91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

ISSUED FOR TENDER
2021.10.05

aba architects inc.
101 Randall Drive, Unit B, Waterloo ON, TEL 519 884 2711 www.abarchitect.ca
ARCHITECTURAL

MTE
CIVIL / STRUCTURAL

Hill Design Studio INC
226-686-0700 www.hilldesign.ca
LANDSCAPE

DEI Consulting Engineers
MECHANICAL | ELECTRICAL | AQUATIC
MECHANICAL / ELECTRICAL

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C:\Users\NatalieW\Documents\2018-193 91-97 Milford Ave_Central_nwhiteside@abarchitect.ca.rvt

DRAWING SYMBOLS LEGEND

DRAWING NUMBER

A1.1

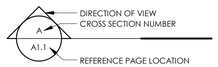
- A - ARCHITECTURAL
- C - CIVIL
- ID - INTERIOR DESIGN
- L - LANDSCAPE
- S - STRUCTURAL
- M - MECHANICAL
- E - ELECTRICAL

- 0.1 - PROJECT INFORMATION
- 1.1 - FLOOR PLANS
- 2.1 - REFLECTED CEILING PLANS
- 3.1 - ENLARGED FLOOR PLANS
- 4.1 - BUILDING ELEVATIONS
- 5.1 - CROSS SECTIONS
- 6.1 - STAIR PLANS AND SECTIONS

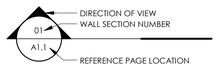
TITLE LABEL



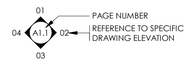
CROSS SECTION KEY



WALL SECTION KEY



INTERIOR ELEVATION



DETAIL KEY



DATUM — 1/O GROUND FLOOR 100.00

GRID — A

ELEVATIONS TAG

NOTE 01

NOTE 02

DOOR NUMBER — D01

WINDOW NUMBER — W1

ROOM LABEL — LOBBY 10

CEILING HEIGHT — 2450 A.C.T.

ELEVATION HEIGHT — 100.00

CONSTRUCTION TYPE — WS1

FINISH TYPE — PT-X

FURNITURE TYPE — PD-X

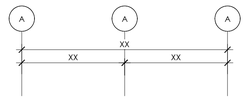
REVISION — 01

FLOORING DIRECTION

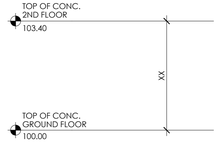
FLOORING TRANSITION

DENOTES DIMENSION — XX

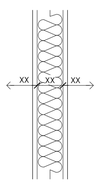
DIMENSION FROM GRID LINE TO GRID LINE



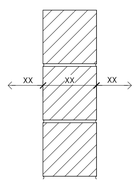
DIMENSION STYLE FROM FLOOR LEVEL TO FLOOR LEVEL



DIMENSION STYLE TO FACE OF STUD PARTITION



DIMENSION STYLE TO OUTSIDE FACE OF CONCRETE OR MASONRY BLOCK WALL



ABBREVIATIONS

A

@	AT
AB	AIR BARRIER
AC	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
AF	ACCESS FLOOR
AFF	ABOVE FINISHED FLOOR
AIFB	ASPHALT IMPREGNATED FIBRE BOARD
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AUD	AUDITORIUM
AVB	AIR / VAPOUR BARRIER
AV	AUDIO / VISUAL

B

BD	BOARD
BEW	BOTTOM EACH WAY
BF	BARRIER FREE
BG	BUMPER GUARD
BLDG	BUILDING
BLK	BLOCK
BLL	BOTTOM LOWER LAYER
BM	BENCH MARK
BP	BASE PLATE
BR	BRICK
BRD	BOARD
BSMT	BASEMENT
BSP	BENT STEEL PLATE
BTM	BOTTOM
BTW	BETWEEN
BU	STEEL BUILT UP (TO OWSJ)
BUL	BOTTOM LOWER LAYER

C

CA	CLEAN ANODIZED
CB	CATCH BASIN
CBD	CEMENT BOARD
c/c	CENTER TO CENTER
CG	CORNER GUARD
CJ	CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	COLOUR
CLST	CLOSET
CMP	COMPOSITE METAL PANEL
COL	COLUMN
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONC	CONCRETE
COORD	COORDINATE
CORR	CORRIDOR
CP	COMMUNICATION PANEL
CPT	CARPET
CR	CARD READER
CRS	COURSE
CT	CURTAIN TRACK
c/w	COMPLETE WITH
CWT	CERAMIC WALL TILE
CIV	CIVIL

D

DEG	DEGREE
DF	DRINKING FOUNTAIN
DIA	DIAMETER
Ø	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DP	DEMOUNTABLE PARTITION
DS	DOOR SEAL
DSW	DOOR SWEEP
DT	DETAIL
DWG(S)	DRAWING(S)

E

EA	EACH
EF	EACH FACE
ELEC	ELECTRICAL
ELEV	ELEVATION
ECC	EPOXY CEILING COATING
EFC	EPOXY FLOOR COATING
EJ	EXPANSION JOINT
ELECT	ELECTRICAL
EMP	EMERGENCY POWER
ENCL	ENCLOSED
EP	ELECTRICAL PANEL
EQ	EQUAL
EQUIP	EQUIPMENT
ES	ELECTRICAL STRIKE
ESRI	ELECTRICAL STRIKE ROUGH IN
ETC	ETCETERA
EW	EACH WAY
EWC	EPOXY WALL COATING
EX	EXISTING
EXTR	EXTERIOR

F

FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FLASH	FLASHING
FND	FOUNDATION
FP	FIRE ALARM ANNUNCIATOR PANEL
FPSP	FACTORY PRIMED SITE PAINTED
FRR	FIRE RESISTANCE RATING
FS	FIRE SEPARATION

G

GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GFWB	GYPSUM FIBRE WALL BOARD
GL	GLAZING
GRAN	GRANULAR
GWB	GYPSUM WALL BOARD
GWG	GEORGIAN WIRE GLASS
GYP	GYPSUM

H

HB	HOSE BIB
HD	HEAVY DUTY
HEF	HORIZONTAL EACH FACE
HIF	HORIZONTAL INSIDE FACE
HM	HOLLOW METAL
HOF	HORIZONTAL OUTSIDE FACE
HORIZ	HORIZONTAL
HR	HOUR
HRL	HAND RAIL
HSS	HOLLOW STRUCTURAL STEEL
HT	HEIGHT
HTR	HEATER
HP	HIGH POINT

I

IIC	INCLUDED IN CONTRACT
ID	INSIDE DIMENSION
IF	INSIDE FACE
IHM	INSULATED HOLLOW METAL
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
IRWB	IMPACT RESISTANT WALL BOARD

J

JAN	JANITOR
JT	JOINT

K

KP	KICKPLATE

L

LAM	LAMINATE
LAV	LAVATORY
LSG	LAMINATED SAFETY GLASS
LTWT	LIGHT WEIGHT
LP	LOW POINT

M

MAG	MAGNETIC LOCK
MANUF	MANUFACTURED
MAX	MAXIMUM
MAT	MATERIAL
MDF	MEDIUM DENSITY FIBRE BOARD
MECH	MECHANICAL
MED	MEDIUM
MEMB	MEMBRANE
MEZZ	MEZZANINE
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MAGNETIC LOCK
MLRI	MAGNETIC LOCK ROUGH IN
MO	MASONRY OPENING
MT	METAL
MTD	MOUNTED

N

NBC	NATIONAL BUILDING CODE
NIC	NOT IN CONTRACT
NFHB	NON FREEZER HOSE BIB
No	NUMBER
NTS	NOT TO SCALE

O

OBC	ONTARIO BUILDING CODE
o/c	ON CENTER
OD	OUTSIDE DIMENSION
OF	OUTSIDE FACE
OFFC	OFFICE
OH	OVERHEAD
OPDS	ONTARIO PROVINCIAL STANDARD DETAIL
OPSS	ONTARIO PROVINCIAL STANDARD SPECIFICATION
OSB	ORIENTED STRAND BOARD
OWSJ	OPEN WEB STEEL JOIST

P

PB	PUSH BUTTON
PED	PEDESTAL
P.LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
POLY	POLYETHENE
PREFIN	PREFINISHED
PT	PRESSURE TREATED
PTD	PAINTED

R

RA	ROOF ANCHOR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REINF	REINFORCED
REQ'D	REQUIRED
REQ'TS	REQUIREMENTS
RFE	RECESSED FIRE EXTINGUISHER
RHC	RECESSED HEATING CABINET
RM	ROOM
RO	ROUGH OPENING
RS	ROOF SCUPPER
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER

S

SC	SAWCUT
SHT	SHEET
SIM	SIMILAR
SPC	STANDPIPE CONNECTION
SPEC	SPECIFICATION
SPF	SPRUCE PINE FIR
SQ.FT	SQUARE FOOT
SQ.M	SQUARE METERS
SS	STAINLESS STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
STL	STEEL
STM	STORM
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SWRD	SIDE WALL ROOF DRAIN

T

TB	THERMALLY BROKEN
TBHM	THERMALLY BROKEN HOLLOW METAL
TD	TERRACE DRAIN
TEMP	TEMPERED
TH	THICK
TJ	TIE JOIST
TLL	TOP LOWER LAYER
T/O	TOP OF
TRANS.	TRANSITION
TUL	TOP UPPER LAYER
TYP.	TYPICAL

U

U/G	UNDERGROUND
U.N.O.	UNLESS NOTED OTHERWISE
UR	URINAL
U/S	UNDERSIDE OF

V

VB	VAPOUR BARRIER
VC	VALVE CABINET
VCT	VINYL COMPOSITE TILE
VEST	VESTIBULE
VERT	VERTICAL
VEF	VERTICAL EACH FACE
VIF	VERTICAL INSIDE FACE
VOF	VERTICAL OUTSIDE FACE

W

W	WIDE
WC	WATER CLOSET
WD	WOOD
WFE	WALL MOUNTED FIRE EXTINGUISHER
WV	WATER VALVE
WWM	WELDED WIRE MESS
w/o	WITHOUT
W/R	WASHROOM
w/	WITH

GENERAL INFORMATION

1. DO NOTE SCALE DRAWINGS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE AND SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
3. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL DRAWINGS, AND GEOTECHNICAL REPORT.
4. ALL MATERIAL AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CANADIAN CONSTRUCTION STANDARDS AND CURRENT APPLICABLE BUILDING CODE AND GOVERNING REGULATIONS.
5. WORK SHALL BE PERFORMED IN A MANNER THAT WILL MINIMIZE THE INTERRUPTION OF ACCESS IN ALL AREAS AFFECTED BY CONSTRUCTION. EMERGENCY EXITING SHALL BE MAINTAINED AT ALL TIMES.
6. ALL MATERIAL USED FOR NEW CONSTRUCTION SHALL BE NEW AND FREE OF DEFECTS. CONTRACTOR WILL BE RESPONSIBLE TO PATCH, REPAIR AND MAKE GOOD ALL AREAS AFFECTED BY THE WORK INCLUDING MECHANICAL AND ELECTRICAL PATCH AND REPAIRS.
7. SUPPLY AND MAINTAIN ON A DAILY BASIS ALL INTERIOR AND EXTERIOR TEMPORARY COVERINGS, FENCING, TARPING, HOARDING, FLOOR PLATES, SIGNAGE AND OTHER SEPARATIONS REQUIRED TO MAINTAIN THE SAFETY OF THE PUBLIC AND PROVIDE ACCESS TO STORES AND SHOPS DURING WORK OF THIS CONTRACT. COORDINATE THESE PROTECTIVE MEASURES WITH OWNER AND INDIVIDUAL STORE AND SHOP OWNERS. REMOVE AND/OR DISPOSE OF ALL FROM SITE AFTER COMPLETION OF WORK OF THIS CONTRACT.
8. MAINTAIN A CLEAN AND ORDERLY SITE AT ALL TIMES.
9. COORDINATE WITH OWNER STAGING AREAS FOR SITE TRAILER AND MATERIALS STORAGE.
10. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUBCONTRACTORS TO VISIT THIS SITE AND FAMILIARIZE THEMSELVES WITH ALL ASPECTS OF THIS PROJECT.
11. COORDINATE WITH OWNER ANY STAGING OF WORK AND/OR THE DISRUPTION OF PARKING AND TRAFFIC FLOW.
12. THE DRAWINGS INDICATE THE PHYSICAL DIMENSIONS, EXISTING LEVELS AND SIMILAR ITEMS BEING INDICATED WHERE KNOWN. ALL INFORMATION OF THE WORK, BUT WITH NO SPECIFIC REPRESENTATION EITHER EXPRESSED OR IMPLIED, AS TO COMPLETENESS OR ACCURACY. BE RESPONSIBLE FOR ANY DEDUCTIONS OR CONCLUSIONS MADE ON THE BASIS OF THIS INFORMATION AND THAT OF ANY ADDITIONAL SITE INSPECTIONS IF MADE.
13. THE HIGHEST QUALITY PRACTICES, SET BY THE APPROPRIATE TRADE, GUILD, OR INDUSTRY-ACCEPTED AUTHORITY SHALL GOVERN WORK.
14. CONTRACTOR WILL REVIEW ALL RECEIVED DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK CAN BE BUILT AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS FOR CLARIFICATION, OR EXCEPTIONS TO BEST TRADE PRACTICES ON EXISTING AND PROPOSED WORK TO THE DESIGNER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
15. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES, AND PROTECT AREAS ADJACENT TO SCOPE AREA OF WORK FROM DAMAGE.

HATCHING LEGEND

- EXISTING
- BRICK
- RIGID INSULATION
- SOILS
- UNDISTURBED SOILS
- CONCRETE BLOCK
- SEMI-RIGID INSULATION
- GRANULAR
- CONCRETE
- SPRAY FOAM INSULATION
- ROOFING
- PRECAST CONCRETE PANEL
- BATT INSULATION
- GYPSUM WALL BOARD
- STEEL
- FINISH WOOD
- FIRESTOPPING
- PLYWOOD
- WOOD BLOCKING
- SPRAY APPLIED FIRE PROOFING
- SHEATHING/ FIBREBOARD
- RESERVED

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

No.	REVISIONS	DATE

ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

aba architects inc.
102 Ronald Drive, Unit B, Waterloo, ON, N2J 4T8 (519) 888-9777, 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

GENERAL PROJECT INFORMATION

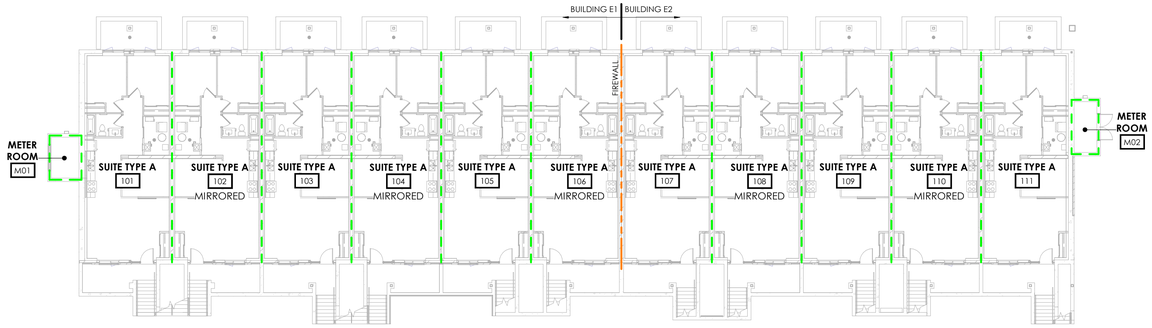
SCALE: N.T.S.

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A0.1

2021.10.12 1:12:43 PM C:\Users\NatalieW\Documents\2018-193 91-97 Milford Ave_Central_nwhiteside@abarchitect.ca.rvt



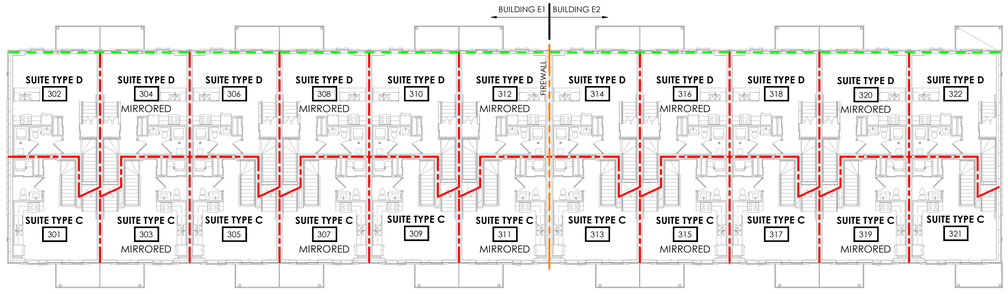
1 A0.2 OBC PLAN - BASEMENT

1 : 200



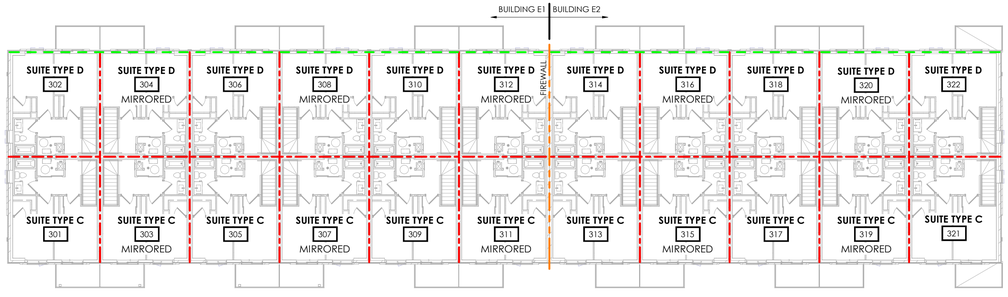
2 A0.2 OBC PLAN - GROUND FLOOR

1 : 200



3 A0.2 OBC PLAN - SECOND FLOOR

1 : 200



4 A0.2 OBC PLAN - THIRD FLOOR

1 : 200

OBC PLAN LEGEND

- 0 HOUR FIRE RATING
- 3/4 HOUR FIRE RATING
- 1 HOUR FIRE RATING
- 2 HOUR FIRE WALL
- TRAVEL DISTANCE

NOTE:
REFER TO FLOOR PLANS FOR WALL TYPES THAT ARE LOAD BEARING AND REQUIRE A FIRE RESISTANCE RATING.

