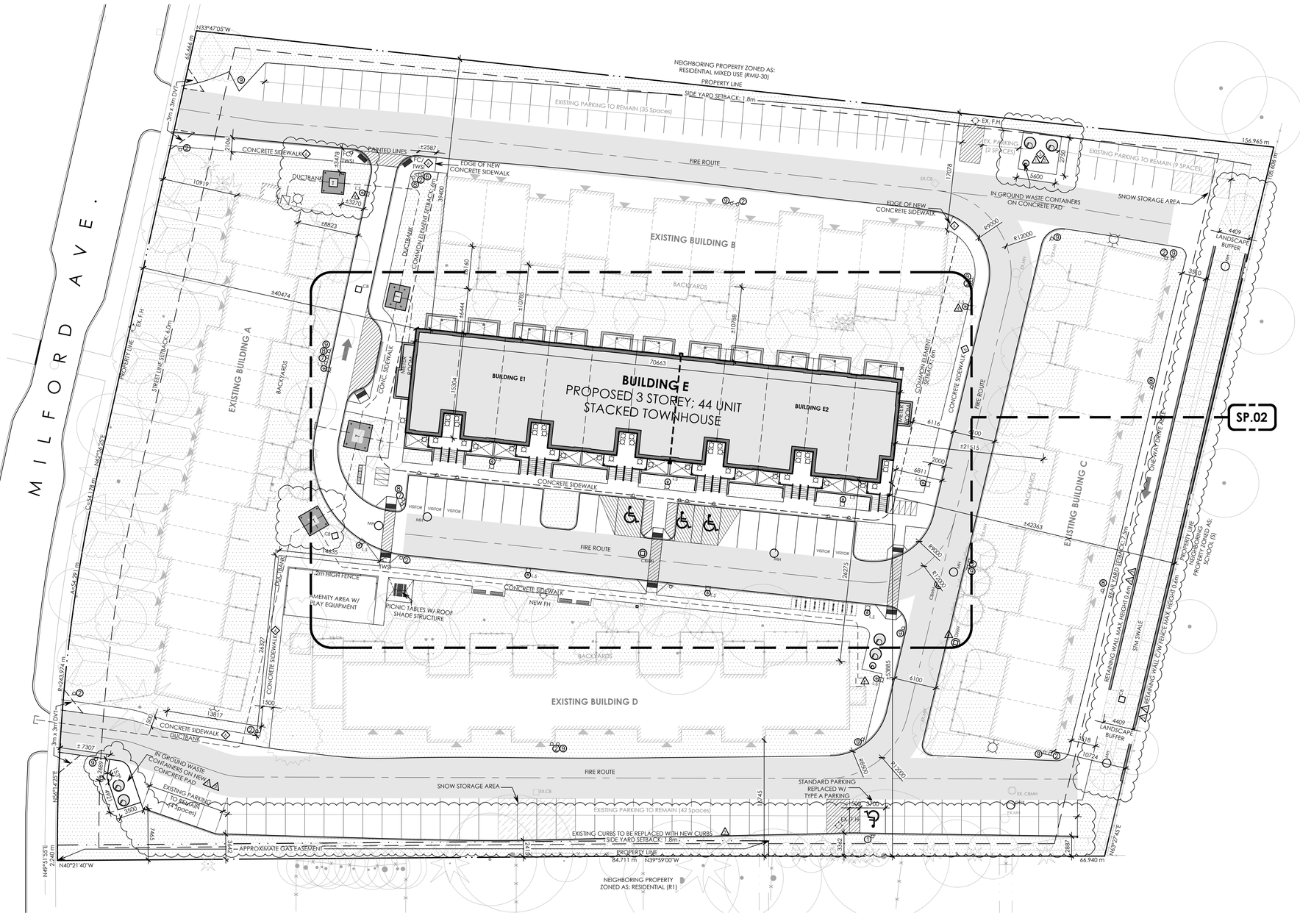
SITE LEGEND

- EX. L.S. — EXISTING LIGHT STANDARD
- EX. H.P. — EXISTING HYDRO POLE
- EXISTING HYDRO POLE & GUYWIRE
- EX. SIGN — EXISTING SIGN
- EX. CB — EXISTING CATCHBASIN
- EX. SICB — EXISTING CATCHBASIN
- EX. MH — EXISTING MANHOLE
- ENTRANCE/EXIT
- FIRE HYDRANT (FH)
- PROPOSED BOLLARD
- BARRIER FREE PARKING SPACE
- BIKE RACKS / BIKE LOCKERS
- FLUSH CURBING (FC)
- TACTILE WARNING STRIP INDICATOR (TWSI)
- CONCRETE CURB
- PROPERTY LINE
- PROPOSED FIRE ROUTE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE/SOD
- TRANSFORMER C/W CONCRETE PAD AND GROUNDING RODS
- PARKING COUNT BUBBLE
- PROPOSED FENCE

1. ACCESSIBLE PARKING SIGN Rb-93 (30x45) cm SUPPORT: STEEL
2. FIRE ROUTE SIGN S-5 (30x45) cm SUPPORT: STEEL OR WALL
3. 4. 5. VISITOR PARKING SIGN 300mmx450mm SUPPORT: STEEL
6. DO NOT ENTER SYMBOL Rb-19 (60x60) cm SUPPORT: STEEL
7. ONE-WAY SIGN RB-21 (30x90) cm SUPPORT: STEEL
8. NO PARKING SIGN Rb-51 (30x30) cm SUPPORT: STEEL OR WALL
9. STOP FOR PEDESTRIANS SIGN RA-4T (35x60) cm SUPPORT: STEEL

AREA OF IMPACT

