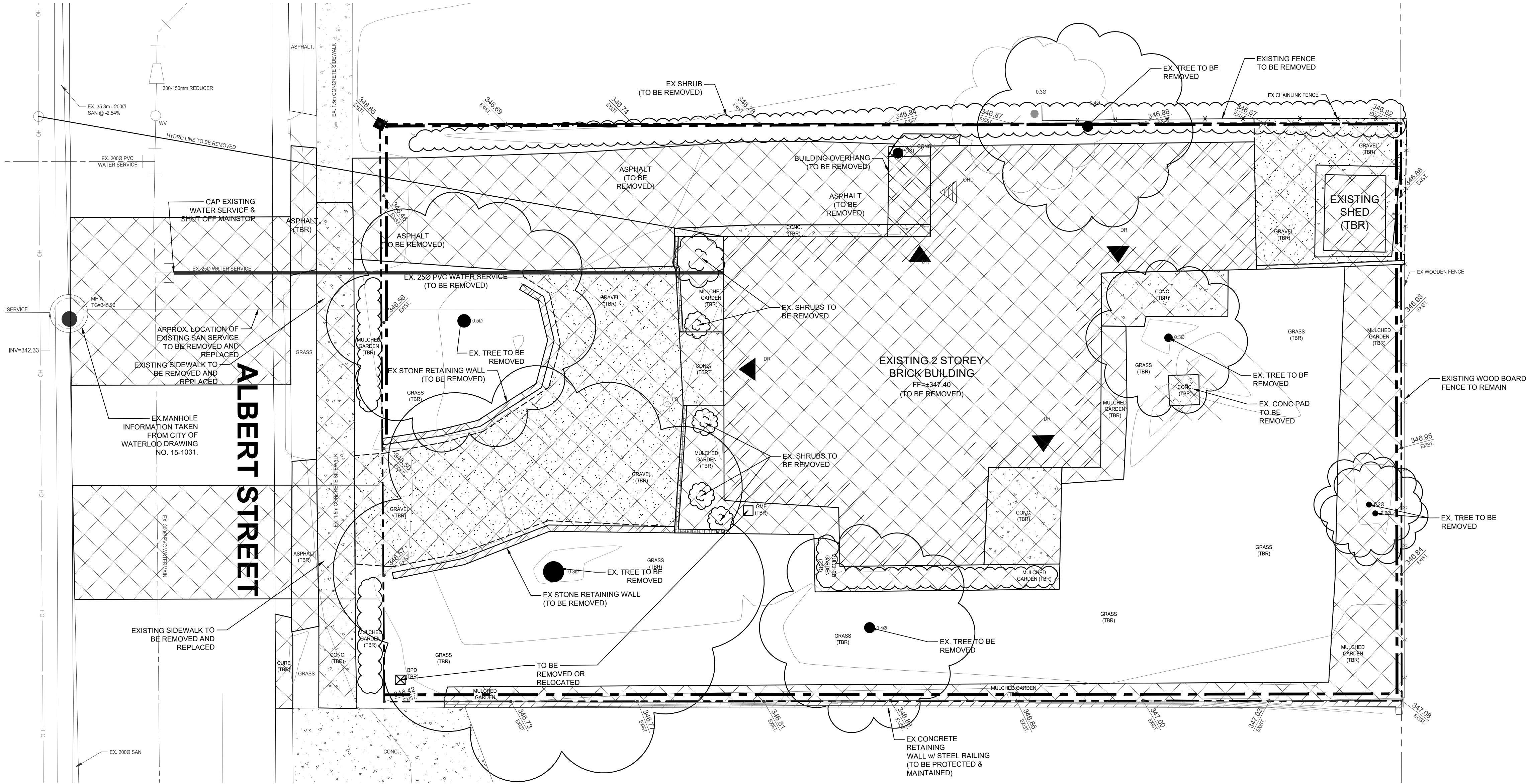
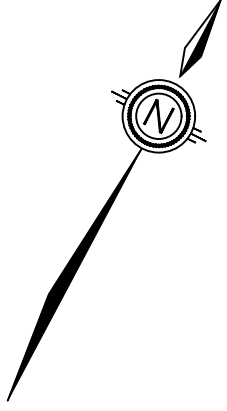


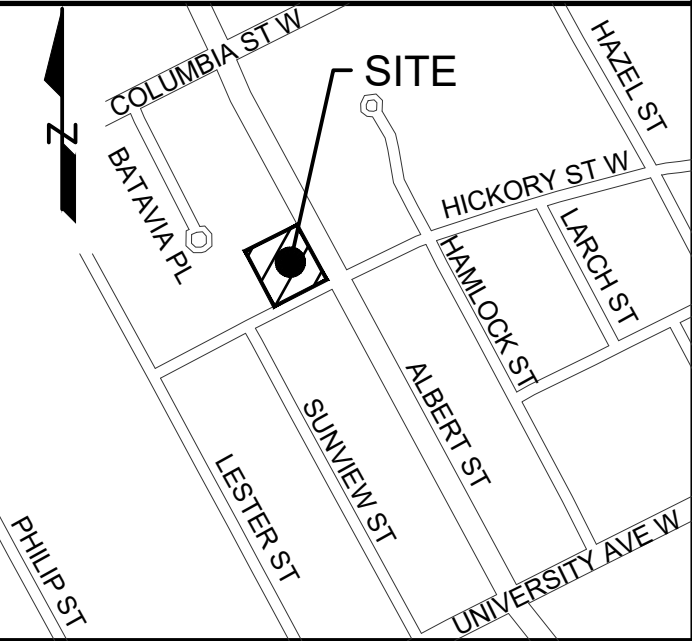
MACDONALD, ROBERT | g:\clients\new architecture inc\2401845 - 423035 285 albert st waterloo\design phase\Drawings\423035 design.dwg - 10/24/2025