PROJECT NORTH

OBC MATRIX - Building E1

Item	Ontario Building Code Data Matrix							OBC References		
1	Project Description: **Milford Townhouses - BLDG E1** ■ New □ Addition Project Address: **91-97 Milford Avenue, Waterloo, Ontario** □ Change of Use □ Alteration							□ Part 3 2.1.1.	■ Part 9 2.1.1. 9.10.3.	□ Part 11 11.1 to 11.4
2	Major Occupancy(s): **Group C**							3.1.2.1.(1)	9.10.2.	
3	Building Area (m²): Existing: 0			New: **588.0**			Total: **588.0**	1.1.3.2.	1.1.3.2.	
4a	Gross Floor Area (m²): Existing: 0			New: **1,736.5**			Total: **1,736.5**	1.1.3.2.	1.1.3.2.	
4b	Basement Area (m²): Existing: 0			New: **588.0**			Total: **588.0**	1.1.3.2.	1.1.3.2.	
5	Number of Storeys: Below Grade: **1** Above Grade: **3**							3.2.1.1&1.1.3.2	9.10.4.	
6	Height of Building (m): **10.36**									
7	Number of Streets/ Access Routes: **1**							3.2.2.10. & 3.2.5.5.	9.10.20.	
8	Building Classification: **Part 9 - Group C**							3.2.2.20-83	9.10.2.	
9	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.	9.10.8.2.	
10	Standpipe Required: □ Yes ■ No							3.2.9.		
11	Fire Alarm Required: □ Yes ■ No							3.2.4.	9.10.18.	
12	Water Service / Supply is Adequate: ■ Yes □ No							3.2.5.7.		
13	High Building: □ Yes ■ No							3.2.6.		
14	Permitted Construction: □ Combustible □ Non-Combustible ■ Both Actual Construction: □ Combustible □ Non-Combustible ■ Both							3.2.2.20-83	9.10.6.	
15	Mezzanine(s) Area (m²): **N/A**							3.2.1.1.(3)-(8)	9.10.4.1.	
16	Occupant Load: □ m²/ person ■ Design of Building							3.1.17.1.	9.9.1.3.	
	Basement	Occupancy: **2 persons / bedroom**		Load: **24** Persons						
	1st Floor	Occupancy: **2 persons / bedroom**		Load: **24** Persons						
	2nd Floor	Occupancy: **2 persons / bedroom**		Load: **0** Persons						
	3rd Floor	Occupancy: **2 persons / bedroom**		Load: **48** Persons						
	TOTAL			Load: **96** Persons						
17	Barrier-free Design: □ Yes ■ No							3.8.	9.5.2.	
18	Hazardous Substances: □ Yes ■ No							3.3.1.2.(1) & 3.3.1.19.(1)	9.10.1.3.(4)	
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SB-3)				3.2.2.20-83 & 3.2.1.4.	9.10.8. 9.10.9. 9.10.9.4.(2)	
		Floor: **3/4 HR OR 1 HR**		**SB-3**						
		Roof: **N/A**		-						
		Mezz: **N/A**		-						
		Supporting Members FRR (Hours)		Listed Design No. or Description (SB-3)						
		Floor: **3/4 HR**		**SB-3**						
		Roof: **N/A**		-						
		Mezz: **N/A**		-						
20	Spatial Separation - Construction of Exterior Walls:							3.2.3.	9.10.14.	
	Building Face	Area of EBF (m²)	L.D. (m)	L/H Ratio	Permitted U.O.'s (%)	Proposed U.O.'s (%)	FRR (Hours)	Listed Design or Description	Combustible Construction	Non-Comb. Cladding	Non-Comb. Construction
	North								■	□	□
	East			**REFER TO CALC'S ON PAGE A0.3**					■	□	□
	West								■	□	□
	South								■	□	□

Notes:

9.10.8.1.(1) and Table 9.10.8.1. Floor to have a minimum of 45min. *fire-resistance rating* unless otherwise provided in Subsection 9.10.8.

9.10.9.4.(2) Floor assemblies contained within *dwelling units* need not to be constructed as *fire separations*.

9.10.9.14.(1) Except as provided in Sentences (2) and (3) and Article 9.10.21.2., *suites* in *residential occupancies* shall be separated from adjacent rooms and *suites* by a *fire separation* having a *fire-resistance rating* of not less than 45min.

9.10.9.14.(3) *Dwelling units* that contain 2 or more *storeys* including *basements* shall be separated from the remainder of the *building* by a *fire separation* having a *fire-resistance rating* of not less than 1h.

OBC MATRIX - Building E2

Item	Ontario Building Code Data Matrix							OBC References		
1	Project Description: **Milford Townhouses - BLDG E2** ■ New □ Addition Project Address: **91-97 Milford Avenue, Waterloo, Ontario** □ Change of Use □ Alteration							□ Part 3 2.1.1.	■ Part 9 2.1.1. 9.10.3.	□ Part 11 11.1 to 11.4
2	Major Occupancy(s): **Group C**							3.1.2.1.(1)	9.10.2.	
3	Building Area (m²): Existing: 0			New: **490.7**			Total: **490.7**	1.1.3.2.	1.1.3.2.	
4a	Gross Floor Area (m²): Existing: 0			New: **1,448.6**			Total: **1,448.6**	1.1.3.2.	1.1.3.2.	
4b	Basement Area (m²): Existing: 0			New: **490.7**			Total: **490.7**	1.1.3.2.	1.1.3.2.	
5	Number of Storeys: Below Grade: **1** Above Grade: **3**							3.2.1.1&1.1.3.2	9.10.4.	
6	Height of Building (m): **10.36**									
7	Number of Streets/ Access Routes: **1**							3.2.2.10. & 3.2.5.5.	9.10.20.	
8	Building Classification: **Part 9 - Group C**							3.2.2.20-83	9.10.2.	
9	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.	9.10.8.2.	
10	Standpipe Required: □ Yes ■ No							3.2.9.		
11	Fire Alarm Required: □ Yes ■ No							3.2.4.	9.10.18.	
12	Water Service / Supply is Adequate: ■ Yes □ No							3.2.5.7.		
13	High Building: □ Yes ■ No							3.2.6.		
14	Permitted Construction: □ Combustible □ Non-Combustible ■ Both Actual Construction: □ Combustible □ Non-Combustible ■ Both							3.2.2.20-83	9.10.6.	
15	Mezzanine(s) Area (m²): **N/A**							3.2.1.1.(3)-(8)	9.10.4.1.	
16	Occupant Load: □ m²/ person ■ Design of Building							3.1.17.1.	9.9.1.3.	
	Basement	Occupancy: **2 persons / bedroom**		Load: **20** Persons						
	1st Floor	Occupancy: **2 persons / bedroom**		Load: **20** Persons						
	2nd Floor	Occupancy: **2 persons / bedroom**		Load: **0** Persons						
	3rd Floor	Occupancy: **2 persons / bedroom**		Load: **40** Persons						
	TOTAL			Load: **80** Persons						
17	Barrier-free Design: □ Yes ■ No							3.8.	9.5.2.	
18	Hazardous Substances: □ Yes ■ No							3.3.1.2.(1) & 3.3.1.19.(1)	9.10.1.3.(4)	
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)		Listed Design No. or Description (SB-3)				3.2.2.20-83 & 3.2.1.4.	9.10.8. 9.10.9. 9.10.9.4.(2)	
		Floor: **3/4 HR OR 1 HR**		**SB-3**						
		Roof: **N/A**		-						
		Mezz: **N/A**		-						
		Supporting Members FRR (Hours)		Listed Design No. or Description (SB-3)						
		Floor: **3/4 HR**		**SB-3**						
		Roof: **N/A**		-						
		Mezz: **N/A**		-						
20	Spatial Separation - Construction of Exterior Walls:							3.2.3.	9.10.14.	
	Building Face	Area of EBF (m²)	L.D. (m)	L/H Ratio	Permitted U.O.'s (%)	Proposed U.O.'s (%)	FRR (Hours)	Listed Design or Description	Combustible Construction	Non-Comb. Cladding	Non-Comb. Construction
	North								■	□	□
	West			**REFER TO CALC'S ON PAGE A0.3**					■	□	□
	East								■	□	□
	South								■	□	□

Notes:

9.10.8.1.(1) and Table 9.10.8.1. Floor to have a minimum of 45min. *fire-resistance rating* unless otherwise provided in Subsection 9.10.8.

9.10.9.4.(2) Floor assemblies contained within *dwelling units* need not to be constructed as *fire separations*.

9.10.9.14.(1) Except as provided in Sentences (2) and (3) and Article 9.10.21.2., *suites* in *residential occupancies* shall be separated from adjacent rooms and *suites* by a *fire separation* having a *fire-resistance rating* of not less than 45min.

9.10.9.14.(3) *Dwelling units* that contain 2 or more *storeys* including *basements* shall be separated from the remainder of the *building* by a *fire separation* having a *fire-resistance rating* of not less than 1h.

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No.	REVISIONS	DATE

ISSUED FOR TENDER	2021.10.05
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ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

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CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

OBC PLANS

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A0.2

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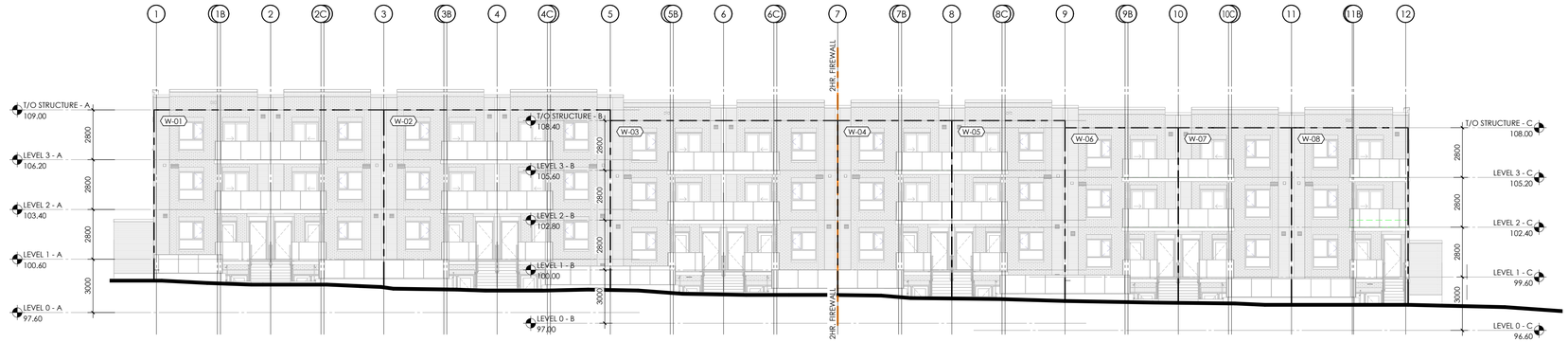
FIRE COMPARTMENT ANALYSIS

Spatial Separation - Construction of Exterior Walls:

Fire Compartment	Occupancy	Area of EBF (m²)	L.D. (m)	Permitted U.O.'s (%)	Proposed U.O.'s (%)	FRR (Hours)	Listed Design or Description
W-01	**Group C**	**126.7**	**14.3**	**100**	**100**	-	-
W-02	**Group C**	**129.1**	**14.3**	**100**	**100**	-	-
W-03	**Group C**	**124.6**	**14.3**	**100**	**100**	-	-
W-04	**Group C**	**63.7**	**13.1**	**100**	**100**	-	-
W-05	**Group C**	**64.2**	**13.1**	**100**	**100**	-	-
W-06	**Group C**	**62.5**	**13.1**	**100**	**100**	-	-
W-07	**Group C**	**63.2**	**13.1**	**100**	**100**	-	-
W-08	**Group C**	**65.4**	**13.1**	**100**	**100**	-	-
N-01	**Group C**	**42.4**	**9.1**	**100**	**100**	-	-
N-02	**Group C**	**42.4**	**9.1**	**100**	**100**	-	-
N-03	**Group C**	**42.4**	**9.1**	**100**	**100**	-	-
N-04	**Group C**	**15.2**	**9.1**	**100**	**100**	-	-
S-01	**Group C**	**41.3**	**9.8**	**100**	**100**	-	-
S-02	**Group C**	**59.4**	**9.8**	**100**	**100**	-	-
S-03	**Group C**	**26.5**	**9.8**	**100**	**100**	-	-
S-04	**Group C**	**19.6**	**9.8**	**100**	**100**	-	-
E-01	**Group C**	**36.7**	**5.4**	**67.4**	**25.3**	**3/4**	**SB-3**
E-02	**Group C**	**18.4**	**5.4**	**92.2**	**25.0**	**3/4**	**SB-3**
E-03	**Group C**	**11.3**	**5.4**	**100**	**100**	-	-
E-04	**Group C**	**35.7**	**5.4**	**65**	**26.1**	**3/4**	**SB-3**
E-05	**Group C**	**17.9**	**5.4**	**93.4**	**25.7**	**3/4**	**SB-3**
E-06	**Group C**	**10.9**	**5.4**	**100**	**100**	-	-
E-07	**Group C**	**35.7**	**5.4**	**65**	**26.1**	**3/4**	**SB-3**
E-08	**Group C**	**17.9**	**5.4**	**93.4**	**25.7**	**3/4**	**SB-3**
E-09	**Group C**	**10.6**	**5.4**	**100**	**100**	-	-
E-10	**Group C**	**35.7**	**5.4**	**65**	**26.1**	**3/4**	**SB-3**
E-11	**Group C**	**17.9**	**5.4**	**93.4**	**25.7**	**3/4**	**SB-3**
E-12	**Group C**	**11.0**	**5.4**	**100**	**100**	-	-
E-13	**Group C**	**36.0**	**5.4**	**65.7**	**25.8**	**3/4**	**SB-3**
E-14	**Group C**	**18.0**	**5.4**	**93.2**	**25.6**	**3/4**	**SB-3**
E-15	**Group C**	**10.7**	**5.4**	**100**	**100**	-	-
E-16	**Group C**	**36.0**	**5.4**	**65.7**	**25.8**	**3/4**	**SB-3**
E-17	**Group C**	**18.0**	**5.4**	**93.2**	**25.6**	**3/4**	**SB-3**
E-18	**Group C**	**10.4**	**5.4**	**100**	**100**	-	-
E-19	**Group C**	**35.7**	**5.4**	**65**	**26.1**	**3/4**	**SB-3**
E-20	**Group C**	**17.9**	**5.4**	**93.4**	**25.7**	**3/4**	**SB-3**
E-21	**Group C**	**10.2**	**5.4**	**100**	**100**	-	-
E-22	**Group C**	**35.7**	**5.4**	**65**	**26.1**	**3/4**	**SB-3**
E-23	**Group C**	**17.9**	**5.4**	**93.4**	**25.7**	**3/4**	**SB-3**
E-24	**Group C**	**11.0**	**5.4**	**100**	**100**	-	-
E-25	**Group C**	**35.7**	**5.4**	**65**	**26.1**	**3/4**	**SB-3**
E-26	**Group C**	**17.9**	**5.4**	**93.4**	**25.7**	**3/4**	**SB-3**
E-27	**Group C**	**10.8**	**5.4**	**100**	**100**	-	-
E-28	**Group C**	**35.7**	**5.4**	**65**	**26.1**	**3/4**	**SB-3**
E-29	**Group C**	**17.9**	**5.4**	**93.4**	**25.7**	**3/4**	**SB-3**
E-30	**Group C**	**10.6**	**5.4**	**100**	**37.7**	-	-
E-31	**Group C**	**36.7**	**5.4**	**67.4**	**25.3**	**3/4**	**SB-3**
E-32	**Group C**	**18.4**	**5.4**	**92.2**	**25.0**	**3/4**	**SB-3**
E-33	**Group C**	**10.4**	**5.4**	**100**	**100**	-	-



2 A0.3 WEST ELEVATION - OBC

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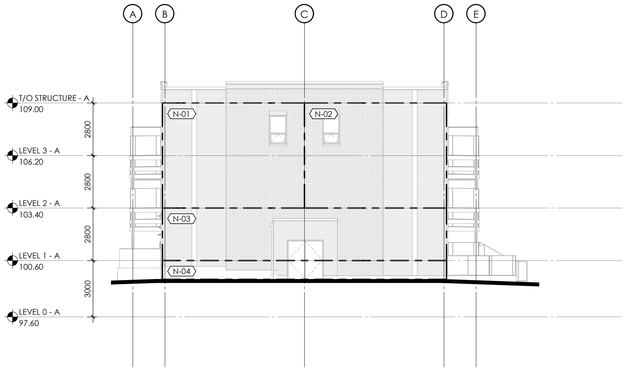
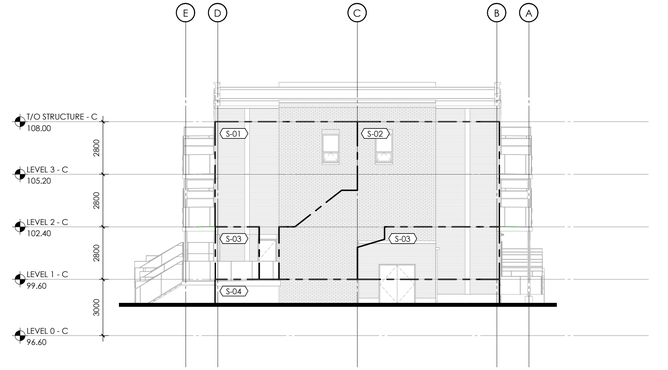


3 A0.3 NORTH ELEVATION - OBC

1 : 150



4 A0.3 SOUTH ELEVATION - OBC

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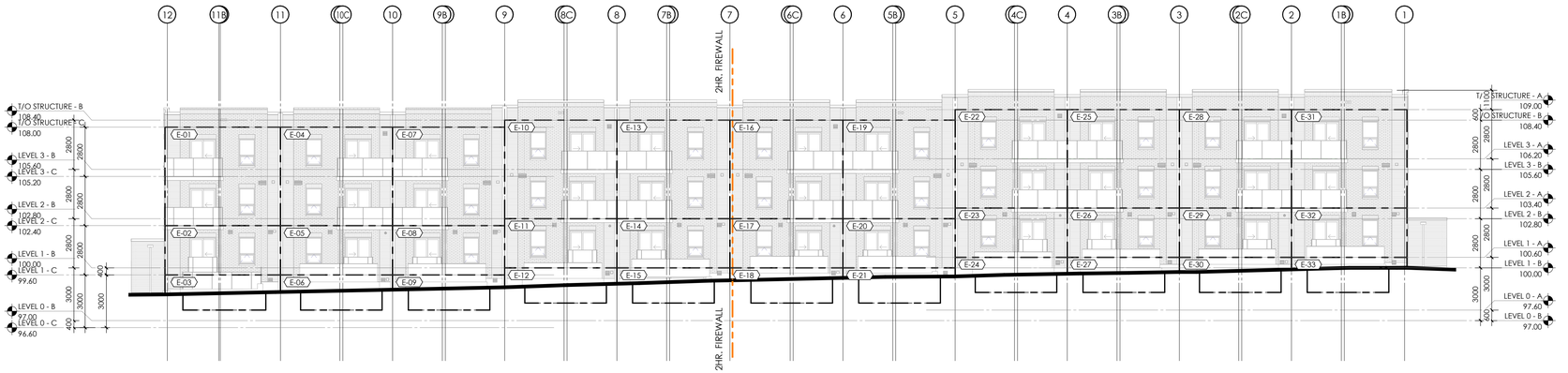

1 A0.3 EAST ELEVATION - OBC

1 : 150

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ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

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CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE. WATERLOO, ON