- REFER TO LANDSCAPE DRAWINGS
- REFER TO STRUCTURAL DRAWINGS
- REFER TO SITE SERVICING AND GRADING DRAWINGS
- REFER TO ELECTRICAL DRAWINGS
- SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED. REPLACE WITH CONCRETE.
- POUR NEW 150mm CONCRETE SIDEWALK AND CURB



SITE PLAN
1:300

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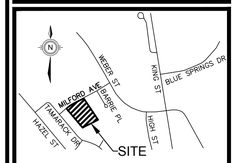
DRAWINGS ARE NOT TO BE SCALED.

PROJECT NORTH

No.	REVISIONS	DATE
01	ISSUED TO LAWYERS	2021.10.12



ISSUED FOR TENDER	2021.10.05
BUILDING PERMIT APPLICATION	2021.08.26
SITE PLAN APPLICATION	2020.10.07
CHRONOLOGY	DATE

aba architects inc.
105 Bonnell Drive, Unit 8, Waterloo ON, TEL 519 884 2711 www.abaarchitects.ca

CLIENT
SUGARBUSH GARDENS INC
14 ROXBOROUGH DR., TORONTO, ON

PROJECT NAME
91-97 MILFORD AVE
91-97 MILFORD AVE.,
WATERLOO, ON

DRAWING TITLE
MASTER SITE PLAN

SCALE 1:300
SHEET SIZE 610x914
PROJECT NUMBER 2018-193
DRAWING NUMBER SP.01

LAST SAVED BY: Rubmar DATE: October 4, 2021
FILE LOCATION: Z:\2018\2018-193 91-97 Milford Ave\2.0 Site Planning\2018-193 DB Site Plans.dwg