NOTE: PLEASE REFER TO THE APPROVED TREE MANAGEMENT PLAN FOR INFORMATION PERTAINING TO EXISTING TREES



LEGEND	
	PROPERTY LINE
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATERMAIN
	EX. DITCH
	EX. BELL LINE
	EX. GAS LINE
	EX. FENCE LINE
	EX. CONTOURS
	EX. CATCH BASIN
	EX. FIRE HYDRANT
	EX. LIGHT STANDARD
	HEDGE
	GRAVEL
	EXISTING CONCRETE
	REMOVAL OF MATERIAL
	EXISTING SINGLE DOOR
	EXISTING OVERHEAD DOOR
	BENCHMARK
	CONIFEROUS/DECIDUOUS TREES
	CONSTRUCTION FENCE

- CONSTRUCTION NOTES**
- WHEN WORKING WITHIN THE ROAD ALLOWANCE, A WORK PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST CONTACT HELGA BOWMAN AT HELGA.BOWMAN@WATERLOO.CA OR 519-886-2310 x30270 FOR FURTHER INFORMATION ON THE WORK PERMIT.
 - THE WORK IN THE RIGHT-OF-WAY WILL BE SUBJECT TO INSPECTION BY THE CITY UTILITY SERVICES DIVISION. CONTRACTOR SHALL CONTACT THE INSPECTOR FOR ALL SERVICE INSTALLATIONS PRIOR TO BACKFILLING SERVICES. PLEASE CONTACT SERVICINGINSPECTIONS@WATERLOO.CA.
 - THE CONTRACTOR MUST SUBMIT THROUGH THE OWNER, AND UPON THE INSTALLATION OF THE WORKS, AS-RECORDED DRAWINGS AND A CERTIFICATE INDICATING THE WORKS (GRADING AND SERVING) ARE IN ACCORDANCE WITH ACCEPTED DRAWINGS, CONTRACT DOCUMENTS, GOOD ENGINEERING PRACTICE, AND ARE SUBSTANTIALLY COMPLETED AS DEFINED IN THE CONSTRUCTION LIEN ACT.
 - AT NO POINT DURING AND AFTER CONSTRUCTION THAT STORM DRAINAGE SHOULD CAUSE DAMAGE OR ADVERSE EFFECTS TO ANY ADJACENT PROPERTY INCLUDING ROADS AND PUBLIC LANDS. THE INTENT OF THE LOT GRADING CRITERIA IS TO PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PERMIT THE REASONABLE USE OF THE PROPERTY.
 - PROPER SITE DRAINAGE SHOULD NOT CAUSE DAMAGE OR ADVERSE EFFECTS TO ANY ADJACENT PROPERTY INCLUDING ROADS AND PUBLIC LANDS. SITE MUST BE GRADED TO MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.



CITY OF WATERLOO
N.T.S.

NOTES

- EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 1, 2023.
- SITE PLAN PROVIDED BY NEO ARCHITECTURE INC. ON SEPTEMBER 19, 2025

I HEREBY CERTIFY THAT THESE SITE GRADING, DRAINAGE AND EROSION CONTROL AND STORM WATER MANAGEMENT PLANS CONFORM TO THE LANDSCAPE PLANS FOR THIS PROJECT.

October 24, 2025

DATE

SIGNATURE OF LANDSCAPE ARCHITECT

October 24, 2025

DATE

SIGNATURE OF CONSULTING ENGINEER

BENCHMARK INFORMATION:

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM THEMSELVES OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.

NO.	DATE	REVISION	APP.
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9	09/23/2025	UPDATED PER NEW SITE PLAN	S.P.
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1	6/13/2024	ISSUED FOR SITE PLAN APPROVAL	S.P.
NO.	DATE	ISSUE/REVISION	APP.



CITY OF WATERLOO

NEO ARCHITECTURE INC.

EXISTING CONDITIONS AND REMOVALS PLAN

DESIGNED BY: S.A.	DATE: MAY 2024	CHECKED BY: S.P.
DRAWN BY: S.A.	PROJECT No. 423035	DRAWING No. EX&R
SCALE: 1:100		

MACDONALD, ROBERT | g:\projects\2024\1024\1024-423035-285-albert-at-waterloo\design phase\Drawings\423035_design.dwg - 10/24/2025

GENERAL NOTES:

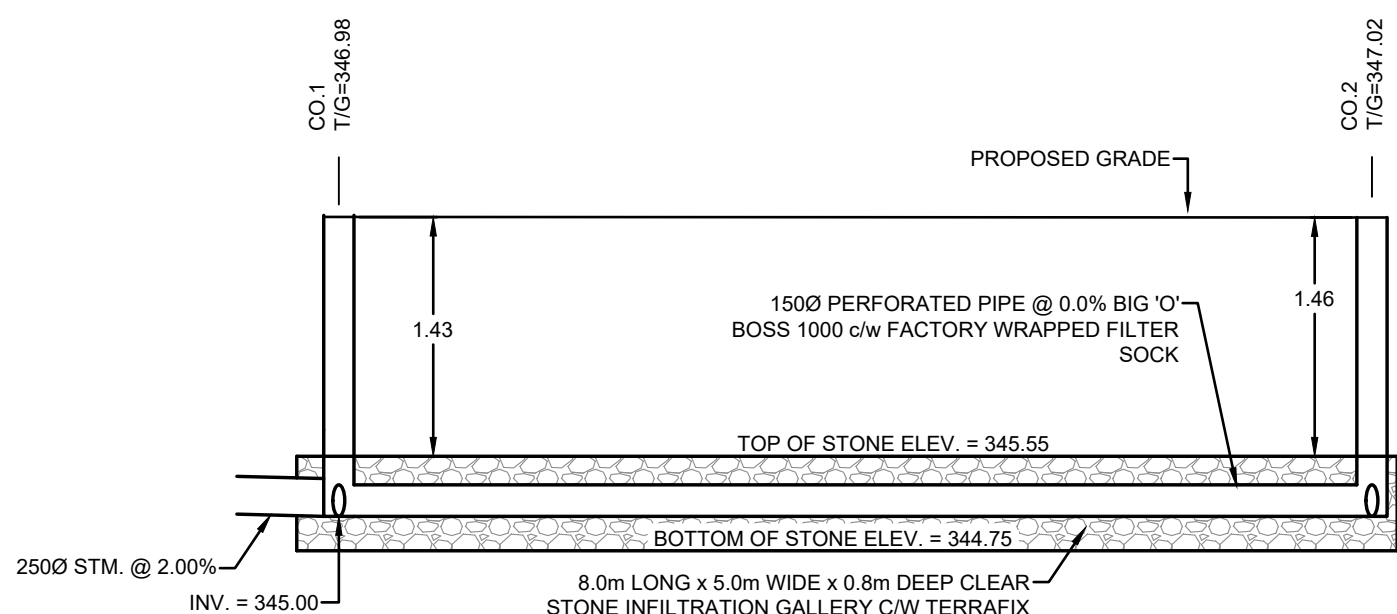
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE SITE PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER BEFORE PROCEEDING.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES PRIOR TO AND DURING CONSTRUCTION. LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN THE FIELD.
- EXISTING STRUCTURES ARE NOT TO BE DISTURBED, NOR ENCROACHMENT ON ADJACENT PROPERTIES UNLESS INSTRUCTED BY THE ENGINEER.
- ALL EXISTING GRANULARS WITHIN THE SITE TO BE COMPACTED TO A MIN. OF 98% STD. PROCTOR DRY DENSITY, CONFIRMED BY A RECOGNIZED SOIL CONSULTANT PRIOR TO PLACEMENT OF ASPHALT.
- ANY CHANGES IN GRADES, CATCH BASINS, SERVICE LATERALS, STORM AND SANITARY SEWERS REQUIRE THE APPROVAL OF GEI CONSULTANTS INC.
- ALL ASPHALT TESTING AND COMPACTION TO BE CERTIFIED BY A GEOTECHNICAL CONSULTANT.
- EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES, CATCH BASINS, DITCHES, SWALES AND WATERCOURSES.
- GENERAL CONTRACTOR RESPONSIBLE FOR ALL EROSION PROTECTION AROUND ALL STORM AND SANITARY MANHOLES, CATCH BASINS, DITCHES, SWALES AND WATERCOURSES AS PER OPSS 805.
- ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RESTORED TO ORIGINAL CONDITION OR APPROVED EQUIVALENT AT THE CONTRACTOR'S COST. DISTURBED GRASS AREAS TO BE RESTORED WITH 150MM TOPSOIL AND SOD AS PER OPSS 802 AND 803.
- ALL CONCRETE SIDEWALKS TO BE MINIMUM 150MM THICK AND HAVE 150MM GRANULAR 'A' BEDDING (98% SPD). CONCRETE CUTS OR EXPANSIONS TO BE INSTALLED EVERY 1.8M.
- CONCRETE SIDEWALKS AND SIDEWALK RAMPS AS PER OPSS 310.010. AND OPSS 310.030.
- CONCRETE AS PER OPSS 351, 32 MPA AT 28 DAYS AND 5-8% AIR ENTRAPMENT.
- ALL SIDEWALK CONNECTIONS ABUTTING EXISTING CONCRETE SIDEWALK ARE TO BE DOWELED UNLESS OTHERWISE SHOWN.
- DOWELS TO BE 200MM LONG 10M REBAR AT 600MM C/C EMBEDDED INTO EXISTING CONCRETE OR FOUNDATION WITH HILTI HY-150 EPOXY.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR SWEEPING AND CLEANING EXISTING PARKING LOT OR MUNICIPAL STREETS DUE TO THE CONSTRUCTION ACTIVITIES AT THE CONTRACTOR'S COST.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND DIRECTING STORM WATER FLOWS DURING CONSTRUCTION, SO THAT FLOODING OF NEIGHBOURING PROPERTY AND SILT MIGRATION OR WASHOUTS DO NOT OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR ANY DAMAGES CAUSED BY STORM WATER FLOODING DUE TO, OR AS A RESULT OF, CONSTRUCTION ACTIVITIES THROUGHOUT THE DURATION OF THIS PROJECT.
- THE EXISTING SIDEWALK SHALL REMAIN OPEN TO PEDESTRIANS AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TEMPORARY GRANULAR 'A' SIDEWALK AFTER THE CONCRETE SIDEWALK IS REMOVED.
- ALL EARTH MATERIAL EXCAVATED IN CARRYING OUT THE WORK INCLUDED IN THIS CONTRACT AND WHICH IS UNSUITABLE FOR, OR WHICH IS SURPLUS TO, THE REQUIREMENTS FOR BACKFILL SHALL BE DISPOSED OF OFF-SITE. EXCESS MATERIAL EXCAVATED FROM THIS SITE IS ANTICIPATED TO MEET MOEC REG. 153/04 AND ASSOCIATED AMENDMENTS, EXCEPT FOR PARAMETER COMMONLY ASSOCIATED WITH DEICING ACTIVITIES (IE. SODIUM ABSORPTION RATIO AND ELECTRICAL CONDUCTIVITY). ALL EXCESS MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF OPSS 180 AND SHALL BE DISPOSED OF AT A SITE ARRANGED BY THE CONTRACTOR UPON RECEIPT OF A SIGN-OFF BY THE PROPERTY OWNER PRIOR TO REMOVING MATERIAL FROM SITE. ANY ADDITIONAL LABORATORY ANALYSIS REQUIRED BY THE RECEIVING SITE SHALL BE A THE SOLE EXPENSE OF THE CONTRACTOR.
- ALL CONCRETE, ASPHALT PAVEMENTS, CURBS, SIDEWALKS, LARGE BOULDERS AND OTHER "SOLID" MATERIALS ARE TO BE LOADED AND HAULED SEPARATELY FROM THE OTHER EARTH AND GRANULAR MATERIALS AND DISPOSED OF AT AN OFF-SITE LOCATION ARRANGED BY, FOR AND AT THE SOLE EXPENSE OF THE CONTRACTOR.
- SUBDRAIN TO BE 100MM DIAMETER PERFORATED BOSS 2000 HDPE PIPE WITH GEOTEXTILE FILTER SOCK OR APPROVED EQUIVALENT.