DRAWING TITLE

OBC ELEVATIONS

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A0.3

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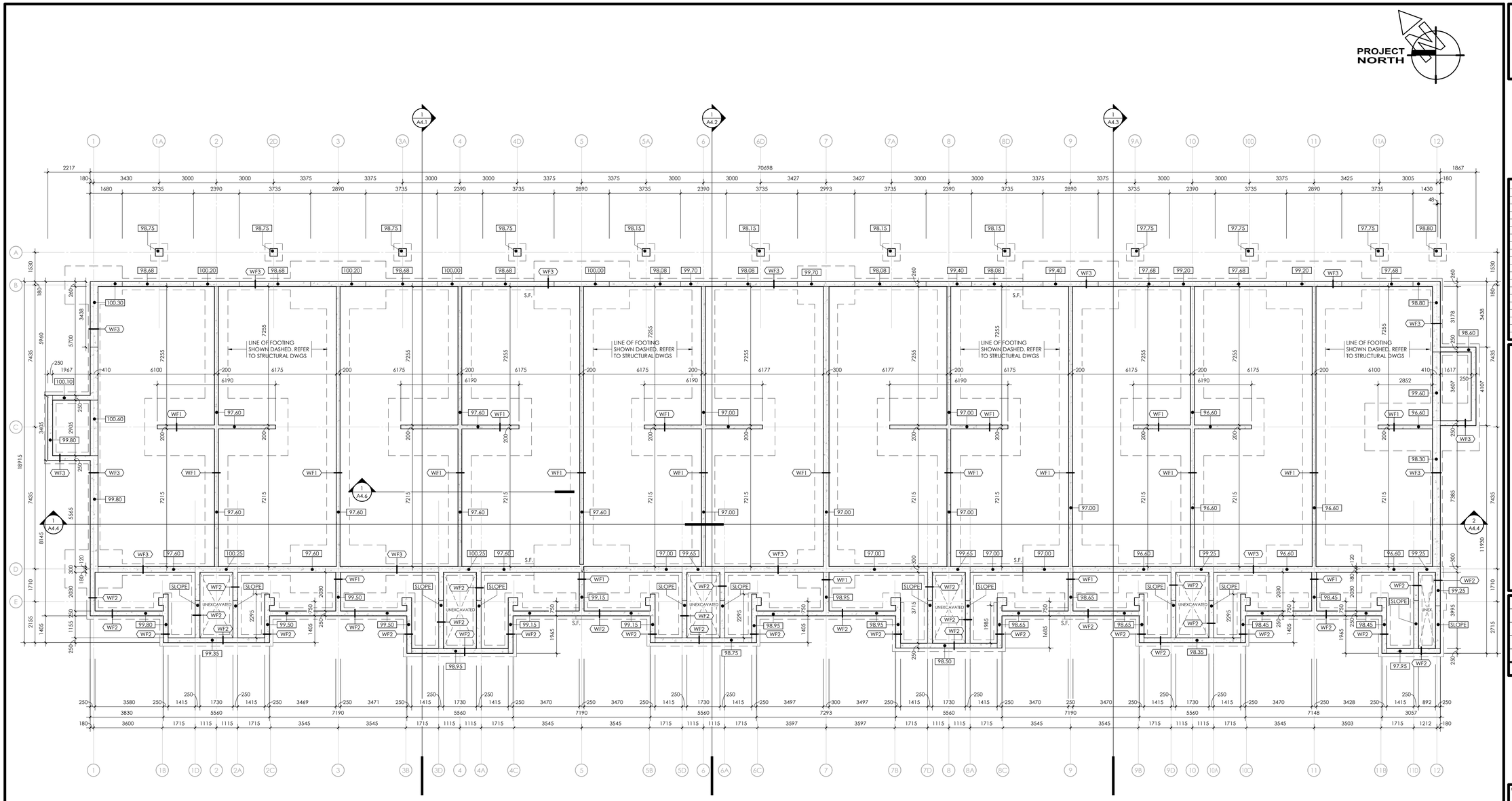

1 A1.1 FOUNDATION PLAN

1 : 100

FOUNDATION PLAN LEGEND

W--	WALL TAG: (REFER TO WALL SCHEDULE)
100.00 / +100.00	ELEVATION TAG
AD	AREA DRAIN - REFER TO MECH. DRAWINGS.
FD	FLOOR DRAIN - REFER TO MECH. DRAWINGS.
HP	HIGH POINT
S.F.	STEPPED FOOTING - REFER TO STRUCT. DRAWINGS.
SP	SUMP PIT - REFER TO MECH. DRAWINGS

FOUNDATION PLAN NOTES

1. COORDINATE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NEW INSTALLATION.
2. INTERIOR DIMENSIONS ARE TO/FROM FACE OF STRUCTURE, TO/FROM FACE OF STRUCTURE.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PORTIONS OF EXPOSED FOUNDATION WALLS ARE TO BE CARFULLY FORMED AND POURED AND THAT ALL SURFACE IMPERFECTIONS, SCUFFS, CHIPS ABRASIONS, INCLUDIONG FORM TIES ARE REMOVED AND THE SURFACES ARE MADE GOOD.
4. ALL EXTERIOR EXPOSED ARCHITECTURAL CONCRETE SURFACES TO BE SEALED.
5. GENERAL CONTRACTOR TO PROVIDE AND MAINTAIN ALL SHORING THAT IS REQUIRED FOR TEMPORARY SUPPORTS.

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No.	REVISIONS	DATE

CHRONOLOGY	DATE
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ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02

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PROJECT NAME

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91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

FOUNDATION PLAN

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A1.1

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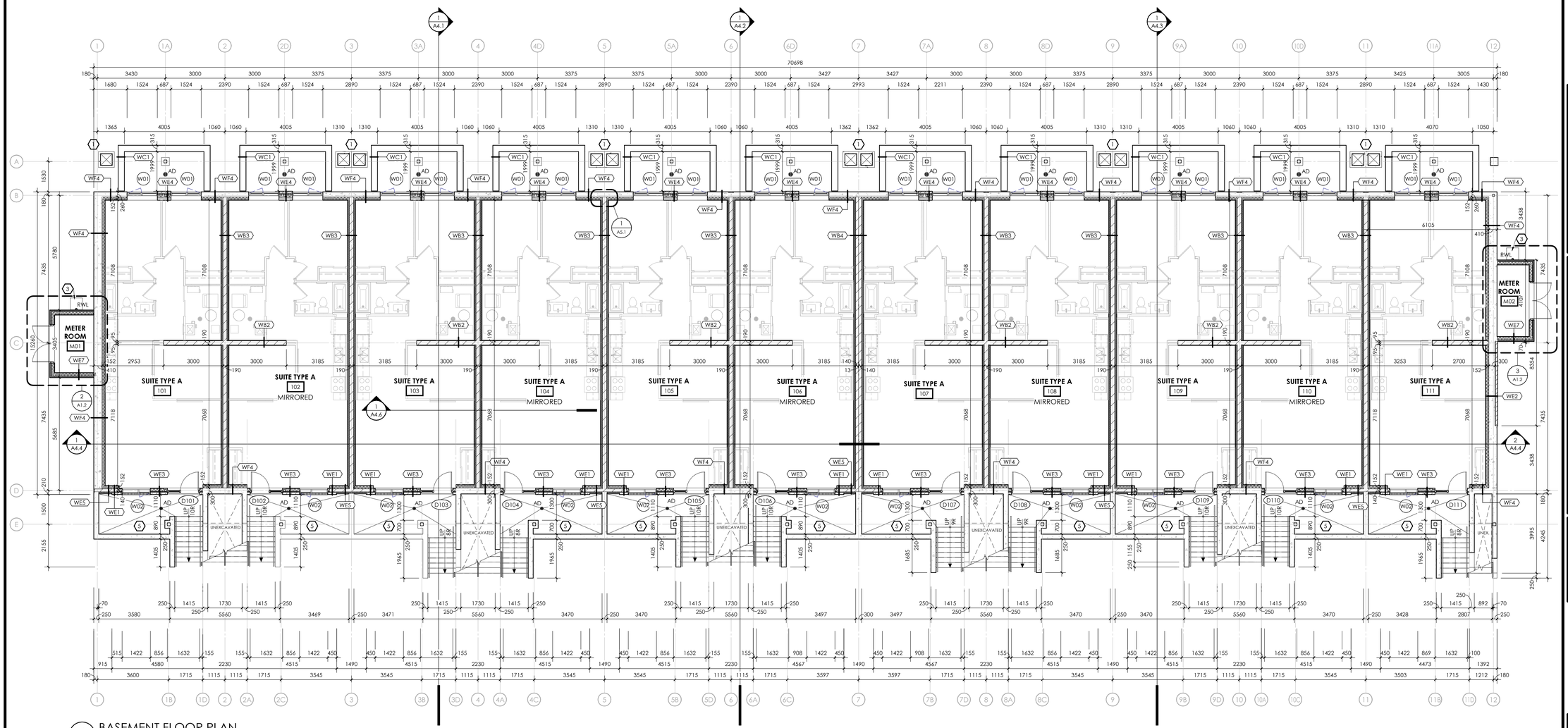
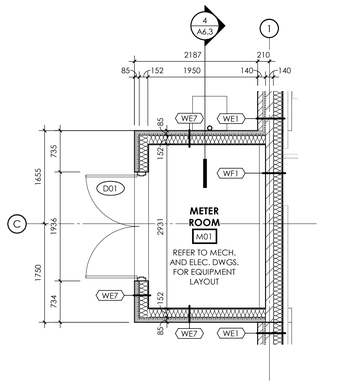
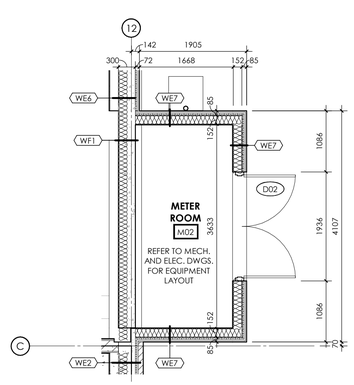


1 A1.2 BASEMENT FLOOR PLAN 1 : 100



2 A1.2 METER ROOM - NORTH 1 : 50



3 A1.2 METER ROOM - SOUTH 1 : 50

PLAN KEYNOTES

1. CONDENSING UNIT ON PEDESTAL AND PAVER STONE. REFER TO MECH. DWGS.
2. CONCRETE SKIM COAT TO CREATE SLOPE TO SCUPPER.
3. RAIN WATER LEADER DOWN TO 610x610 PRECAST CONCRETE SPLASH PAD.
4. HALF WALL TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS.
5. ALL EXPOSED CONCRETE WALLS TO USE CLEAN FORMS AND TO HAVE SANDBLASTING FINISH, FILL ALL TIE HOLES.

PLAN LEGEND

- W-- WALL TAG: (REFER TO WALL SCHEDULE)
- D-- DOOR TAG: (REFER TO DOOR SCHEDULE)
- W- WINDOW TAG: (REFER TO WINDOW SCHEDULE)
- 100.00 / 100.00 ELEVATION TAG

RWL	RAIN-WATER LEADER - REFER TO MECH. DWGS.
AD	AREA DRAIN - REFER TO MECH. DRAWINGS.
FD	FLOOR DRAIN - REFER TO MECH. DRAWINGS.
RD	ROOF DRAIN - REFER TO MECH. DRAWINGS.
RS	ROOF SCUPPER - REFER TO MECH. DRAWINGS.
RA	ROOF ANCHORS, FINAL POSITION, QUANTITY T.B.D
HP	HIGH POINT
SF	STEPPED FOOTING - REFER TO STRUCT. DRAWINGS.
SP	SUMP PIT - REFER TO MECH. DRAWINGS.
GFWP	EXTR. OUTLET (WATERPROOF) - REFER TO ELEC. DWGS.

PLAN NOTES

1. PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
2. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS, MILLWORK AND GLAZING SYSTEMS. REPORT ALL DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
3. ALL WALLS, CEILINGS AND SURFACES THAT ARE TO BE PAINTED SHALL BE REPAIRED, PATCHED AND SANDED SMOOTH, AS REQUIRED, READY FOR PAINT.
4. COORDINATE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NEW INSTALLATION.
5. INTERIOR DIMENSIONS ARE TO/FROM FACE OF STRUCTURE, TO/FROM FACE OF STRUCTURE.
6. PROVIDE FIRE STOPPING/FIRE CAULKING AT TOP OF WALL TO MAINTAIN CONTINUOUS FIRE SEPARATION.
7. FURR IN RAIN WATER LEADERS WITH 92mm METAL STUDS AND GYPSUM BOARD TO 200mm ABOVE CEILING LINE, UNLESS NOTED OTHERWISE. FOR EXACT NUMBER OF RAIN WATER LEADERS AND CHASES REFER TO MECHANICAL DRAWINGS.
10. ALL INTERIOR CONCRETE BLOCK PARTITIONS/WALLS TO EXTEND FULL HEIGHT TO U/S OF STRUCTURE UNLESS NOTED OTHERWISE. PROVIDE GAP FOR DEFLECTION AS REQUIRED.
11. ALL EXTERIOR EXPOSED ARCHITECTURAL CONCRETE SURFACES TO BE SEALED.
12. ALL AREAS DESIGNATED AS MECHANICAL SPACE TO RECEIVE FIRE STOPPING AND DAMPERS AT ALL FLOOR PENETRATIONS.
13. GYPSUM BOARD IN ALL WASHROOMS, KITCHENS AND MECHANICAL/ELECTRICAL ROOMS TO BE MOISTURE RESISTANT.
14. GENERAL CONTRACTOR TO PROVIDE AND MAINTAIN ALL SHORING THAT IS REQUIRED FOR TEMPORARY SUPPORTS.
15. SUPPLY AND INSTALL SEALANT AT LOCATIONS OF ABUTTING DISSIMILAR MATERIALS AND EQUIPMENT, VISIBLE OR OTHERWISE, TO PROTECT BUILDING COMPONENTS FROM AIR INFILTRATION AND MOISTURE PROTECTION. COLOUR TO MATCH ADJACENT SURFACE.

PROJECT NORTH

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DRAWINGS ARE NOT TO BE SCALED.

No.	REVISIONS	DATE
1	1ST SITE PLAN RESUBMISSION	2020.12.02
2	CLIENT REVISIONS	2021.01.27

ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

aba architects inc.
101 Ronald Drive, Unit 5, Markham ON L3S 1T9 (905) 471-www.abarchitects.ca

CLIENT
SUGARBUSH GARDENS INC
14 ROXBOROUGH DR., TORONTO ON

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

DRAWING TITLE
BASEMENT FLOOR PLAN

SCALE: As indicated
SHEET SIZE: 24X36
PROJECT NUMBER: 2018-193
DRAWING NUMBER: A1.2

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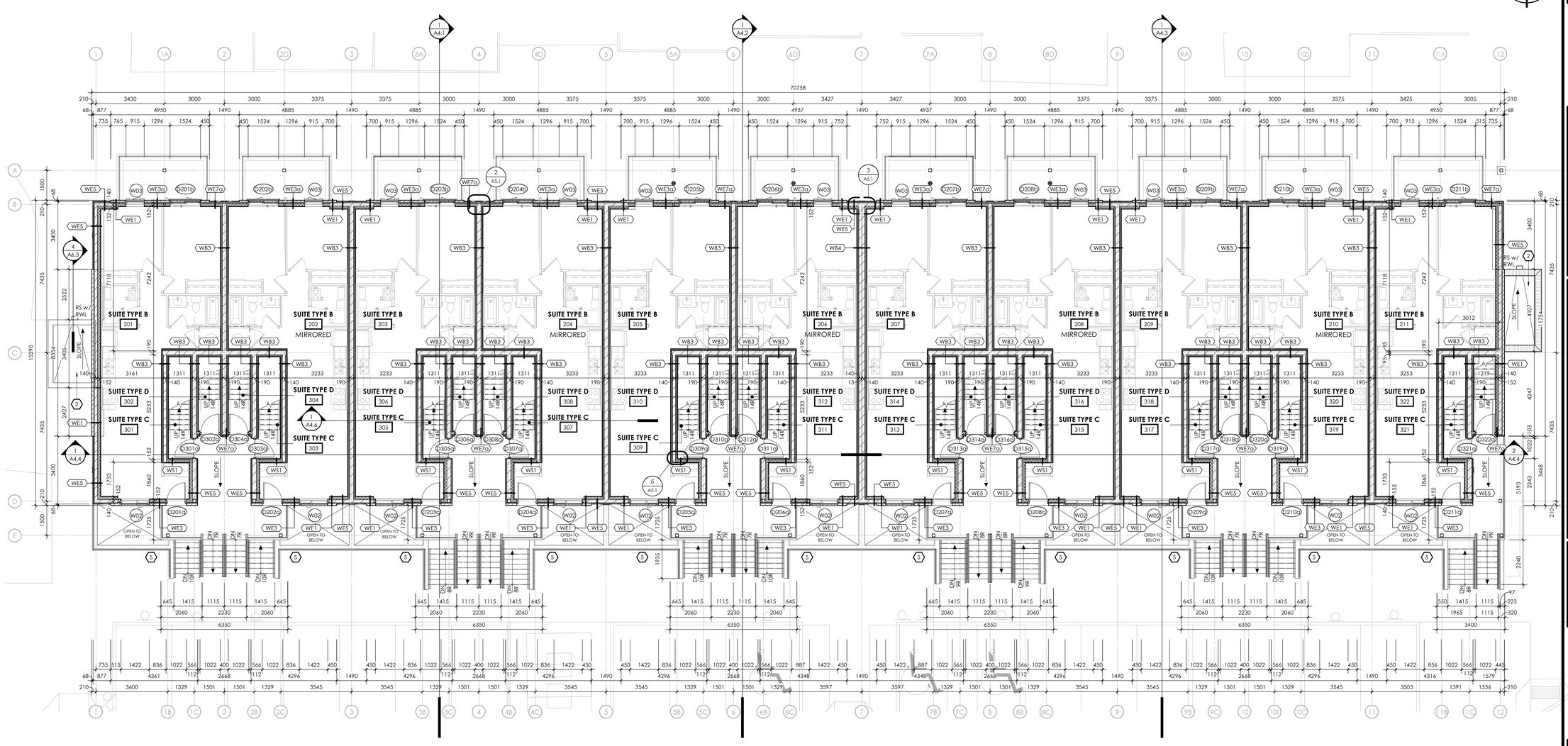

1 A1.3 GROUND FLOOR PLAN

1 : 100

PLAN KEYNOTES

1. CONDENSING UNIT ON PEDESTAL AND PAVER STONE. REFER TO MECH. DWGS.
2. CONCRETE SKIM COAT TO CREATE SLOPE TO SCUPPER.
3. RAIN WATER LEADER DOWN TO 610x610 PRECAST CONCRETE SPLASH PAD.
4. HALF WALL TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS.
5. ALL EXPOSED CONCRETE WALLS TO USE CLEAN FORMS AND TO HAVE SANDBLASTING FINISH. FILL ALL TIE HOLES.