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- EXISTING HYDRO POLE & GUYWIRE
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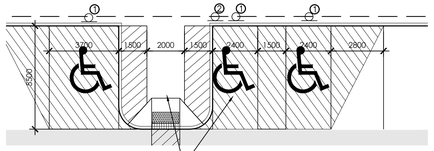
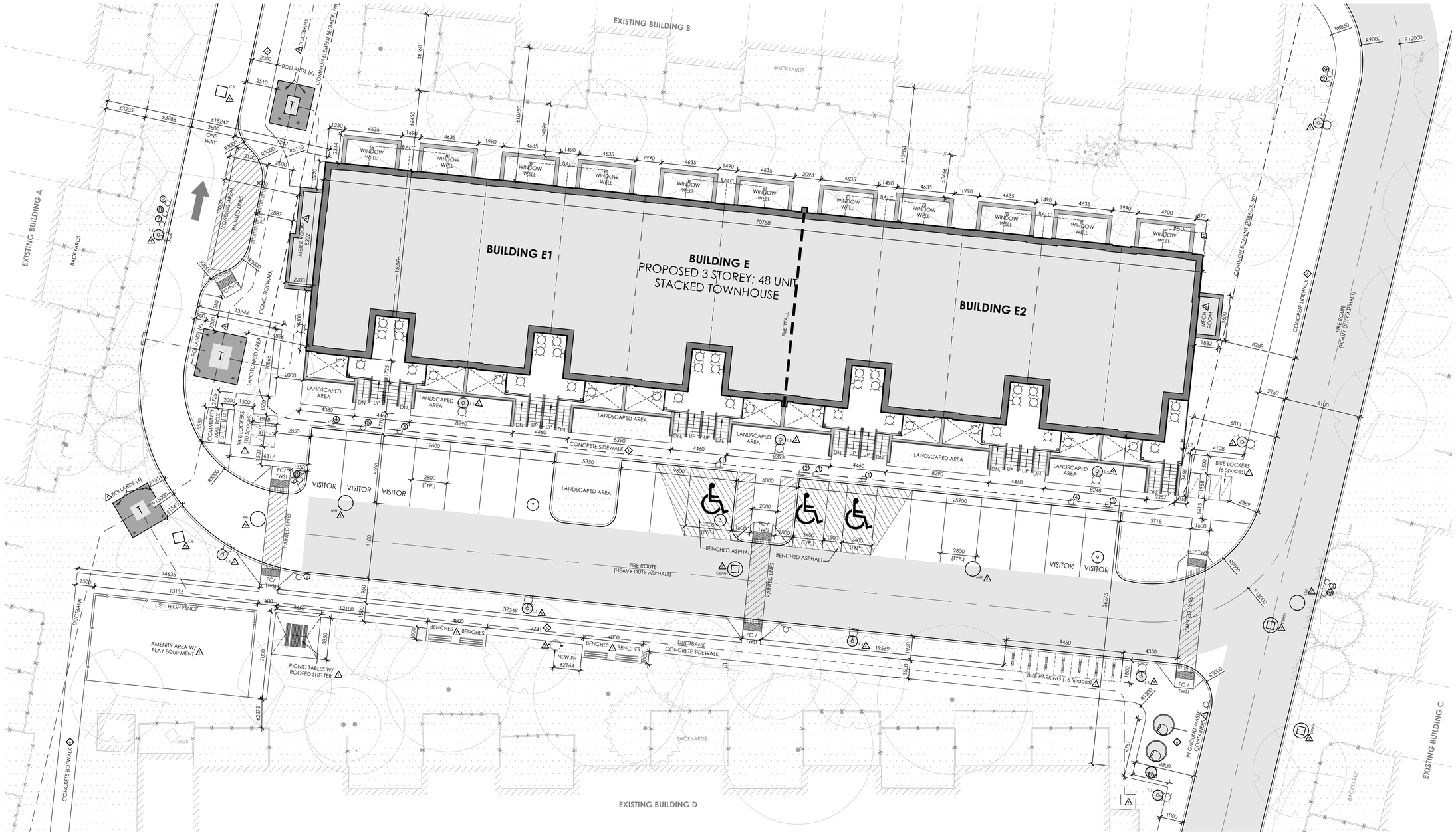


BARRIER FREE ACCESS AISLE BLOW UP
TEXTURED CONCRETE W/ CONTROL JOINTS



SITE PLAN

PROJECT NORTH

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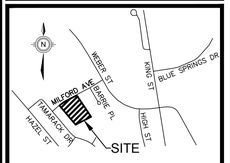
No.	REVISIONS	DATE
01	1st SPA RESUBMISSION	2020.12.02
02	ISSUED TO LAWYERS	2021.10.12



CHRONOLOGY	DATE
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PROJECT NAME
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91-97 MILFORD AVE., WATERLOO, ON

DRAWING TITLE
SITE PLAN

SCALE 1:150
SHEET SIZE 610x914
PROJECT NUMBER 2018-193
DRAWING NUMBER SP.02

LAST SAVED BY: Rukmar DATE: October 4, 2021
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