CONSTRUCTION NOTES

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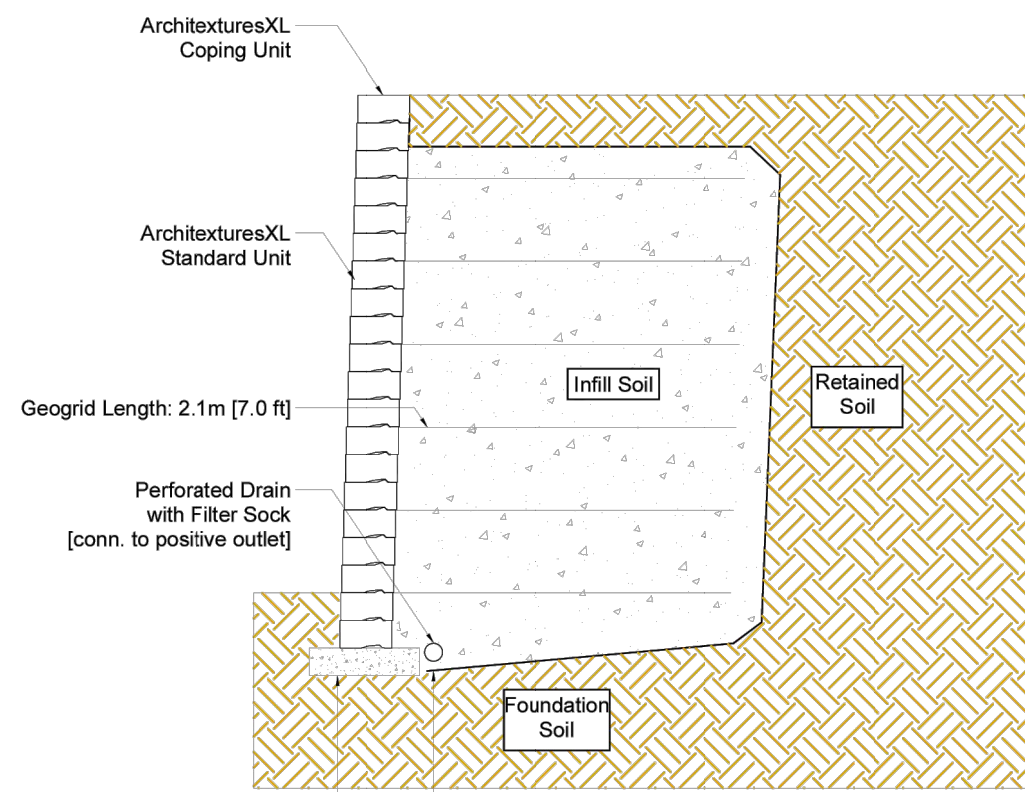
RETAINING WALL NOTES

- THE WALL DESIGN IS ONLY PROVIDED TO ILLUSTRATE THE GENERAL ARRANGEMENT OF THE RETAINING WALL FOR PRELIMINARY COSTING AND FEASIBILITY PURPOSES. THE SECTION DRAWINGS ARE NOT FOR CONSTRUCTION PURPOSES. A STAMPED DRAWING FROM A QUALIFIED ENGINEER, LICENSED IN THE PROVINCE OF ONTARIO MUST BE RETAINED FOR THE FINAL RETAINING WALL DESIGN PRIOR TO CONSTRUCTION.



STONE INFILTRATION GALLERY

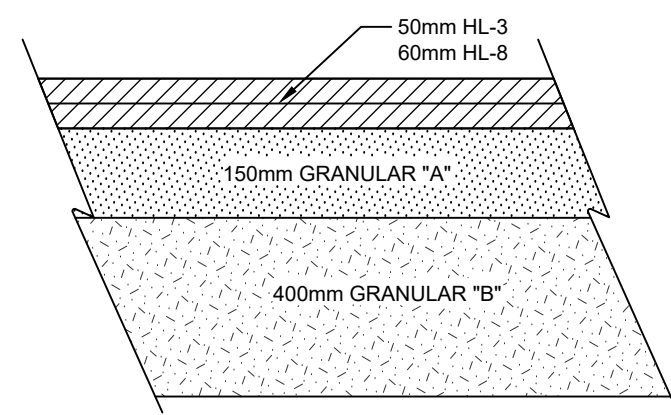
N.T.S.



RISI-STONE RETAINING WALL DETAIL

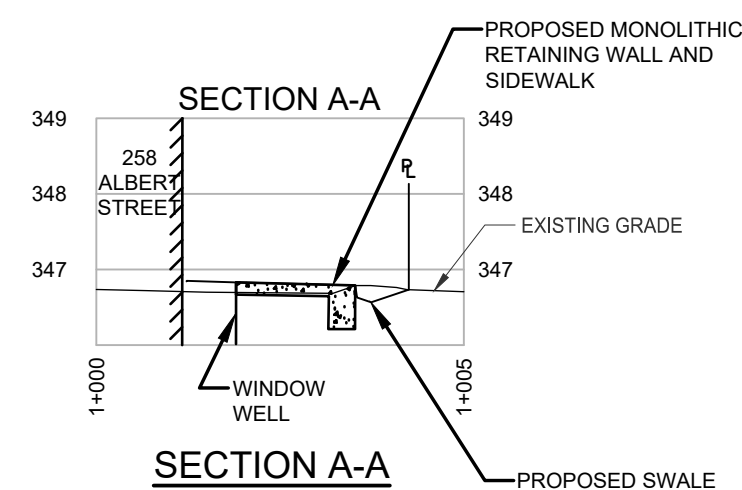
(TYPICAL SECTION)

N.T.S.



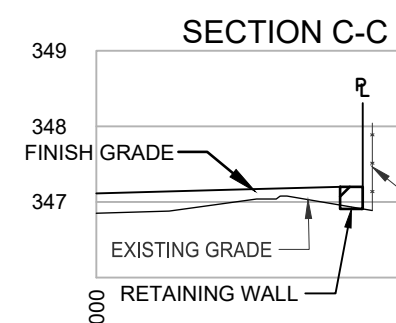
ASPHALT PAVEMENT

N.T.S.