PLAN LEGEND

- W-- WALL TAG: (REFER TO WALL SCHEDULE)
- D-- DOOR TAG: (REFER TO DOOR SCHEDULE)
- W-- WINDOW TAG: (REFER TO WINDOW SCHEDULE)
- 100.00 / + 100.00 ELEVATION TAG
- RWL RAIN-WATER LEADER - REFER TO MECH. DWGS.
- AD AREA DRAIN - REFER TO MECH. DRAWINGS.
- FD FLOOR DRAIN - REFER TO MECH. DRAWINGS.
- RD ROOF DRAIN - REFER TO MECH. DRAWINGS.
- RS ROOF SCUPPER - REFER TO MECH. DRAWINGS.
- RA ROOF ANCHORS, FINAL POSITION, QUANTITY T.B.D
- HP HIGH POINT
- SF STEPPED FOOTING - REFER TO STRUCT. DRAWINGS.
- SP SUMP PIT - REFER TO MECH. DRAWINGS.
- GFWP EXTR. OUTLET (WATERPROOF) - REFER TO ELEC. DWGS.

PLAN NOTES

1. PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
2. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS, MILLWORK AND GLAZING SYSTEMS. REPORT ALL DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
3. ALL WALLS, CEILINGS AND SURFACES THAT ARE TO BE PAINTED SHALL BE REPAIRED, PATCHED AND SANDED SMOOTH, AS REQUIRED, READY FOR PAINT.
4. COORDINATE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NEW INSTALLATION.
5. INTERIOR DIMENSIONS ARE TO/FROM FACE OF STRUCTURE, TO/FROM FACE OF STRUCTURE.
6. PROVIDE FIRE STOPPING/FIRE CAULKING AT TOP OF WALL TO MAINTAIN CONTINUOUS FIRE SEPARATION.
7. FURR IN RAIN WATER LEADERS WITH 92mm METAL STUDS AND GYPSUM BOARD TO 200mm ABOVE CEILING LINE, UNLESS NOTED OTHERWISE. FOR EXACT NUMBER OF RAIN WATER LEADERS AND CHASES REFER TO MECHANICAL DRAWINGS.
10. ALL INTERIOR CONCRETE BLOCK PARTITIONS/WALLS TO EXTEND FULL HEIGHT TO U/S OF STRUCTURE UNLESS NOTED OTHERWISE. PROVIDE GAP FOR DEFLECTION AS REQUIRED.
11. ALL EXTERIOR EXPOSED ARCHITECTURAL CONCRETE SURFACES TO BE SEALED.
12. ALL AREAS DESIGNATED AS MECHANICAL SPACE TO RECEIVE FIRE STOPPING AND DAMPERS AT ALL FLOOR PENETRATIONS.
13. GYPSUM BOARD IN ALL WASHROOMS, KITCHENS AND MECHANICAL/ELECTRICAL ROOMS TO BE MOISTURE RESISTANT.
14. GENERAL CONTRACTOR TO PROVIDE AND MAINTAIN ALL SHORING THAT IS REQUIRED FOR TEMPORARY SUPPORTS.
15. SUPPLY AND INSTALL SEALANT AT LOCATIONS OF ABUTTING DISSIMILAR MATERIALS AND EQUIPMENT, VISIBLE OR OTHERWISE, TO PROTECT BUILDING COMPONENTS FROM AIR INFILTRATION AND MOISTURE PROTECTION. COLOUR TO MATCH ADJACENT SURFACE.

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ISSUED FOR SITE PLAN APPROVAL	2020.12.02

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CLIENT
SUGARBUSH GARDENS INC
14 ROXBOROUGH DR., TORONTO ON

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

DRAWING TITLE
GROUND FLOOR PLAN

SCALE: As indicated
SHEET SIZE: 24X36
PROJECT NUMBER: 2018-193
DRAWING NUMBER: A1.3

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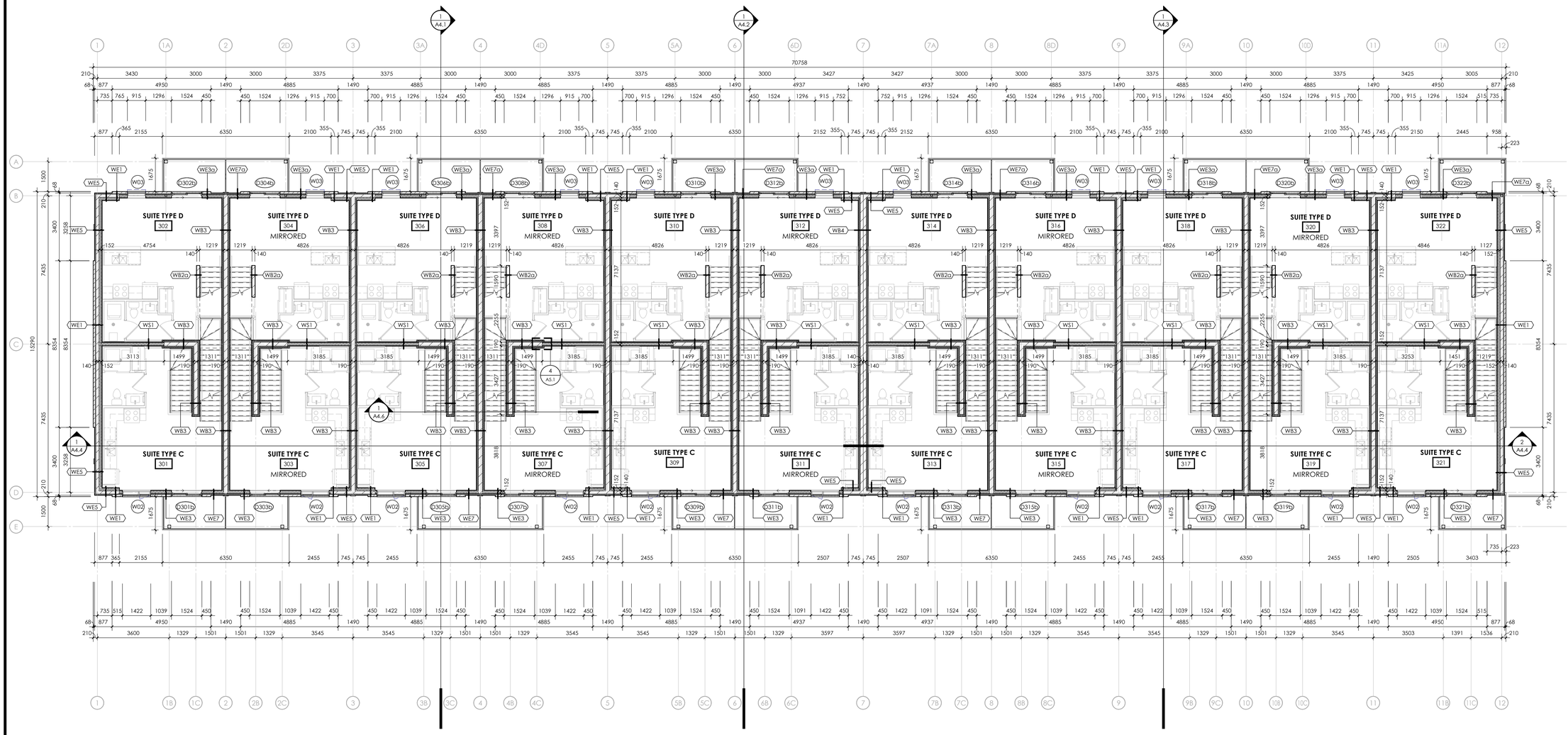

1 SECOND FLOOR PLAN
A1.4

1 : 100

PLAN KEYNOTES

1. CONDENSING UNIT ON PEDESTAL AND PAVER STONE. REFER TO MECH. DWGS.
2. CONCRETE SKIM COAT TO CREATE SLOPE TO SCUPPER.
3. RAIN WATER LEADER DOWN TO 610x610 PRECAST CONCRETE SPLASH PAD.
4. HALF WALL TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS.
5. ALL EXPOSED CONCRETE WALLS TO USE CLEAN FORMS AND TO HAVE SANDBLASTING FINISH, FILL ALL TIE HOLES.

PLAN LEGEND

W--	WALL TAG: (REFER TO WALL SCHEDULE)
D--	DOOR TAG: (REFER TO DOOR SCHEDULE)
W--	WINDOW TAG: (REFER TO WINDOW SCHEDULE)
100.00 + 100.00	ELEVATION TAG
RWL	RAIN-WATER LEADER - REFER TO MECH. DWGS.
AD	AREA DRAIN - REFER TO MECH. DRAWINGS.
FD	FLOOR DRAIN - REFER TO MECH. DRAWINGS.
RD	ROOF DRAIN - REFER TO MECH. DRAWINGS.
RS	ROOF SCUPPER - REFER TO MECH. DRAWINGS.
RA	ROOF ANCHORS, FINAL POSITION, QUANTITY T.B.D
HP	HIGH POINT
SF	STEPPED FOOTING - REFER TO STRUCT. DRAWINGS.
SP	SUMP PIT - REFER TO MECH. DRAWINGS.
GFWP	EXTR. OUTLET (WATERPROOF) - REFER TO ELEC. DWGS.

PLAN NOTES

1. PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
2. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS, MILLWORK AND GLAZING SYSTEMS. REPORT ALL DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
3. ALL WALLS, CEILINGS AND SURFACES THAT ARE TO BE PAINTED SHALL BE REPAIRED, PATCHED AND SANDED SMOOTH, AS REQUIRED, READY FOR PAINT.
4. COORDINATE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NEW INSTALLATION.
5. INTERIOR DIMENSIONS ARE TO/FROM FACE OF STRUCTURE, TO/FROM FACE OF STRUCTURE.
6. PROVIDE FIRE STOPPING/FIRE CAULKING AT TOP OF WALL TO MAINTAIN CONTINUOUS FIRE SEPARATION.
7. FURR IN RAIN WATER LEADERS WITH 92mm METAL STUDS AND GYPSUM BOARD TO 200mm ABOVE CEILING LINE, UNLESS NOTED OTHERWISE. FOR EXACT NUMBER OF RAIN WATER LEADERS AND CHASES REFER TO MECHANICAL DRAWINGS.
10. ALL INTERIOR CONCRETE BLOCK PARTITIONS/WALLS TO EXTEND FULL HEIGHT TO U/S OF STRUCTURE UNLESS NOTED OTHERWISE. PROVIDE GAP FOR DEFLECTION AS REQUIRED.
11. ALL EXTERIOR EXPOSED ARCHITECTURAL CONCRETE SURFACES TO BE SEALED.
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ISSUED FOR SITE PLAN APPROVAL	2020.12.02

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CLIENT
SUGARBUSH GARDENS INC
14 ROXBOROUGH DR., TORONTO ON

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

DRAWING TITLE
SECOND FLOOR PLAN

SCALE
As indicated

SHEET SIZE
24X36

PROJECT NUMBER
2018-193

DRAWING NUMBER
A1.4

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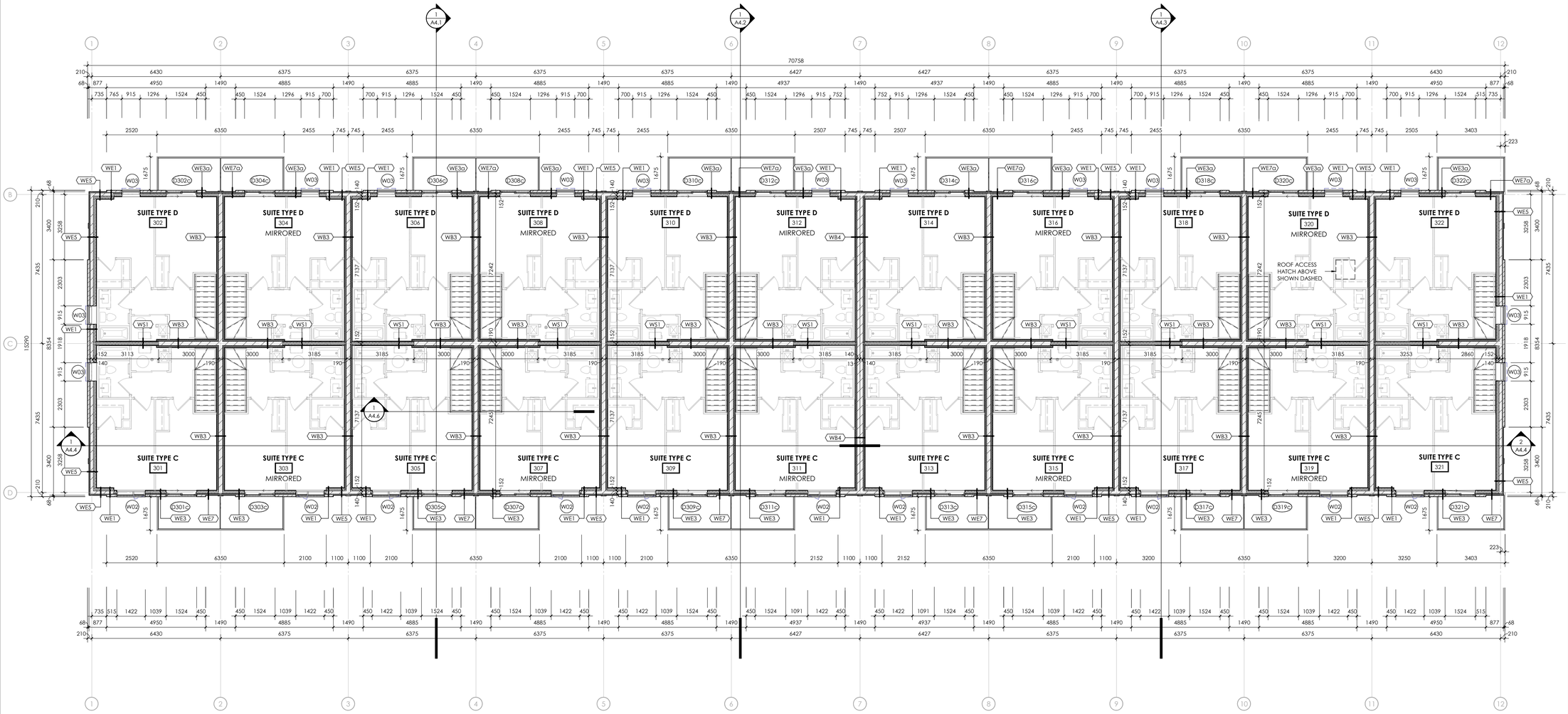

1 / A1.5 THIRD FLOOR PLAN

1 : 100

PLAN KEYNOTES

1. CONDENSING UNIT ON PEDESTAL AND PAVER STONE. REFER TO MECH. DWGS.
2. CONCRETE SKIM COAT TO CREATE SLOPE TO SCUPPER.
3. RAIN WATER LEADER DOWN TO 610x610 PRECAST CONCRETE SPLASH PAD.
4. HALF WALL TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS.
5. ALL EXPOSED CONCRETE WALLS TO USE CLEAN FORMS AND TO HAVE SANDBLASTING FINISH, FILL ALL TIE HOLES.

PLAN LEGEND

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RWL	RAIN-WATER LEADER - REFER TO MECH. DWGS.
AD	AREA DRAIN - REFER TO MECH. DRAWINGS.
FD	FLOOR DRAIN - REFER TO MECH. DRAWINGS.
RD	ROOF DRAIN - REFER TO MECH. DRAWINGS.
RS	ROOF SCUPPER - REFER TO MECH. DRAWINGS.
RA	ROOF ANCHORS, FINAL POSITION, QUANTITY T.B.D
HP	HIGH POINT
SF	STEPPED FOOTING - REFER TO STRUCT. DRAWINGS.
SP	SUMP PIT - REFER TO MECH. DRAWINGS.
GFWP	EXTR. OUTLET (WATERPROOF) - REFER TO ELEC. DWGS.

PLAN NOTES

1. PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK AND/OR ACCESSORIES ARE TO BE REINFORCED AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
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CLIENT
SUGARBUSH GARDENS INC
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PROJECT NAME
91-97 MILFORD AVE.
91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE
THIRD FLOOR PLAN

SCALE: As indicated
SHEET SIZE: 24X36
PROJECT NUMBER: 2018-193
DRAWING NUMBER: A1.5

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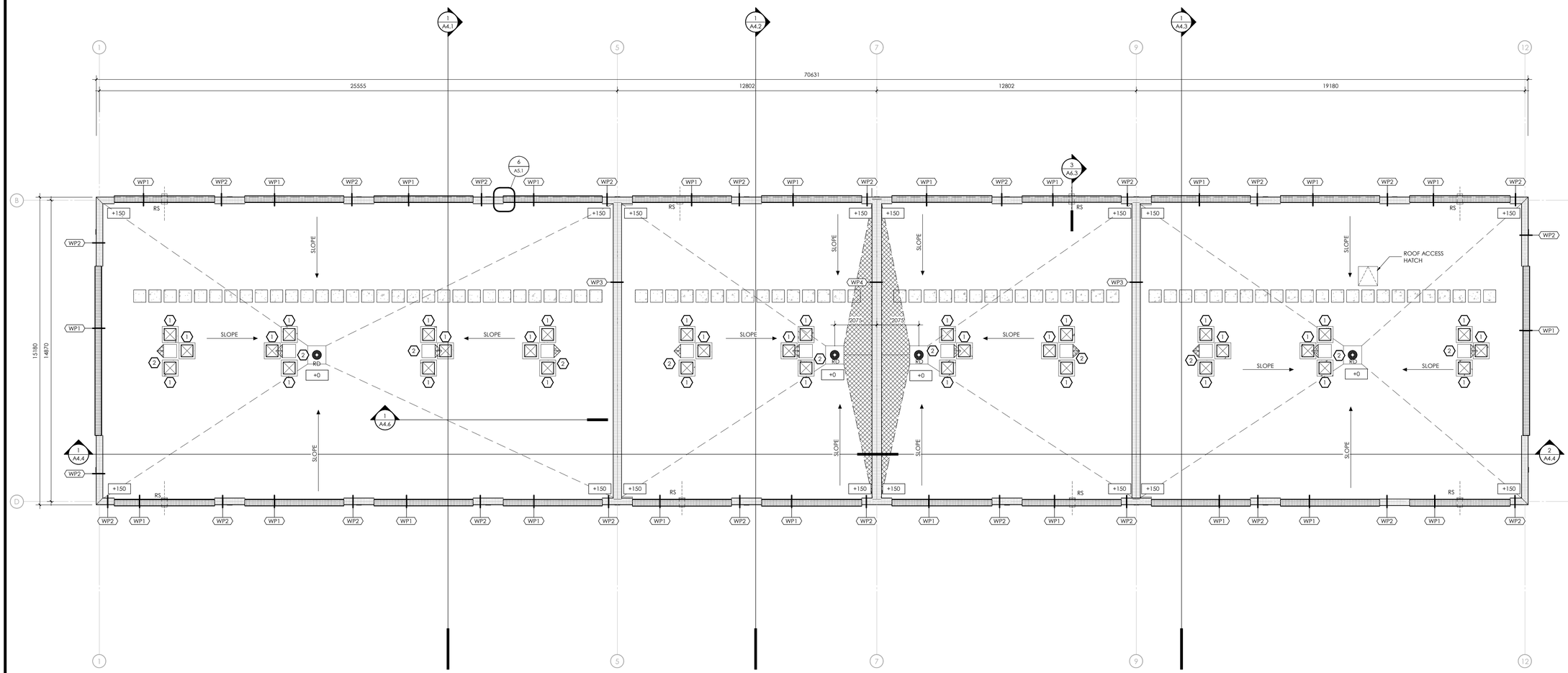