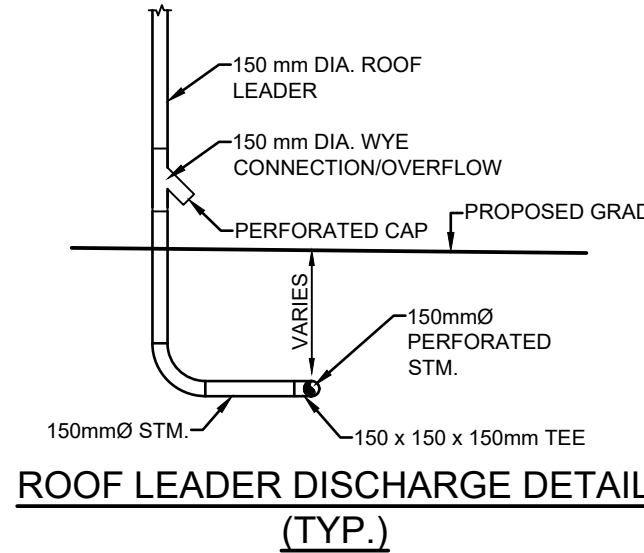
SECTION A-A

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SECTION C-C

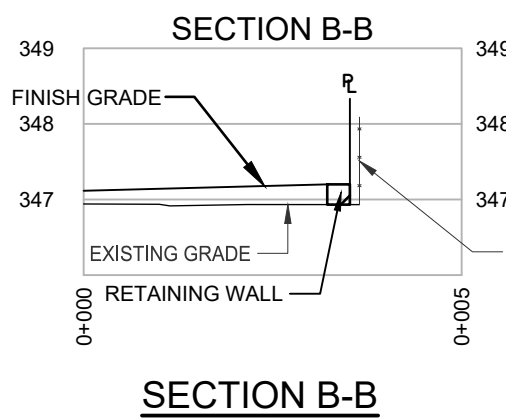
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ROOF LEADER DISCHARGE DETAIL

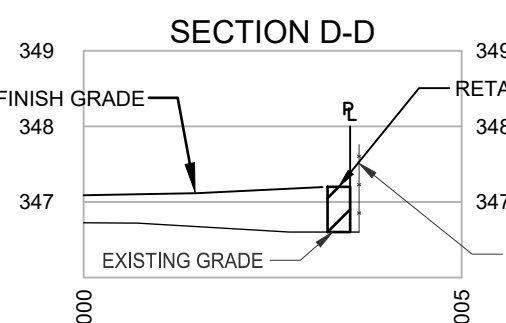
(TYP.)

N.T.S.



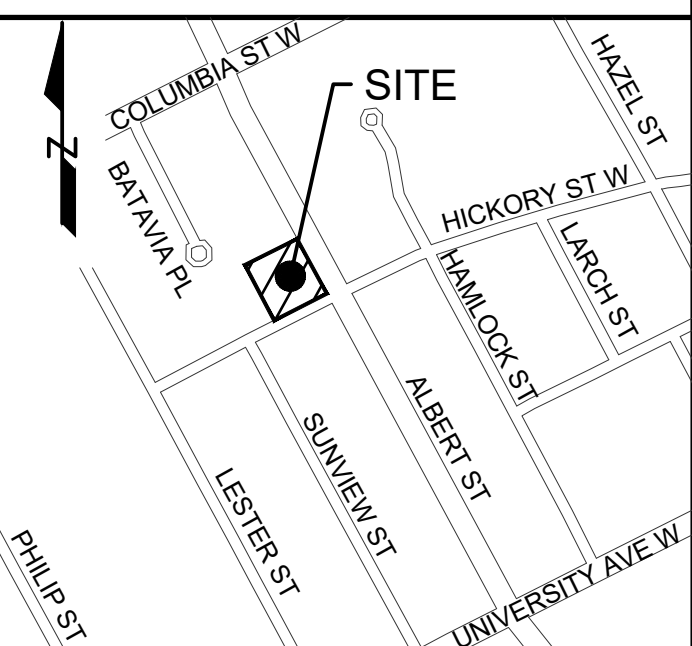
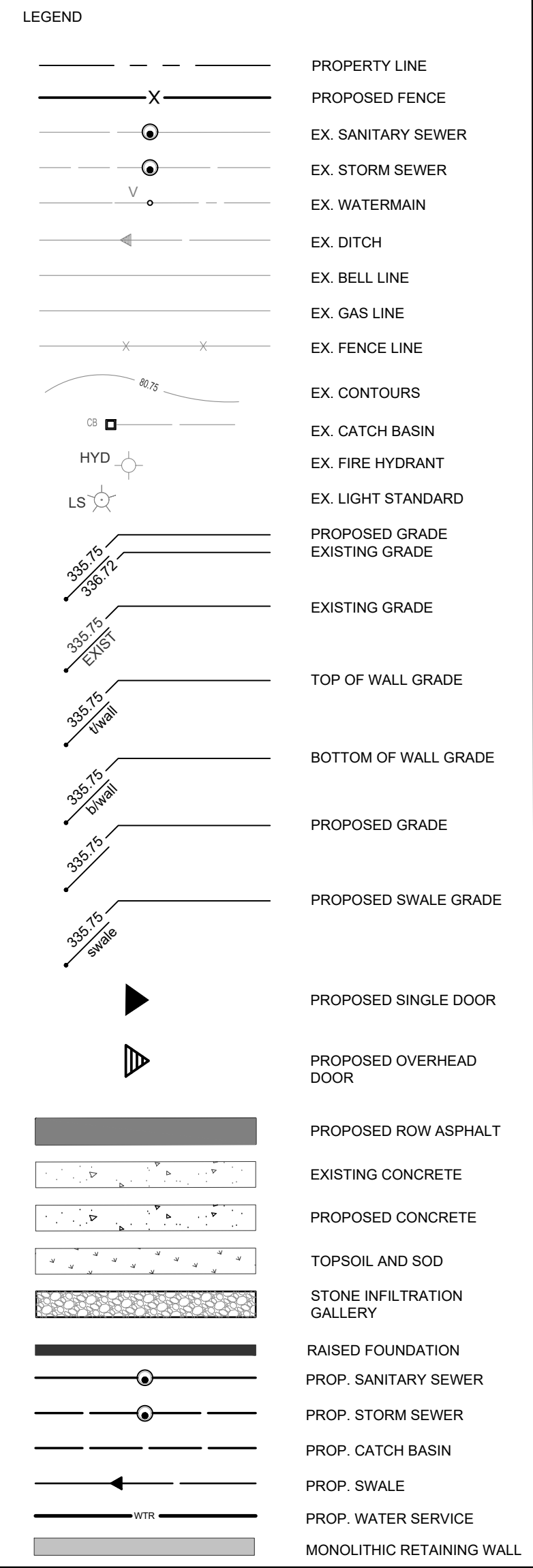
SECTION B-B

1:100



SECTION D-D

1:100



CITY OF WATERLOO
N.T.S.

NOTES

- EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 1, 2023.
- SITE PLAN PROVIDED BY NEO ARCHITECTURE INC. ON SEPTEMBER 19, 2025

I HEREBY CERTIFY THAT THESE SITE GRADING, DRAINAGE AND SILTATION EROSION CONTROL AND STORM WATER MANAGEMENT PLANS CONFORM TO THE LANDSCAPE PLANS FOR THIS PROJECT.

October 24, 2025

DATE

SIGNATURE OF LANDSCAPE ARCHITECT

October 24, 2025

DATE

SIGNATURE OF CONSULTING ENGINEER

BENCHMARK INFORMATION:

THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

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3	02/12/2025	ISSUED FOR BUILDING PERMIT	S.P
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1	6/13/2024	ISSUED FOR SITE PLAN APPROVAL	S.P

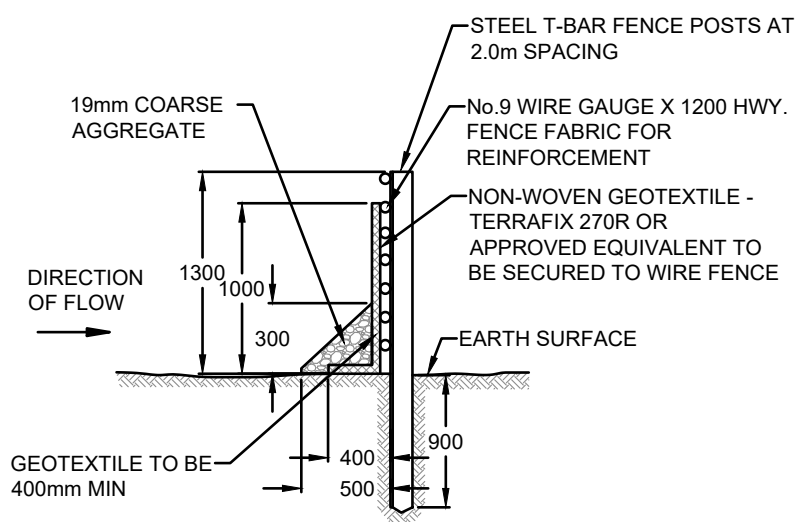
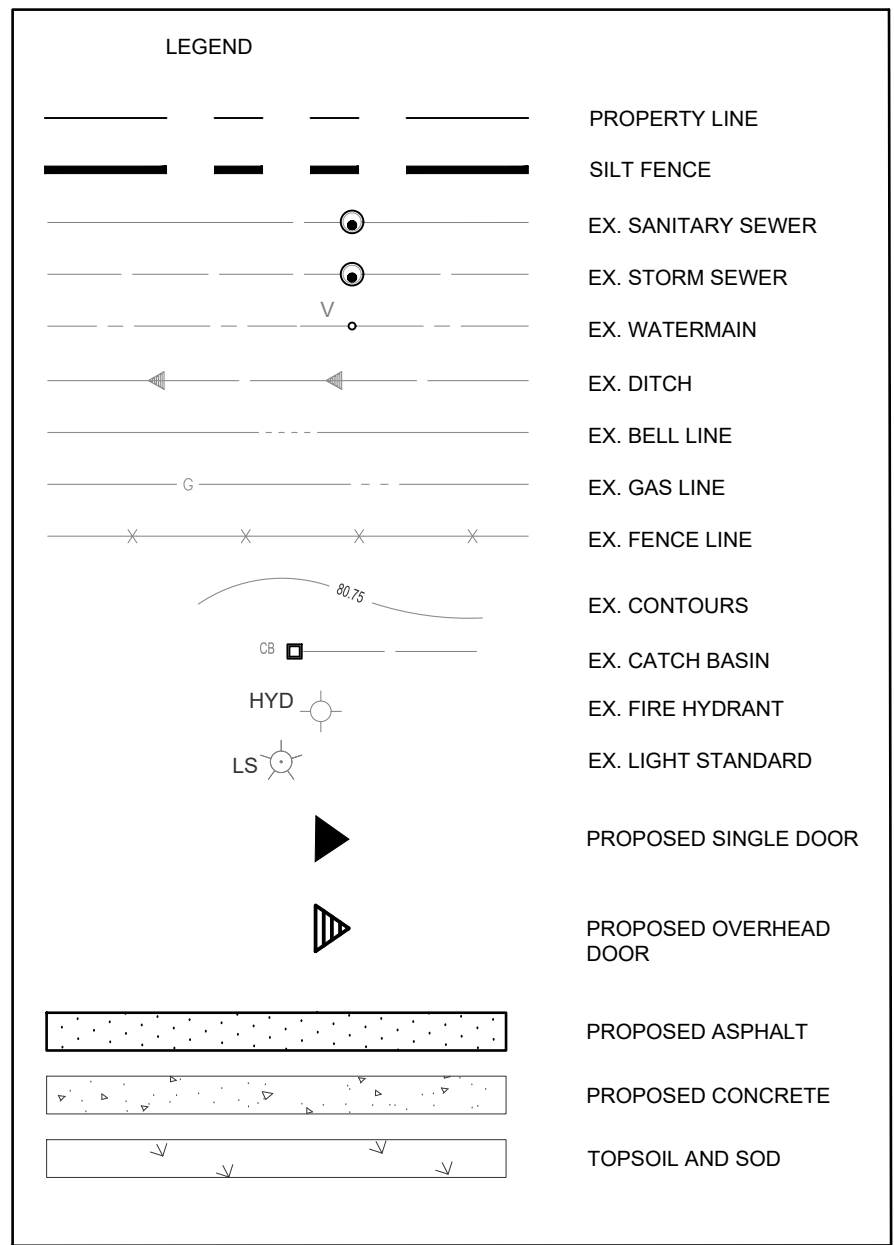


CITY OF WATERLOO

NEO ARCHITECTURE INC.