1 A1.6 ROOF PLAN

1 : 100

ROOF PLAN KEYNOTES

1. CONDENSING UNIT ON PEDESTAL AND PAVER STONE. REFER TO MECH. DWGS.
2. MECHANICAL DOG HOUSE. REFER TO MECH. DWGS.

ROOF PLAN LEGEND

- PRE-FINISHED METAL PARAPET CAP FLASHING
- EXTENT OF SLOPED INSULATION, MINIMUM 1% SLOPE TO ROOF DRAIN(S)
- RD — ROOF DRAIN (REFER TO MECHANICAL DRAWINGS) c/w 1220x1220 TAPERED, ONE-PIECE, PRE-FABRICATED POLY-ISO SUMP PANEL
- 600x600 PRECAST CONCRETE PAVER STONES (REFER TO SPECIFICATIONS)
- SLOPE — MINIMUM 1% SLOPE OF ROOF STRUCTURE OR SLOPED INSULATION TO ROOF DRAIN(S)
- RA- — ROOF ASSEMBLY TYPE TAG: (REFER TO ASSEMBLIES SHEET)
- RWL — RAIN-WATER LEADER
- RS — ROOF SCUPPER
- RA — ROOF ANCHORS, FINAL POSITION AND QUANTITY T.B.D. PROVIDE ENGINEERED SHOP DRAWINGS FOR CONSULTANT REVIEW PRIOR TO ORDERING OR INSTALLATION
- HP / LP — ROOF HIGH POINT / LOW POINT

ROOF PLAN NOTES

1. SUPPLY AND MAINTAIN ON A DAILY BASIS ALL TEMPORARY FENCING, HOARDING, SIGNAGE AND OTHER SEPARATIONS REQUIRED TO MAINTAIN THE SAFETY OF THE PUBLIC AND PROVIDE ACCESS TO STORES AND SHOPS DURING WORK OF THIS CONTRACT. COORDINATE THESE PROTECTIVE MEASURES WITH THE OWNER AND INDIVIDUAL STORE AND SHOP OWNERS.
2. MAINTAIN A CLEAN AND ORDERLY SITE AT ALL TIMES. ALL DEBRIS AND EXCESS MATERIALS NOT REQUIRED SHALL BE CLEARED FROM ROOF TOP NIGHTLY. ANY MATERIALS STORED ON THE ROOF SHALL BE PROPERLY SECURED TO PREVENT UPLIFT.
3. MATERIALS THAT ARE STORED ON THE ROOF SHALL BE PLACED ON PROPER SLEEPERS TO PREVENT ANY DAMAGE TO THE EXISTING ROOFING AND NOT TO IMPEDE THE EXISTING ROOF WATER DRAINAGE.
4. COORDINATE WITH OWNER AREA(S) FOR TAR KETTLE LOCATION AND MATERIALS STORAGE. SUPPLY AND INSTALL PROTECTIVE MEASURES TO ENSURE THE GENERAL PUBLICS SAFETY.
5. COORDINATE WITH OWNER ANY STAGING OF WORK.
6. PROTECTIVE MEASURES SHALL BE TAKEN TO PREVENT DAMAGE TO THE EXISTING ROOF MEMBRANE AND THE EXISTING ROOF TOP UNITS.
7. REMOVE ALL REDUNDANT ROOF CURBS, CONES, STACKS AND SLEEPERS FROM THE EXISTING ROOF. PATCH AND REPAIR THE ROOF DECK AND ROOFING AS NECESSARY TO MAKE WEATHERTIGHT.
8. ALL EXISTING HVAC UNIT AND CONDENSER LOCATIONS ARE TO BE CONFIRMED ON SITE. SEE MECHANICAL DRAWINGS FOR ALL NEW HVAC AND/OR CONDENSER LOCATIONS.
9. ALL ABANDONED ROOF PENETRATIONS TO BE PATCHED AND REPAIRED AS NECESSARY TO MAKE WEATHERTIGHT.
10. ALL EXISTING ROOF DRAINS TO BE CLEANED AND REPAIRED AS NECESSARY. REPORT ALL FOUND DEFICIENCIES TO THE ARCHITECT.
11. PATCH AND REPAIR ANY FOUND ROOF DEFECTS AS NECESSARY TO MAKE WEATHERTIGHT. REPORT DEFICIENCIES TO THE ARCHITECT.

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ISSUED FOR SITE PLAN APPROVAL	2020.12.02

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CLIENT

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14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

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91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

ROOF PLAN

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A1.6

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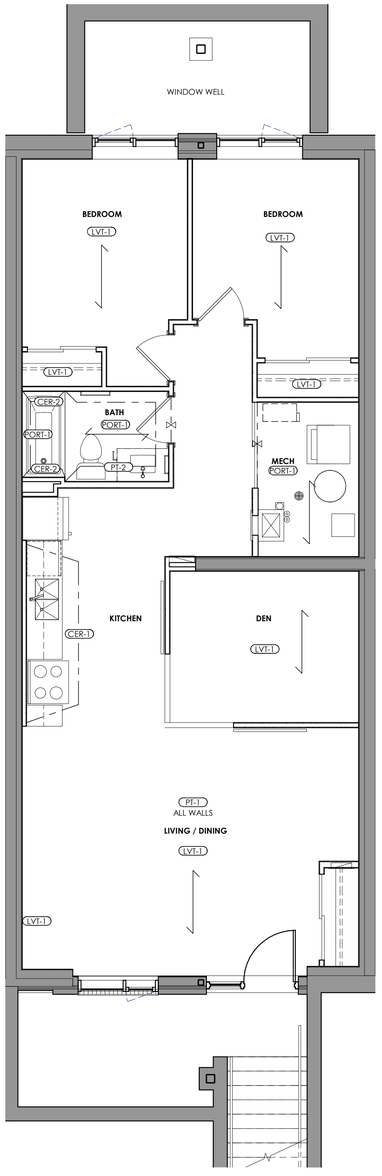
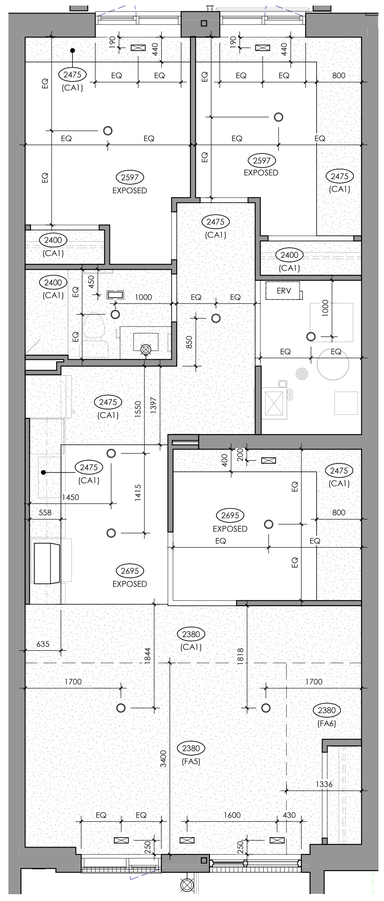


3 A2.1 SUITE A FINISHES PLAN

1 : 50



2 A2.1 SUITE A REFLECTED CEILING PLAN

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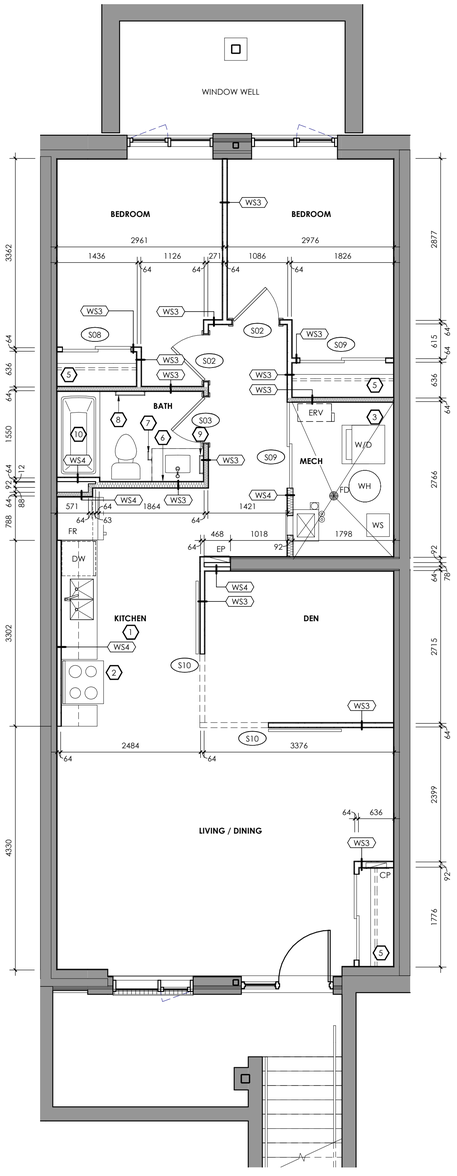

1 A2.1 SUITE A FLOOR PLAN

1 : 50

FINISHES NOTES

1. REFER TO DRAWING FOR FLOORING INSTALL DIRECTION.
2. REFER TO A7.1 FOR FINISHES SCHEDULE.
3. TRANSITION STRIPS REQUIRED ANYWHERE WHERE TWO DIFFERENT FLOORING MATERIALS MEET. CONTRACTOR TO COORDINATE APPROPRIATE PRODUCT/PROFILE WITH DESIGNER BEFORE ORDERING. UNLESS NOTED OTHERWISE, ALL TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR FRAME.
4. PROVIDE SAMPLES OF ALL FINISHES FOR APPROVAL PRIOR TO INSTALLATION.
5. ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR REVIEW AND APPROVAL BEFORE ORDERING.
6. DOORS AND FRAMES TO BE PT-1 (GLOSS LEVEL G4).
7. ALL EXPOSED CEILINGS AND DRYWALL CEILINGS AND BULKHEADS TO BE PAINTED PT-1 (GLOSS LEVEL G1), UNLESS NOTED OTHERWISE.
8. ALL COLUMNS AND WALLS TO BE PAINTED PT-1 (GLOSS LEVEL G3), UNLESS NOTED OTHERWISE.
9. CERAMIC WALL TILE (CER-1) & PORCELAIN WALL TILE (PORT-1) IN WASHROOMS SHOULD RUN FULL HEIGHT OF WALL, UNLESS NOTED OTHERWISE.
10. USE BASE-1 WHERE NOT NOTED OTHERWISE.

PROJECT NORTH

LEGEND

SUITE LAYOUT NOTES

1. REFER TO OVERALL FLOOR PLANS FOR LOCATIONS AND VARIATION IN PLAN.
2. REFER TO ROOM FINISH SCHEDULE FOR FINISHES.
3. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME DETAILS.
4. COORDINATE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ALL RELATED COMPONENTS OF MODIFICATION AND NEW INSTALLATION.
5. PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK, AND/OR ACCESSORIES ARE TO BE REINFORCED AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
6. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS, AND MILLWORK.
7. INTERIOR DIMENSIONS ARE TO/FROM FACE OF STRUCTURE TO/FROM FACE OF STRUCTURE.
8. REPLACE 13mm GYPSUM BOARD WITH 16mm GYPSUM BOARD IN NECESSARY LOCATIONS TO KEEP GYPSUM BOARD THICKNESS CONSISTENT.
9. ALL GYPSUM BOARD IN ALL WASHROOMS, KITCHENS, AND MECHANICAL/ELECTRICAL ROOMS TO BE MOISTURE RESISTANT GYPSUM BOARD.
10. ALL GYPSUM BOARD IN SHOWER AREAS TO BE MOISTURE RESISTANT TILE BACKER GYPSUM BOARD.
11. PROVIDE BLOCKING AS REQUIRED TO PROVIDE RIGID SUPPORT FOR THE INSTALLATION OF FUTURE GRAB BARS IN TOILET, SHOWER, AND BATH TUB AREAS.

SUITE LAYOUT KEY NOTES

CP	COMMUNICATION PANEL, REFER TO ELECTRICAL DRAWINGS
EP	ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS
FR	FRIDGE (N.I.C.)
DW	DISHWASHER (N.I.C.)
ERV	ENERGY RECOVERY UNIT, REFER TO MECHANICAL DRAWINGS
FD	FLOOR DRAIN, REFER TO MECHANICAL DRAWINGS
W/D	STACKED WASHER DRYER (N.I.C.), REFER TO MECHANICAL DRAWINGS
WH	HOT WATER HEATER, REFER TO MECHANICAL DRAWINGS
WS	WATER SOFTENER, REFER TO MECHANICAL DRAWINGS

1. OWNER TO SUPPLY FRIDGE, STOVE AND DISHWASHER. CONTRACTOR TO COORDINATE ROUGH-INS.
2. STAINLESS STEEL RANGE HOOD, SUPPLIED AND INSTALLED BY MECHANICAL CONTRACTOR. SEE MECHANICAL DWGS. FOR ROUGH-IN REQUIREMENTS.
3. STACKING WASHER AND DRYER SUPPLIED AND INSTALLED BY OWNER. SEE MECHCANICAL AND ELECTRICAL DWGS. FOR ROUGH-IN REQUIREMENTS.
4. HALF WALL TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS.
5. SUPPLY AND INSTALL 460mm DEEP SHELVING c/w HANGER ROD AT ALL CLOSET LOCATIONS AS PER SPECIFICATION.
6. SUPPLY AND INSTALL MIRROR c/w CLIPS (NO GLUE) AS PER MILLWORK DETAILS.
7. TOILET PAPER HOLDER: MOEN ALIGN BRUSHED NICKEL PIVOTING PAPER HOLDER, YB0408BN
8. TOWEL BAR: MOEN ALIGN BRUSHED NICKEL 18" TOWEL BARM YB0418BN. PROVIDE BLOCKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.
9. HAND TOWEL BAR: 9" ALIGN BRUSHED NICKEL HAND TOWEL BAR, YB0486BN
10. SHOWER CURTAIN ROD: MOEN BRUSHED NICKEL 5' CURVED SHOWER ROD, 2-102-SBS PROVIDE BLOCKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.

REFLECTED CEILING PLAN NOTES

1. ALL LIGHT FIXTURES ARE TO BE CENTERED WITHIN ROOMS UNLESS OTHERWISE NOTED.
2. ALL CEILINGS ARE EXPOSED PRECAST UNLESS OTHERWISE NOTED. PRECASE JOINTS TO BE CAULKED.
3. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF ELECTRICAL DEVICES AND SPECIFICATIONS. NOTIFY THE ARCHITECT AND/OR DESIGNER OF ANY FOUND DISCREPANCIES AND/OR CONFLICTS.
4. REFER TO MECHANICAL DRAWINGS FOR FULL SCOPE OF MECHANICAL DEVICES AND SPECIFICATIONS. NOTIFY THE ARCHITECT AND/OR DESIGNER OF ANY FOUND DISCREPANCIES AND/OR CONFLICTS.
5. LIGHT FIXTURES AND MECHANICAL DUCTWORK/DIFFUSERS/RETURN AIR GRILLES/EQUIPMENT ARE SHOWN FOR COORDINATION PURPOSES ONLY. NOT ALL FIXTURES MAY BE INDICATED ON THIS PLAN. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPREHENSIVE SCHEDULING OF FIXTURES, DEVICES AND EQUIPMENT/QUANTITY/MOUNTING HEIGHTS/ETC.
6. REFER TO ARCHITECT AND/OR DESIGNER DRAWINGS FOR DIMENSIONAL LOCATION OF CEILING FIXTURES. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS, LOCATION FOR FIXTURES IN CEILING TO BE LAID OUT AND APPROVED ON SITE BY DESIGNER PRIOR TO INSTALLATION.
7. CONTRACTOR TO CROSS REFERENCE BETWEEN ARCHITECT AND/OR DESIGNER'S ELECTRICAL DRAWINGS, ENGINEER'S ELECTRICAL DRAWINGS, ENGINEER'S MECHANICAL DRAWINGS AND SITE CONDITIONS. REPORT DISCREPANCIES TO THE ARCHITECT AND/OR DESIGNER FOR CLARIFICATION.
8. CONTRACTOR TO PROVIDE OPENINGS IN DRYWALL CEILING TO ACCOMODATE EXIT LIGHTS, ACCESS PANELS TO MECHANICAL EQUIPMENT. RECESSED DOWN LIGHT AND AIR DIFFUSERS. CONTRACTOR TO REFER TO REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS AND SPECIFICATIONS.
9. ALL POT LIGHTS AND ACCENT LIGHTS TO BE ON DIMMERS UNLESS NOTED OTHERWISE. REFER TO ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
10. REFER TO ENGINEERING DRAWING FOR LIFE SAFETY SYSTEMS.

REFLECTED CEILING PLAN LEGEND

- 2450 — CEILING HEIGHT TAG
- POT LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- SUSPENDED PENDANT LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- SUPPLY AIR DIFFUSERS, REFER TO MECHANICAL DRAWINGS
- EXHAUST FAN, REFER TO MECHANICAL DRAWINGS

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DRAWINGS ARE NOT TO BE SCALED.

No.	REVISIONS	DATE
1	1ST SITE PLAN RESUBMISSION	2020.12.02
2	CLIENT REVISIONS	2021.01.27

ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

aba architects inc.
101 Randall Drive, Unit 9, Waterloo ON, T0, 519 884 2711 www.abaarchitect.ca

CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

SUITE A LAYOUTS, RCP AND FINISHES PLAN

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A2.1

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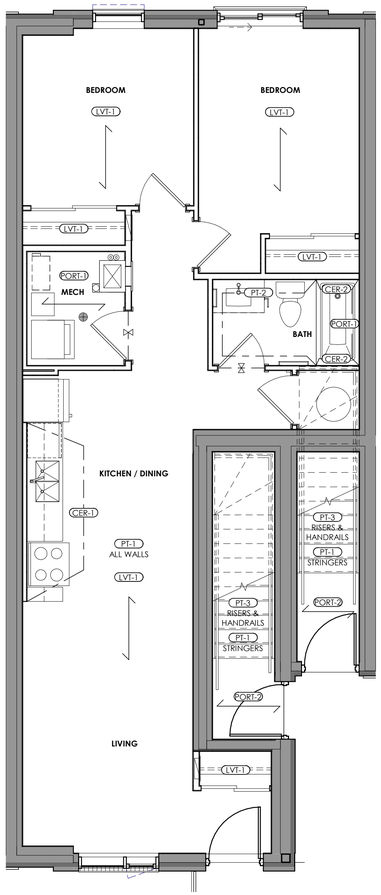
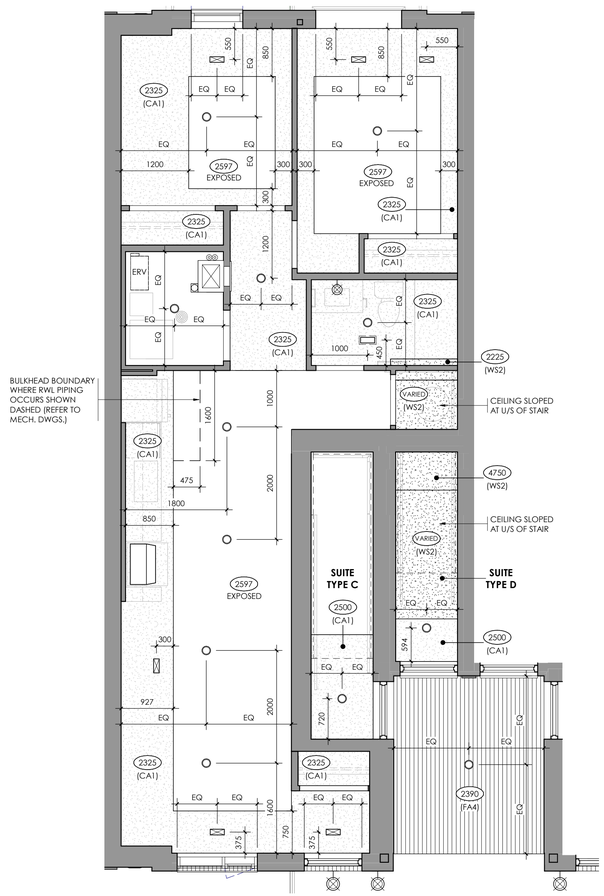


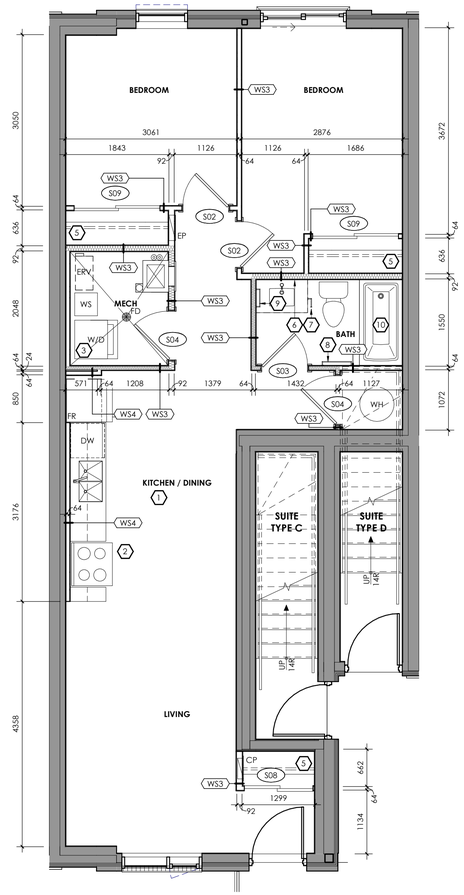
3 A2.2 SUITE B FINISHES PLAN

1 : 50



2 A2.2 SUITE B REFLECTED CEILING PLAN

1 : 50



1 A2.2 SUITE B FLOOR PLAN

1 : 50

FINISHES NOTES

1. REFER TO DRAWING FOR FLOORING INSTALL DIRECTION.
2. REFER TO A7.1 FOR FINISHES SCHEDULE.
3. TRANSITION STRIPS REQUIRED ANYWHERE WHERE TWO DIFFERENT FLOORING MATERIALS MEET. CONTRACTOR TO COORDINATE APPROPRIATE PRODUCT/PROFILE WITH DESIGNER BEFORE ORDERING. UNLESS NOTED OTHERWISE, ALL TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR FRAME.
4. PROVIDE SAMPLES OF ALL FINISHES FOR APPROVAL PRIOR TO INSTALLATION.
5. ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR REVIEW AND APPROVAL BEFORE ORDERING.
6. DOORS AND FRAMES TO BE PT-1 (GLOSS LEVEL G4).
7. ALL EXPOSED CEILINGS AND DRYWALL CEILINGS AND BULKHEADS TO BE PAINTED PT-1 (GLOSS LEVEL G1), UNLESS NOTED OTHERWISE.
8. ALL COLUMNS AND WALLS TO BE PAINTED PT-1 (GLOSS LEVEL G3), UNLESS NOTED OTHERWISE.
9. CERAMIC WALL TILE (CER-1) & PORCELAIN WALL TILE (PORT-1) IN WASHROOMS SHOULD RUN FULL HEIGHT OF WALL, UNLESS NOTED OTHERWISE.
10. USE BASE-1 WHERE NOT NOTED OTHERWISE.

PROJECT NORTH

LEGEND

SUITE LAYOUT NOTES

1. REFER TO OVERALL FLOOR PLANS FOR LOCATIONS AND VARIATION IN PLAN.
2. REFER TO ROOM FINISH SCHEDULE FOR FINISHES.
3. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME DETAILS.
4. COORDINATE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ALL RELATED COMPONENTS OF MODIFICATION AND NEW INSTALLATION.
5. PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK, AND/OR ACCESSORIES ARE TO BE REINFORCED AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
6. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS, AND MILLWORK.
7. INTERIOR DIMENSIONS ARE TO/FROM FACE OF STRUCTURE TO/FROM FACE OF STRUCTURE.
8. REPLACE 13mm GYPSUM BOARD WITH 16mm GYPSUM BOARD IN NECESSARY LOCATIONS TO KEEP GYPSUM BOARD THICKNESS CONSISTENT.
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SUITE LAYOUT KEY NOTES

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ERV	ENERGY RECOVERY UNIT, REFER TO MECHANICAL DRAWINGS
FD	FLOOR DRAIN, REFER TO MECHANICAL DRAWINGS
W/D	STACKED WASHER DRYER (N.I.C.), REFER TO MECHANICAL DRAWINGS
WH	HOT WATER HEATER, REFER TO MECHANICAL DRAWINGS
WS	WATER SOFTENER, REFER TO MECHANICAL DRAWINGS

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4. HALF WALL TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS.
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6. SUPPLY AND INSTALL MIRROR c/w CLIPS (NO GLUE) AS PER MILLWORK DETAILS.
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8. TOWEL BAR: MOEN ALIGN BRUSHED NICKEL 18" TOWEL BARM YB0418BN. PROVIDE BLOCKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.
9. HAND TOWEL BAR: 9" ALIGN BRUSHED NICKEL HAND TOWEL BAR, YB0486BN
10. SHOWER CURTAIN ROD: MOEN BRUSHED NICKEL 5' CURVED SHOWER ROD, 2-102-SBS PROVIDE BLOCKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.

REFLECTED CEILING PLAN NOTES

1. ALL LIGHT FIXTURES ARE TO BE CENTERED WITHIN ROOMS UNLESS OTHERWISE NOTED.
2. ALL CEILINGS ARE EXPOSED PRECAST UNLESS OTHERWISE NOTED. PRECASE JOINTS TO BE CAULKED.
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4. REFER TO MECHANICAL DRAWINGS FOR FULL SCOPE OF MECHANICAL DEVICES AND SPECIFICATIONS. NOTIFY THE ARCHITECT AND/OR DESIGNER OF ANY FOUND DISCREPANCIES AND/OR CONFLICTS.
5. LIGHT FIXTURES AND MECHANICAL DUCTWORK/DIFFUSERS/RETURN AIR GRILLES/EQUIPMENT ARE SHOWN FOR COORDINATION PURPOSES ONLY. NOT ALL FIXTURES MAY BE INDICATED ON THIS PLAN. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPREHENSIVE SCHEDULING OF FIXTURES, DEVICES AND EQUIPMENT/QUANTITY/MOUNTING HEIGHTS/ETC.
6. REFER TO ARCHITECT AND/OR DESIGNER DRAWINGS FOR DIMENSIONAL LOCATION OF CEILING FIXTURES. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS, LOCATION FOR FIXTURES IN CEILING TO BE LAID OUT AND APPROVED ON SITE BY DESIGNER PRIOR TO INSTALLATION.
7. CONTRACTOR TO CROSS REFERENCE BETWEEN ARCHITECT AND/OR DESIGNER'S ELECTRICAL DRAWINGS, ENGINEER'S ELECTRICAL DRAWINGS, ENGINEER'S MECHANICAL DRAWINGS AND SITE CONDITIONS. REPORT DISCREPANCIES TO THE ARCHITECT AND/OR DESIGNER FOR CLARIFICATION.
8. CONTRACTOR TO PROVIDE OPENINGS IN DRYWALL CEILING TO ACCOMODATE EXIT LIGHTS, ACCESS PANELS TO MECHANICAL EQUIPMENT, RECESSED DOWN LIGHT AND AIR DIFFUSERS. CONTRACTOR TO REFER TO REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS AND SPECIFICATIONS.
9. ALL POT LIGHTS AND ACCENT LIGHTS TO BE ON DIMMERS UNLESS NOTED OTHERWISE. REFER TO ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
10. REFER TO ENGINEERING DRAWING FOR LIFE SAFETY SYSTEMS.

REFLECTED CEILING PLAN LEGEND

2450	CEILING HEIGHT TAG
	POT LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
	SUSPENDED PENDANT LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
	WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
	SUPPLY AIR DIFFUSERS, REFER TO MECHANICAL DRAWINGS
	EXHAUST FAN, REFER TO MECHANICAL DRAWINGS

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DRAWINGS ARE NOT TO BE SCALED.

No.	REVISIONS	DATE
1	1ST SITE PLAN RESUBMISSION	2020.12.02
2	CLIENT REVISIONS	2021.01.27

CHRONOLOGY	DATE
ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02

aba architects inc.
101 Randall Drive, Unit 8, Waterloo, ON, N2V 1C5 (T) | www.abaarchitect.ca

CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

SUITE B LAYOUTS, RCP AND FINISHES PLAN

SCALE	As indicated
SHEET SIZE	24X36
PROJECT NUMBER	2018-193
DRAWING NUMBER	A2.2

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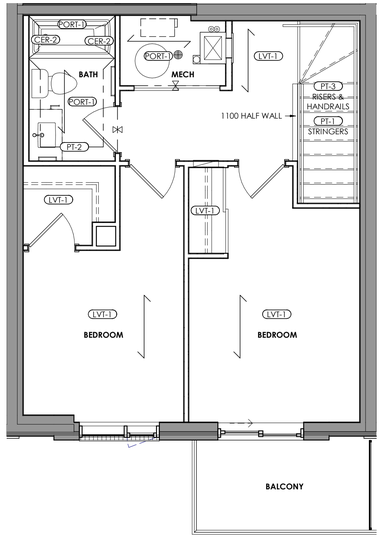

3 A2.3 SUITE C THIRD FLOOR FINISHES PLAN

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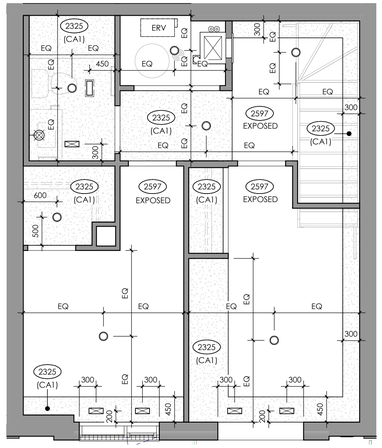

2 A2.3 SUITE C THIRD FLOOR REFLECTED CEILING PLAN

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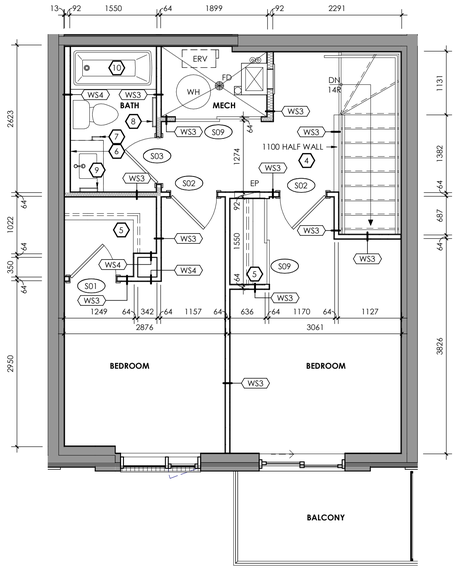

1 A2.3 SUITE C THIRD FLOOR PLAN

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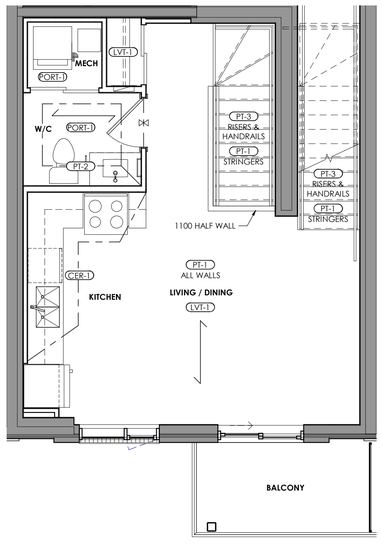

6 A2.3 SUITE C SECOND FLOOR FINISHES PLAN

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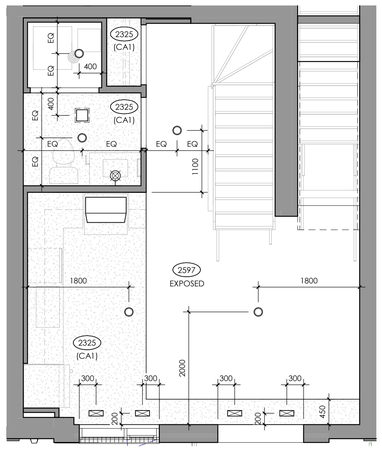
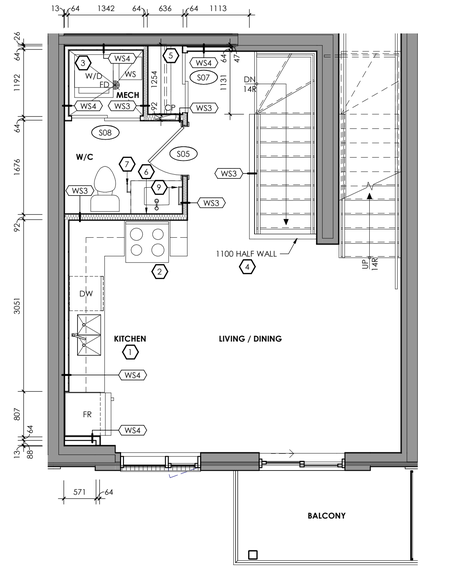


5 A2.3 SUITE C SECOND FLOOR REFLECTED CEILING PLAN

NOTE: REFER TO A2.2 FOR GROUND FLOOR STAIR ENTRY REFLECTED CEILING PLAN

1 : 50



4 A2.3 SUITE C SECOND FLOOR PLAN

NOTE: REFER TO A2.2 FOR GROUND FLOOR STAIR ENTRY PLAN

1 : 50

FINISHES NOTES

1. REFER TO DRAWING FOR FLOORING INSTALL DIRECTION.
2. REFER TO A7.1 FOR FINISHES SCHEDULE.
3. TRANSITION STRIPS REQUIRED ANYWHERE WHERE TWO DIFFERENT FLOORING MATERIALS MEET. CONTRACTOR TO COORDINATE APPROPRIATE PRODUCT/PROFILE WITH DESIGNER BEFORE ORDERING. UNLESS NOTED OTHERWISE, ALL TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR FRAME.
4. PROVIDE SAMPLES OF ALL FINISHES FOR APPROVAL PRIOR TO INSTALLATION.
5. ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR REVIEW AND APPROVAL BEFORE ORDERING.
6. DOORS AND FRAMES TO BE PT-1 (GLOSS LEVEL G4).
7. ALL EXPOSED CEILINGS AND DRYWALL CEILINGS AND BULKHEADS TO BE PAINTED PT-1 (GLOSS LEVEL G1), UNLESS NOTED OTHERWISE.
8. ALL COLUMNS AND WALLS TO BE PAINTED PT-1 (GLOSS LEVEL G3), UNLESS NOTED OTHERWISE.
9. CERAMIC WALL TILE (CER-1) & PORCELAIN WALL TILE (PORT-1) IN WASHROOMS SHOULD RUN FULL HEIGHT OF WALL, UNLESS NOTED OTHERWISE.
10. USE BASE-1 WHERE NOT NOTED OTHERWISE.

REFLECTED CEILING PLAN NOTES

1. ALL LIGHT FIXTURES ARE TO BE CENTERED WITHIN ROOMS UNLESS OTHERWISE NOTED.
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7. CONTRACTOR TO CROSS REFERENCE BETWEEN ARCHITECT AND/OR DESIGNER'S ELECTRICAL DRAWINGS, ENGINEER'S ELECTRICAL DRAWINGS, ENGINEER'S MECHANICAL DRAWINGS AND SITE CONDITIONS. REPORT DISCREPANCIES TO THE ARCHITECT AND/OR DESIGNER FOR CLARIFICATION.
8. CONTRACTOR TO PROVIDE OPENINGS IN DRYWALL CEILING TO ACCOMODATE EXIT LIGHTS, ACCESS PANELS TO MECHANICAL EQUIPMENT, RECESSED DOWN LIGHT AND AIR DIFFUSERS. CONTRACTOR TO REFER TO REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS AND SPECIFICATIONS.
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REFLECTED CEILING PLAN LEGEND

- 2450 — CEILING HEIGHT TAG
- POT LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
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- WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- SUPPLY AIR DIFFUSERS, REFER TO MECHANICAL DRAWINGS
- EXHAUST FAN, REFER TO MECHANICAL DRAWINGS

LEGEND

SUITE LAYOUT NOTES

1. REFER TO OVERALL FLOOR PLANS FOR LOCATIONS AND VARIATION IN PLAN.
2. REFER TO ROOM FINISH SCHEDULE FOR FINISHES.
3. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME DETAILS.
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6. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS, AND MILLWORK.
7. INTERIOR DIMENSIONS ARE TO/FROM FACE OF STRUCTURE TO/FROM FACE OF STRUCTURE.
8. REPLACE 13mm GYPSUM BOARD WITH 16mm GYPSUM BOARD IN NECESSARY LOCATIONS TO KEEP GYPSUM BOARD THICKNESS CONSISTENT.
9. ALL GYPSUM BOARD IN ALL WASHROOMS, KITCHENS, AND MECHANICAL/ELECTRICAL ROOMS TO BE MOISTURE RESISTANT GYPSUM BOARD.
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4. HALF WALL TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS.
5. SUPPLY AND INSTALL 460mm DEEP SHELVING c/w HANGER ROD AT ALL CLOSET LOCATIONS AS PER SPECIFICATION.
6. SUPPLY AND INSTALL MIRROR c/w CLIPS (NO GLUE) AS PER MILLWORK DETAILS.
7. TOILET PAPER HOLDER: MOEN ALIGN BRUSHED NICKEL PIVOTING PAPER HOLDER, YB0408BN
8. TOWEL BAR: MOEN ALIGN BRUSHED NICKEL 18" TOWEL BARM, YB0418BN. PROVIDE BLOCKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.
9. HAND TOWEL BAR: 9" ALIGN BRUSHED NICKEL HAND TOWEL BAR, YB0486BN
10. SHOWER CURTAIN ROD: MOEN BRUSHED NICKEL 5' CURVED SHOWER ROD, 2-102-5BS PROVIDE BLOCKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT.