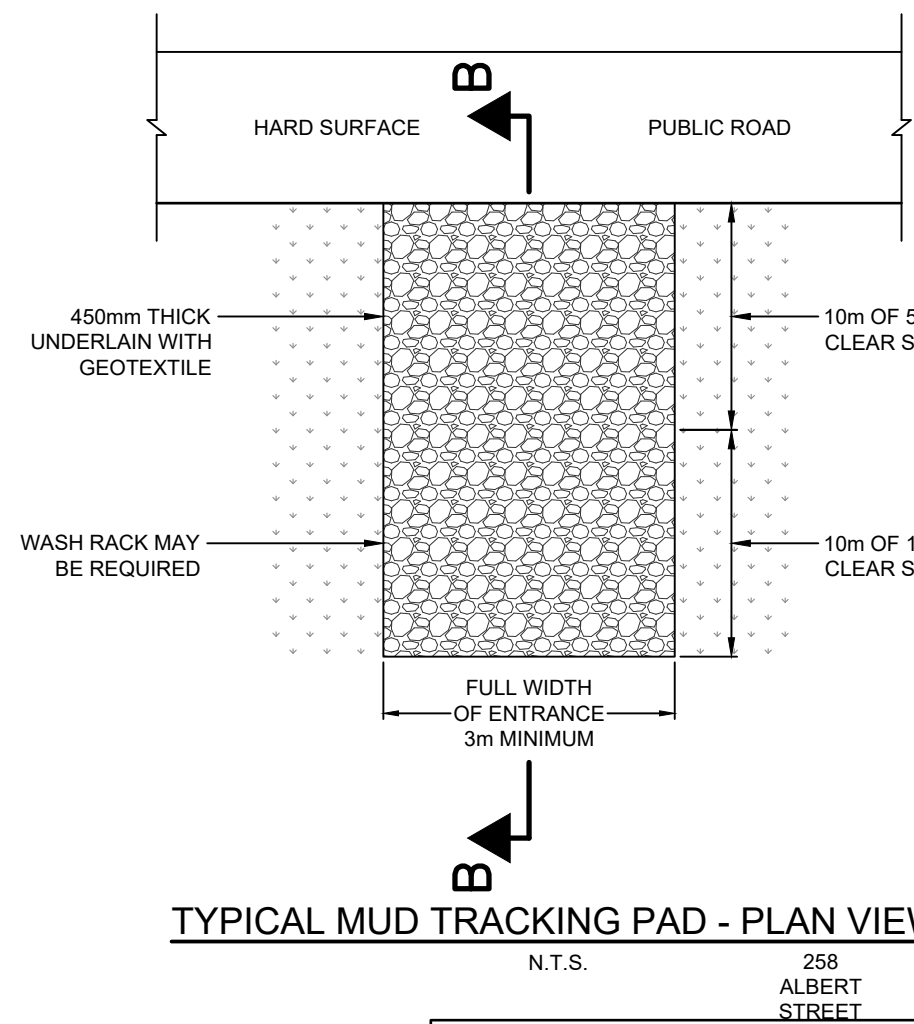
SITE GRADING AND SERVICING PLAN

DESIGNED BY: S.A.	DATE: MAY 2024	CHECKED BY: S.P.
DRAWN BY: S.A.	PROJECT No. 423035	DRAWING No. SSGP
SCALE: 1:100		

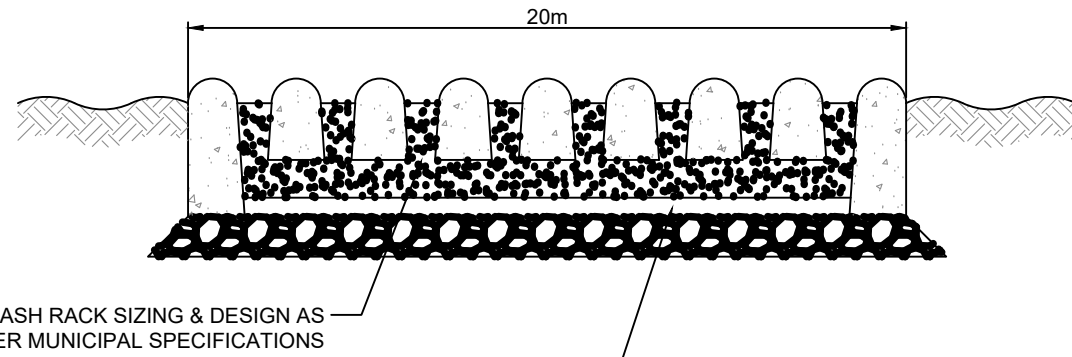


NOTES:
1. TO BE READ IN CONJUNCTION WITH OPSD 219.130.

SEDIMENT FENCE
HEAVY DUTY - NO TRENCH
N.T.S.



NOTE:
THE CONTRACTOR SHALL INSPECT MUD TRACKING PAD WEEKLY AS WELL AS AFTER ANY RAINFALL EVENT GREATER THAN 13mm. SHOULD THE MUD TRACKING PAD NOT BE FUNCTIONING AS DESIGNED, THE CONTRACTOR SHALL REPLACE THE CLEAR STONE IMMEDIATELY. LOCATION AND WIDTH OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY CONTRACTOR AND APPROVED BY THE ENGINEER.



TYPICAL MUD TRACKING PAD
SECTION B-B

N.T.S.