PROJECT NORTH

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DRAWINGS ARE NOT TO BE SCALED.

No.	REVISIONS	DATE
1	1ST SITE PLAN RESUBMISSION	2020.12.02
2	CLIENT REVISIONS	2021.01.27

ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

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CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

SUITE C LAYOUTS, RCP AND FINISHES PLAN

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A2.3

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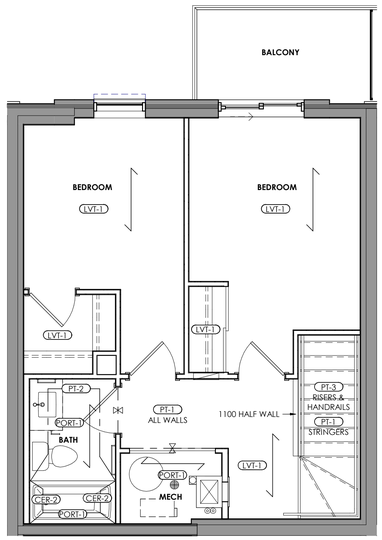

3 A2.4 SUITE D THIRD FLOOR FINISHES PLAN

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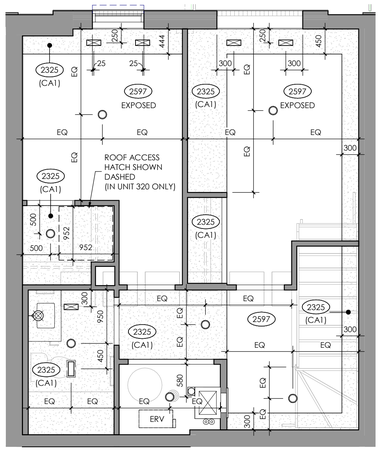

2 A2.4 SUITE D THIRD FLOOR REFLECTED CEILING PLAN

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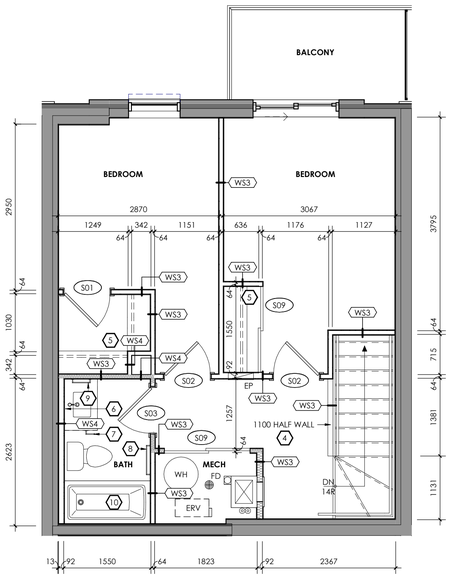

1 A2.4 SUITE D THIRD FLOOR PLAN

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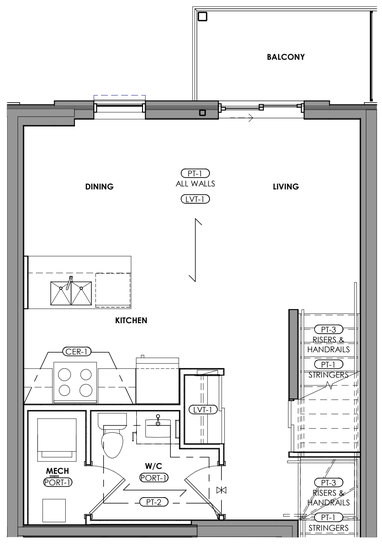

6 A2.4 SUITE D SECOND FLOOR FINISHES PLAN

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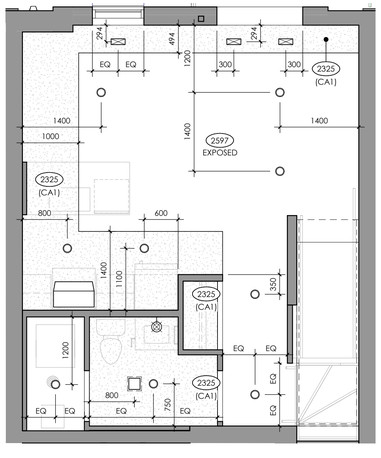
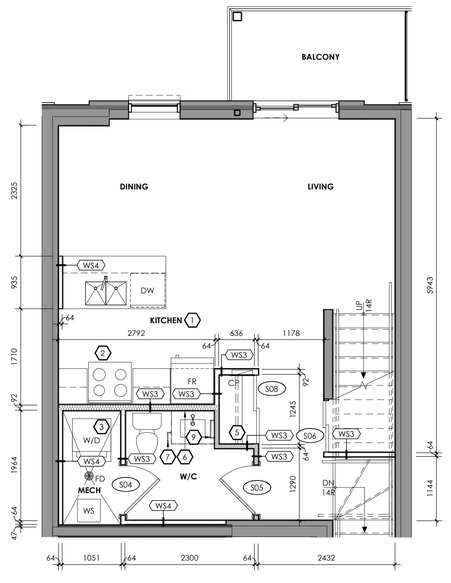


5 A2.4 SUITE D SECOND FLOOR REFLECTED CEILING PLAN

NOTE: REFER TO A2.2 FOR GROUND FLOOR STAIR ENTRY REFLECTED CEILING PLAN

1 : 50



4 A2.4 SUITE D SECOND FLOOR PLAN

NOTE: REFER TO A2.2 FOR GROUND FLOOR STAIR ENTRY PLAN

1 : 50

FINISHES NOTES

1. REFER TO DRAWING FOR FLOORING INSTALL DIRECTION.
2. REFER TO A7.1 FOR FINISHES SCHEDULE.
3. TRANSITION STRIPS REQUIRED ANYWHERE WHERE TWO DIFFERENT FLOORING MATERIALS MEET. CONTRACTOR TO COORDINATE APPROPRIATE PRODUCT/PROFILE WITH DESIGNER BEFORE ORDERING. UNLESS NOTED OTHERWISE, ALL TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR FRAME.
4. PROVIDE SAMPLES OF ALL FINISHES FOR APPROVAL PRIOR TO INSTALLATION.
5. ALTERNATIVES TO BE SUBMITTED TO DESIGNER FOR REVIEW AND APPROVAL BEFORE ORDERING.
6. DOORS AND FRAMES TO BE PT-1 (GLOSS LEVEL G4).
7. ALL EXPOSED CEILINGS AND DRYWALL CEILINGS AND BULKHEADS TO BE PAINTED PT-1 (GLOSS LEVEL G1), UNLESS NOTED OTHERWISE.
8. ALL COLUMNS AND WALLS TO BE PAINTED PT-1 (GLOSS LEVEL G3), UNLESS NOTED OTHERWISE.
9. CERAMIC WALL TILE (CER-1) & PORCELAIN WALL TILE (PORT-1) IN WASHROOMS SHOULD RUN FULL HEIGHT OF WALL, UNLESS NOTED OTHERWISE.
10. USE BASE-1 WHERE NOT NOTED OTHERWISE.

PROJECT NORTH

LEGEND

SUITE LAYOUT NOTES

1. REFER TO OVERALL FLOOR PLANS FOR LOCATIONS AND VARIATION IN PLAN.
2. REFER TO ROOM FINISH SCHEDULE FOR FINISHES.
3. REFER TO DOOR SCHEDULE FOR DOOR AND FRAME DETAILS.
4. COORDINATE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ALL RELATED COMPONENTS OF MODIFICATION AND NEW INSTALLATION.
5. PARTITIONS WHICH SUPPORT FIXTURES, MILLWORK, AND/OR ACCESSORIES ARE TO BE REINFORCED AS REQUIRED TO PROVIDE RIGID SUPPORT AND A FASTENING SURFACE.
6. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OF DOORS, WINDOWS, AND MILLWORK.
7. INTERIOR DIMENSIONS ARE TO/FROM FACE OF STRUCTURE TO/FROM FACE OF STRUCTURE.
8. REPLACE 13mm GYPSUM BOARD WITH 16mm GYPSUM BOARD IN NECESSARY LOCATIONS TO KEEP GYPSUM BOARD THICKNESS CONSISTENT.
9. ALL GYPSUM BOARD IN ALL WASHROOMS, KITCHENS, AND MECHANICAL/ELECTRICAL ROOMS TO BE MOISTURE RESISTANT GYPSUM BOARD.
10. ALL GYPSUM BOARD IN SHOWER AREAS TO BE MOISTURE RESISTANT TILE BACKER GYPSUM BOARD.
11. PROVIDE BLOCKING AS REQUIRED TO PROVIDE RIGID SUPPORT FOR THE INSTALLATION OF FUTURE GRAB BARS IN TOILET, SHOWER, AND BATH TUB AREAS.

SUITE LAYOUT KEY NOTES

CP	COMMUNICATION PANEL, REFER TO ELECTRICAL DRAWINGS
EP	ELECTRICAL PANEL, REFER TO ELECTRICAL DRAWINGS
FR	FRIDGE (N.I.C.)
DW	DISHWASHER (N.I.C.)
ERV	ENERGY RECOVERY UNIT, REFER TO MECHANICAL DRAWINGS
FD	FLOOR DRAIN, REFER TO MECHANICAL DRAWINGS
W/D	STACKED WASHER DRYER (N.I.C.), REFER TO MECHANICAL DRAWINGS
WH	HOT WATER HEATER, REFER TO MECHANICAL DRAWINGS
WS	WATER SOFTENER, REFER TO MECHANICAL DRAWINGS

1. OWNER TO SUPPLY FRIDGE, STOVE AND DISHWASHER. CONTRACTOR TO COORDINATE ROUGH-INS.
2. STAINLESS STEEL RANGE HOOD, SUPPLIED AND INSTALLED BY MECHANICAL CONTRACTOR. SEE MECHANICAL DWGS. FOR ROUGH-IN REQUIREMENTS.
3. STACKING WASHER AND DRYER SUPPLIED AND INSTALLED BY OWNER. SEE MECHCANICAL AND ELECTRICAL DWGS. FOR ROUGH-IN REQUIREMENTS.
4. HALF WALL TO CONFORM TO OBC 9.8.8.2. LOADS ON GUARDS.
5. SUPPLY AND INSTALL 460mm DEEP SHELVING c/w HANGER ROD AT ALL CLOSET LOCATIONS AS PER SPECIFICATION.
6. SUPPLY AND INSTALL MIRROR c/w CLIPS (NO GLUE) AS PER MILLWORK DETAILS.
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REFLECTED CEILING PLAN NOTES

1. ALL LIGHT FIXTURES ARE TO BE CENTERED WITHIN ROOMS UNLESS OTHERWISE NOTED.
2. ALL CEILINGS ARE EXPOSED PRECAST UNLESS OTHERWISE NOTED. PRECASE JOINTS TO BE CAULKED.
3. REFER TO ELECTRICAL DRAWINGS FOR FULL SCOPE OF ELECTRICAL DEVICES AND SPECIFICATIONS. NOTIFY THE ARCHITECT AND/OR DESIGNER OF ANY FOUND DISCREPANCIES AND/OR CONFLICTS.
4. REFER TO MECHANICAL DRAWINGS FOR FULL SCOPE OF MECHANICAL DEVICES AND SPECIFICATIONS. NOTIFY THE ARCHITECT AND/OR DESIGNER OF ANY FOUND DISCREPANCIES AND/OR CONFLICTS.
5. LIGHT FIXTURES AND MECHANICAL DUCTWORK/DIFFUSERS/RETURN AIR GRILLES/EQUIPMENT ARE SHOWN FOR COORDINATION PURPOSES ONLY. NOT ALL FIXTURES MAY BE INDICATED ON THIS PLAN. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR COMPREHENSIVE SCHEDULING OF FIXTURES, DEVICES AND EQUIPMENT/QUANTITY/MOUNTING HEIGHTS/ETC.
6. REFER TO ARCHITECT AND/OR DESIGNER DRAWINGS FOR DIMENSIONAL LOCATION OF CEILING FIXTURES. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS. LOCATION FOR FIXTURES IN CEILING TO BE LAID OUT AND APPROVED ON SITE BY DESIGNER PRIOR TO INSTALLATION.
7. CONTRACTOR TO CROSS REFERENCE BETWEEN ARCHITECT AND/OR DESIGNER'S ELECTRICAL DRAWINGS, ENGINEER'S ELECTRICAL DRAWINGS, ENGINEER'S MECHANICAL DRAWINGS AND SITE CONDITIONS. REPORT DISCREPANCIES TO THE ARCHITECT AND/OR DESIGNER FOR CLARIFICATION.
8. CONTRACTOR TO PROVIDE OPENINGS IN DRYWALL CEILING TO ACCOMODATE EXIT LIGHTS, ACCESS PANELS TO MECHANICAL EQUIPMENT, RECESSED DOWN LIGHT AND AIR DIFFUSERS. CONTRACTOR TO REFER TO REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS AND SPECIFICATIONS.
9. ALL POT LIGHTS AND ACCENT LIGHTS TO BE ON DIMMERS UNLESS NOTED OTHERWISE. REFER TO ENGINEERING DRAWINGS FOR FURTHER INFORMATION.
10. REFER TO ENGINEERING DRAWING FOR LIFE SAFETY SYSTEMS.

REFLECTED CEILING PLAN LEGEND

- 2450 — CEILING HEIGHT TAG
- POT LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- SUSPENDED PENDANT LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- SUPPLY AIR DIFFUSERS, REFER TO MECHANICAL DRAWINGS
- EXHAUST FAN, REFER TO MECHANICAL DRAWINGS

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ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

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CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

SUITE D LAYOUTS, RCP AND FINISHES PLAN

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A2.4

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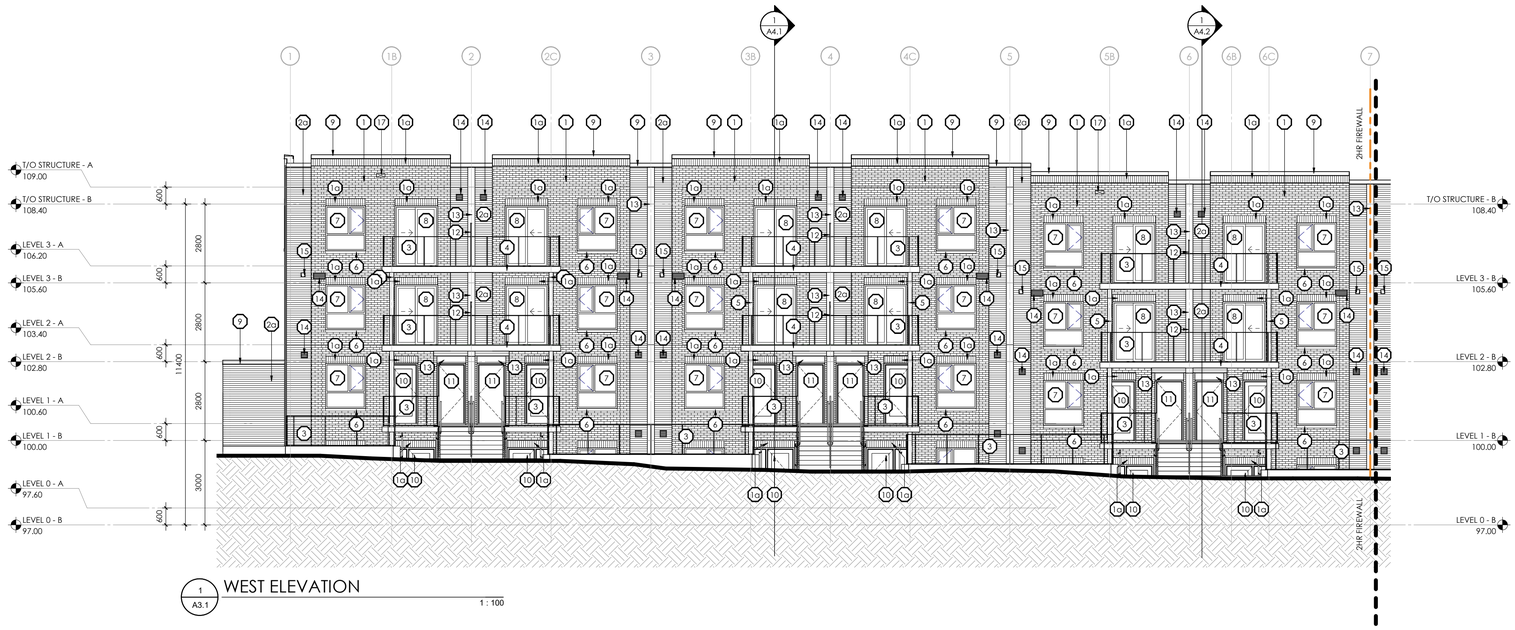

1 / A3.1 WEST ELEVATION

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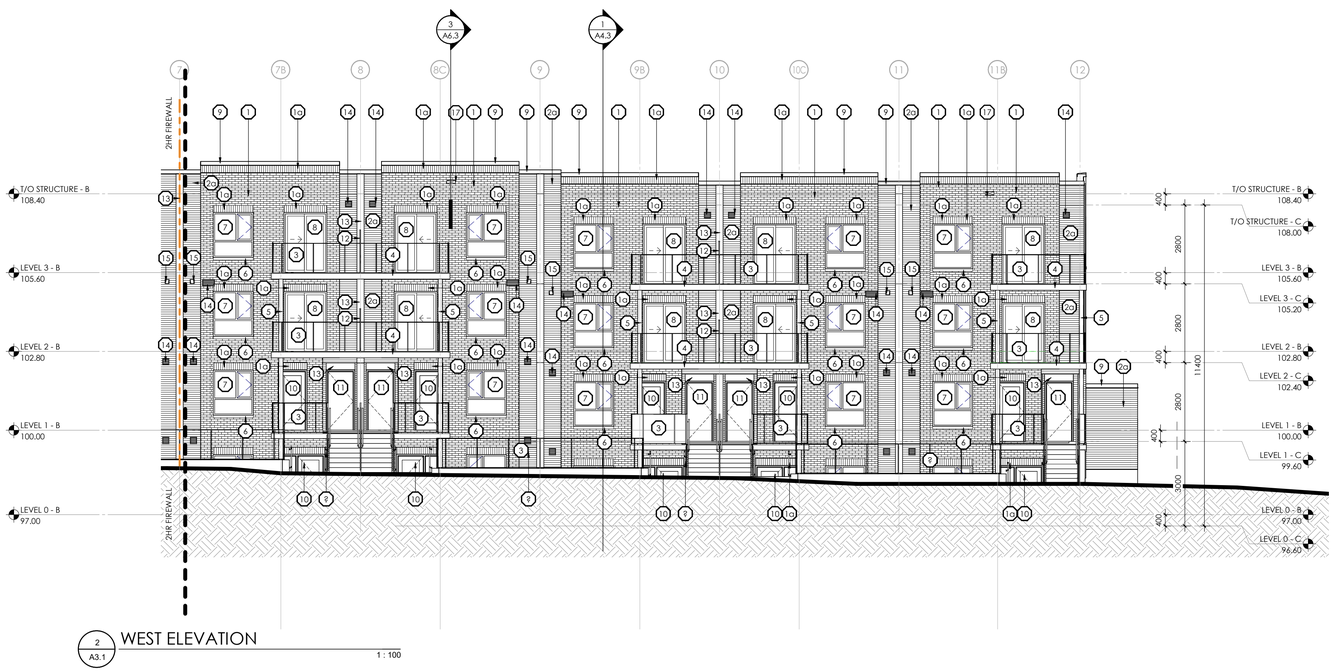