- 1) SITE WORKS ARE TO BE STAGED IN SUCH A MANNER THAT EROSION WILL BE MINIMIZED AND THAT BARRIERS AND SEDIMENTATION FACILITIES WITHIN THE SITE ARE PROVIDED TO CONTROL ANY EROSION THAT DOES OCCUR.
- 2) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SEDIMENT POND OR STORAGE AREA MUST BE ESTABLISHED TO COLLECT SURFACE DRAINAGE FROM ALL AREAS THAT WILL BE DISTURBED. WATER PUMPED FROM EXCAVATIONS OR DEWATERING OPERATIONS MUST BE DIRECTED TO THE SEDIMENT POND.
- 3) ALL SILT FENCING TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GRADING EXCAVATION. FABRIC SHALL BE 270R OR APPROVED.
- 4) CLEARING AND GRUBBING OF THE SITE SHOULD BE KEPT TO A MINIMUM AND VEGETATION REMOVED ONLY IN ADVANCE OF IMMEDIATE CONSTRUCTION.
- 5) STOCKPILES OF EARTH OR TOPSOIL ARE TO BE LOCATED AND PROTECTED TO MINIMIZE ENVIRONMENTAL INTERFERENCE. STOCKPILES SHOULD NOT BE LOCATED IMMEDIATELY ADJACENT TO DITCHES OR ROAD ALLOWANCES. EROSION CONTROL FENCING IS TO BE INSTALLED AROUND THE BASE OF ALL STOCKPILES. A PERIMETER DITCH LEADING TO A SETTLING AREA OR SEDIMENTATION TRAP SHOULD BE INSTALLED AROUND THE STOCKPILE.
- 6) EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MANHOLES CATCH BASINS, DITCHES, SWALES AND WATERCOURSES.
- 7) ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR IS TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
- 8) THE DESIGN CONSULTANT IS TO MONITOR EROSION CONTROL STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO CITY REQUIREMENTS.
- 9) EROSION CONTROL STRUCTURES ARE TO BE MONITORED REGULARLY AND ANY DAMAGE TO STRUCTURES REPAIRED IMMEDIATELY. INSPECTION SHALL OCCUR AFTER EVERY RAINFALL EVENT OF 13mm OR GREATER AND SEDIMENT IS TO BE REMOVED WHEN ACCUMULATION REACHES A MAXIMUM OF 1/2 THE HEIGHT OF THE SEDIMENT FENCE HEIGHT. CLOGGED FILTER MATERIALS SUCH AS CRUSHED STONE, STRAW BALES OR FILTER CLOTH MUST BE REPLACED AS REQUIRED.
- 10) ALL EROSION CONTROL STRUCTURES ARE TO REMAIN IN PLACE UNTIL ALL DISTURBED GROUND SURFACES HAVE BEEN STABILIZED EITHER BY PAVING OR RESTORATION OF VEGETATIVE GROUND COVER.
- 11) NO ALTERNATIVE METHODS OF EROSION PROTECTION SHALL BE PERMITTED UNLESS APPROVED BY THE DESIGN CONSULTANT AND THE CITY'S WORKS DEPARTMENT.
- 12) THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT CITY ROADWAYS ARE CLEANED OF ALL SEDIMENTS FROM VEHICULAR TRACKING ETC. TO AND FROM THE SITE AT THE END OF EACH WORK DAY.
- 13) ALL DISTURBED AREAS NOT INCLUDED IN CONSTRUCTION TO BE RE-TOPSOILED AND RE-SEEDED IMMEDIATELY AFTER COMPLETION OF AREA GRADING.
- 14) STOCKPILES NOT REMOVED WITHIN 30 DAYS REQUIRE STABILIZATION BY HYDROSEEDING.
- 15) EXTRA EROSION AND SEDIMENT CONTROL MATERIALS TO BE KEPT ON SITE IN ORDER TO REPAIR OR REPLACE DAMAGED SECTIONS IMMEDIATELY.

1. WHEN WORKING WITHIN THE ROAD ALLOWANCE, A WORK PERMIT WILL BE REQUIRED. THE CONTRACTOR MUST CONTACT HELGA BOWMAN AT HELGA.BOWMAN@WATERLOO.CA OR 519-866-2310 X3270 FOR FURTHER INFORMATION ON THE WORK PERMIT.
2. THE WORK IN THE RIGHT-OF-WAY WILL BE SUBJECT TO INSPECTION BY THE CITY UTILITY SERVICES DIVISION. CONTRACTOR SHALL CONTACT THE INSPECTOR FOR ALL SERVICE INSTALLATIONS PRIOR TO BACKFILLING SERVICES. PLEASE CONTACT INSPECTOR, SERVICE/INSPECTIONS@WATERLOO.CA.
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4. AT NO POINT DURING AND AFTER CONSTRUCTION THAT STORM DRAINAGE SHOULD CAUSE DAMAGE OR ADVERSE EFFECTS TO ANY ADJACENT PROPERTY INCLUDING ROADS AND PUBLIC LANDS. THE INTENT OF THE LOT GRADING CRITERIA IS TO PROVIDE FOR POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PERMIT THE REASONABLE USE OF THE PROPERTY.
5. PROPER SITE DRAINAGE SHOULD NOT CAUSE DAMAGE OR ADVERSE EFFECTS TO ANY ADJACENT PROPERTY INCLUDING ROADS AND PUBLIC LANDS. SITE MUST BE GRADED TO MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
6. THE SIDEWALK SHOULD BE MAINTAINED AND OPENED AS MUCH AS POSSIBLE DURING CONSTRUCTION.

CITY OF WATE
N.T.S.

NOTES

1. EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON MAY 1, 2023.
2. SITE PLAN PROVIDED BY NEO ARCHITECTURE INC. ON SEPTEMBER 19, 2025

I HEREBY CERTIFY THAT THESE SITE GRADING, DRAINAGE AND
SILTATION EROSION CONTROL, AND STORM WATER MANAGEMENT
PLANS CONFORM TO THE THE LANDSCAPE PLANS FOR THIS PROJECT.

October 24, 2025


SIGNATURE OF LANDSCAPE ARCHITECT

October 24, 2025

SIGNATURE OF CONSULTING ENGINEER

BENCHMARK INFORMATION:

THE POSITION OF VOLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUL UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

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NO.	DATE	ISSUE/REVISION	APP



CITY OF WATERLOO

NEO ARCHITECTURE INC

EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY: S.A.	DATE: MAY 2024	CHECKED BY: S.P.
DRAWN BY: S.A.	PROJECT No.	DRAWING No.
SCALE: 1:100	423035	ERC