2 / A3.1 WEST ELEVATION

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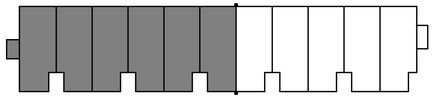
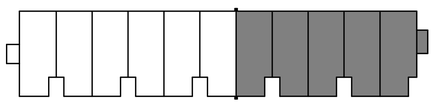


KEY PLAN

MATERIAL LEGEND

ELEVATIONS

1. INTERSTATE BRICK
   SIZE: 2 1/4" x 3 5/8" x 11 1/2" MODULAR
   COLOUR: "SMOKEY MOUNTAIN"
   1a - SOILDIER COURSE
2. VICWEST 7/8" HORIZONTAL CORRUGATED METAL SIDING
   COLOUR: FLUROPON 6724 "SILVER"
2b. VICWEST 7/8" HORIZONTAL CORRUGATED METAL SIDING
   COLOUR: FLUROPON 9740 "CARBON"
3. TEMPERED GLASS BALCONY/JULIETTE GUARD ASSEMBLY
   SUPPORTS AND RAILS TO BE CHARCOAL ANODIZED ALUMINUM
4. PRECAST CONCRETE BALCONY SLAB
   COLOUR: LIGHT GREY
5. HOT DIPPED GALVANIZED STEEL HSS SUPPORT COLUMN
6. PRECAST CONCRETE SILL
   COLOUR: LIGHT GREY
7. THERMALLY BROKEN VINYL WINDOW AND FRAME c/w SEALED
   DOUBLE GLAZED INSULATED GLASS UNITS AND OPERABLE CASEMENT UNIT
   EXTERIOR FRAME COLOUR: CHARCOAL
   INTERIOR FRAME COLOUR: WHITE
8. THERMALLY BROKEN VINYL PATIO DOOR AND FRAME ASSEMBLY
   C/w SEALED DOUBLE GLAZED INSULATED GLASS UNITS
   EXTERIOR FRAME COLOUR: CHARCOAL
   INTERIOR FRAME COLOUR: WHITE
9. PREFINISHED METAL CAP FLASHING
   COLOUR ABOVE SIDING: FLUROPON 6724 "SILVER"
   COLOUR ABOVE BRICK: VICWEST WEATHER XL 55051 "PEBBLE KHAKI"
10. EXTERIOR INSULATED ALUMINUM DOOR AND FRAME
    COLOUR: CHARCOAL
11. INSULATED HOLLOW METAL DOOR AND FRAME c/w PAINT FINISH
    COLOUR: CHARCOAL
12. OPAQUE GLASS PRIVACY SCREEN
    FRAME FINISH: CHARCOAL
13. ALUMINUM BANDING
    COLOUR: COLOUR TO MATCH MATERIAL 2b
14. PREFINISHED MECHANICAL LOUVER (REFER TO MECH. DWGS.)
    COLOUR: TO MATCH SILVER IN SIDING AND PEBBLE KHAKI IN BRICK
15. PREFINISHED MECHANICAL DRYER CAP (REFER TO MECH. DWGS.)
    COLOUR: TO MATCH SILVER IN SIDING AND PEBBLE KHAKI IN BRICK
16. PREFINISHED MECHANICAL WATER HEATER VENT (REFER TO MECH. DWGS.)
    COLOUR: TO MATCH SILVER IN SIDING AND PEBBLE KHAKI IN BRICK
17. OVERFLOW SCUPPER c/w FLASHING AND RAIN WATER
    LEADER TO GRADE AND CONCRETE SPLASHPAD



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91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

EXTERIOR ELEVATIONS

SCALE	1 : 100
SHEET SIZE	24X36
PROJECT NUMBER	2018-193
DRAWING NUMBER	A3.1

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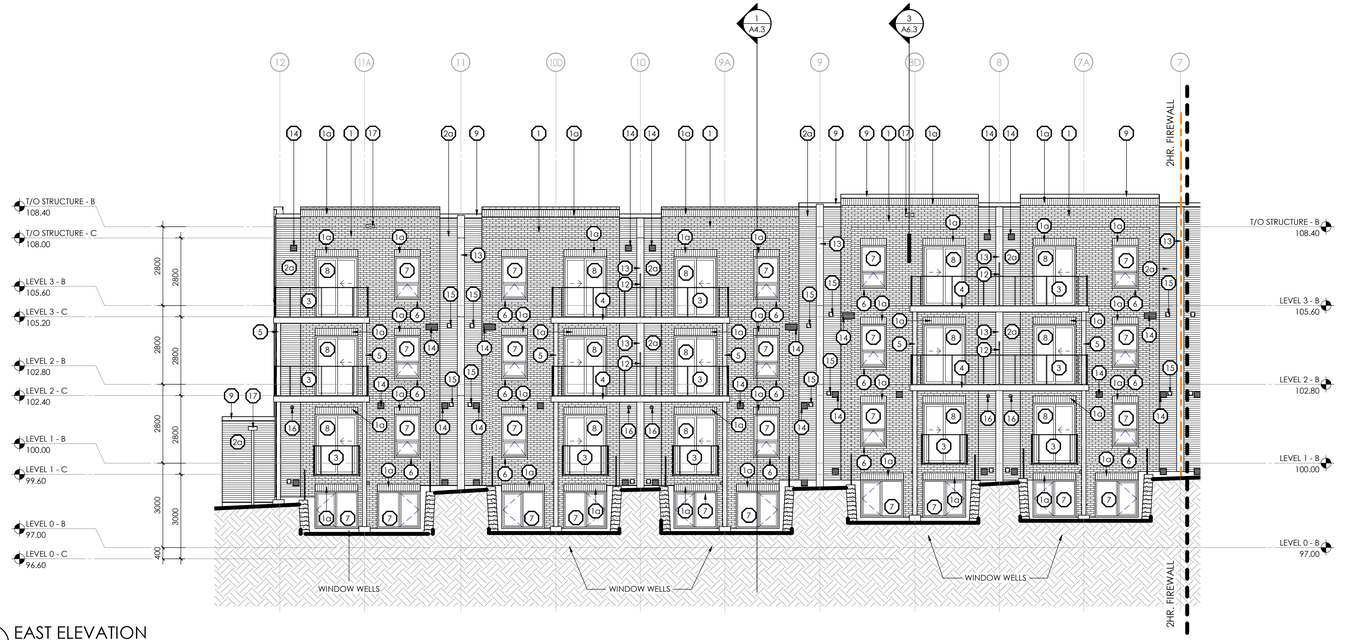
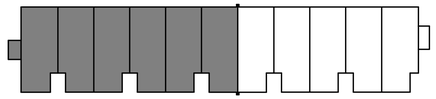


1 A3.2 EAST ELEVATION

1 : 100



KEY PLAN

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SIZE: 2 1/4" x 3 5/8" x 11 1/2" MODULAR
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1a - SOLDIER COURSE

2a. VICWEST 7/8" HORIZONTAL CORRUGATED METAL SIDING
COLOUR: FLUROPON 6724 "SILVER"

2b. VICWEST 7/8" HORIZONTAL CORRUGATED METAL SIDING
COLOUR: FLUROPON 9740 "CARBON"

3. TEMPERED GLASS BALCONY/JULIETTE GUARD ASSEMBLY
SUPPORTS AND RAILS TO BE CHARCOAL ANODIZED ALUMINUM

4. PRECAST CONCRETE BALCONY SLAB
COLOUR: LIGHT GREY

5. HOT DIPPED GALVANIZED STEEL HSS SUPPORT COLUMN

6. PRECAST CONCRETE SILL
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EXTERIOR FRAME COLOUR: CHARCOAL
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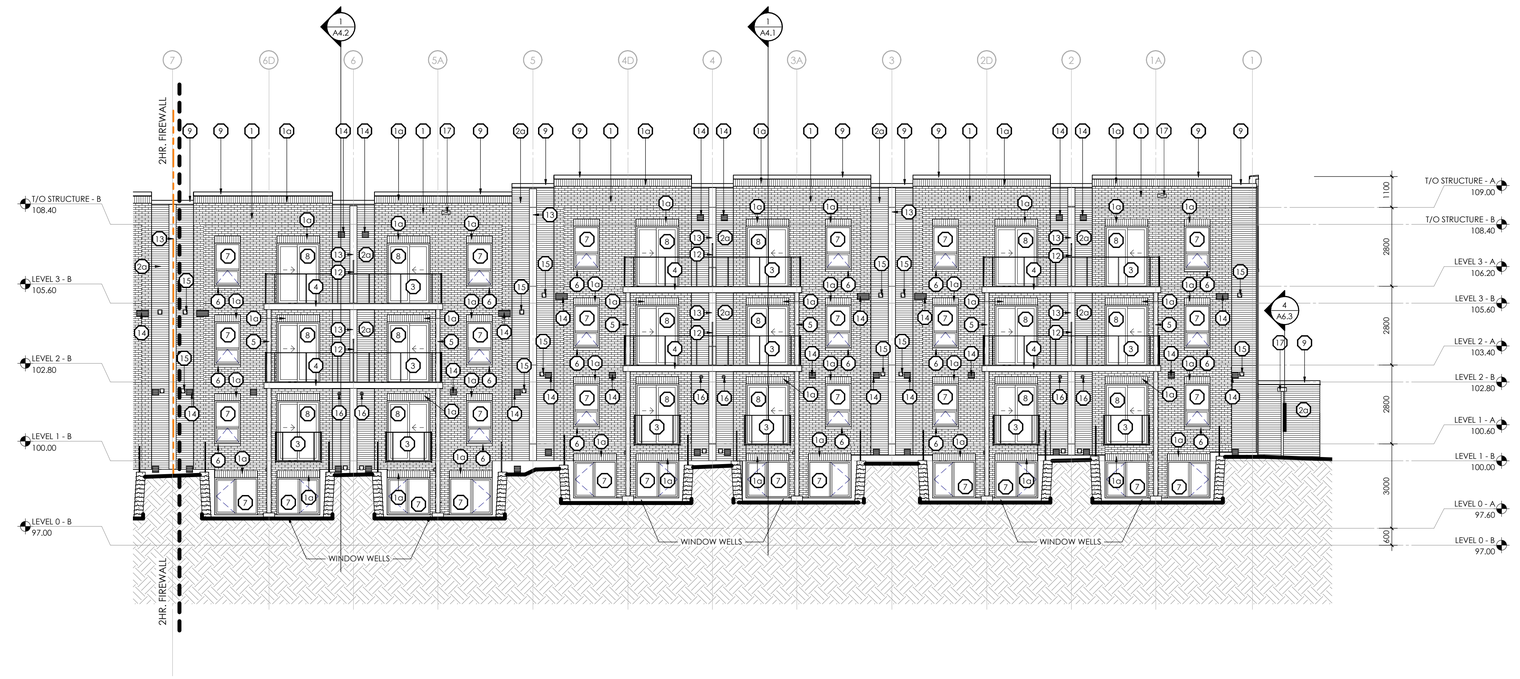
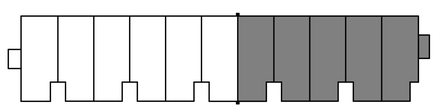


2 A3.2 EAST ELEVATION

1 : 100



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SCALE	As indicated
SHEET SIZE	24X36
PROJECT NUMBER	2018-193
DRAWING NUMBER	A3.2

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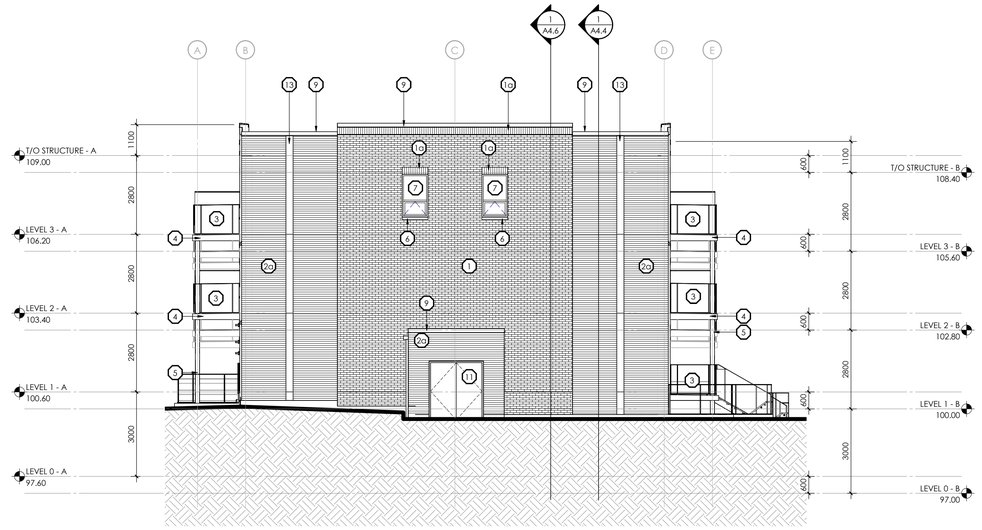
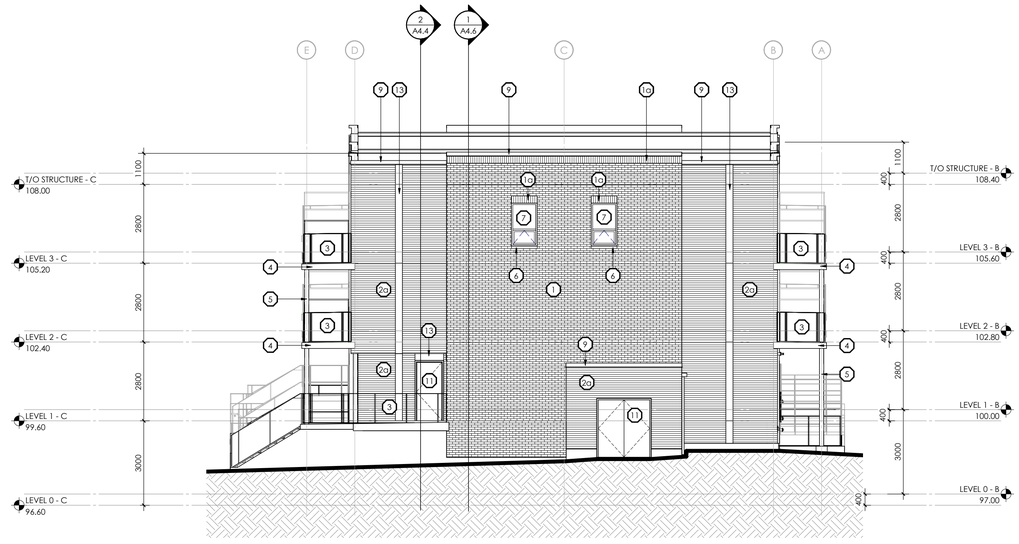


1 / A3.3 NORTH ELEVATION

1 : 100



2 / A3.3 SOUTH ELEVATION

1 : 100

MATERIAL LEGEND

ELEVATIONS

1. INTERSTATE BRICK
SIZE: 2 1/4" x 3 5/8" x 11 1/2" MODULAR
COLOUR: "SMOKEY MOUNTAIN"
1a - SOILDIER COURSE

2G. VICWEST 7/8" HORIZONTAL CORRUGATED METAL SIDING
COLOUR: FLUROPON 6724 "SILVER"

2b. VICWEST 7/8" HORIZONTAL CORRUGATED METAL SIDING
COLOUR: FLUROPON 9740 "CARBON"

3. TEMPERED GLASS BALCONY/JULIETTE GUARD ASSEMBLY
SUPPORTS AND RAILS TO BE CHARCOAL ANODIZED ALUMINUM

4. PRECAST CONCRETE BALCONY SLAB
COLOUR: LIGHT GREY

5. HOT DIPPED GALVANIZED STEEL HSS SUPPORT COLUMN

6. PRECAST CONCRETE SILL
COLOUR: LIGHT GREY

7. THERMALLY BROKEN VINYL WINDOW AND FRAME c/w SEALED
DOUBLE GLAZED INSULATED GLASS UNITS AND OPERABLE CASEMENT UNIT
EXTERIOR FRAME COLOUR: CHARCOAL
INTERIOR FRAME COLOUR: WHITE

8. THERMALLY BROKEN VINYL PATIO DOOR AND FRAME ASSEMBLY
c/w SEALED DOUBLE GLAZED INSULATED GLASS UNITS
EXTERIOR FRAME COLOUR: CHARCOAL
INTERIOR FRAME COLOUR: WHITE

9. PREFINISHED METAL CAP FLASHING
COLOUR ABOVE SIDING: FLUROPON 6724 "SILVER"
COLOUR ABOVE BRICK: VICWEST WEATHER XL 55051 "PEBBLE KHAKI"

10. EXTERIOR INSULATED ALUMINUM DOOR AND FRAME
COLOUR: CHARCOAL

11. INSULATED HOLLOW METAL DOOR AND FRAME c/w PAINT FINISH
COLOUR: CHARCOAL

12. OPAQUE GLASS PRIVACY SCREEN
FRAME FINISH: CHARCOAL

13. ALUMINUM BANDING
COLOUR: COLOUR TO MATCH MATERIAL 2b

14. PREFINISHED MECHANICAL LOUVER (REFER TO MECH. DWGS.)
COLOUR: TO MATCH SILVER IN SIDING AND PEBBLE KHAKI IN BRICK

15. PREFINISHED MECHANICAL DRYER CAP (REFER TO MECH. DWGS.)
COLOUR: TO MATCH SILVER IN SIDING AND PEBBLE KHAKI IN BRICK

16. PREFINISHED MECHANICAL WATER HEATER VENT (REFER TO MECH. DWGS.)
COLOUR: TO MATCH SILVER IN SIDING AND PEBBLE KHAKI IN BRICK

17. OVERFLOW SCUPPER c/w FLASHING AND RAIN WATER
LEADER TO GRADE AND CONCRETE SPLASHPAD

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DRAWINGS ARE NOT TO BE SCALED.

No.	REVISIONS	DATE
1	1ST SITE PLAN RESUBMISSION	2020.12.02
2	CLIENT REVISIONS	2021.01.27
3	REISSUED TO CITY	2021.05.25

ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

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101 Ronald Drive, Unit 8, Waterloo, ON, N2J 3Y4 (T) www.abaarchitect.ca

CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

EXTERIOR ELEVATIONS

SCALE: 1 : 100

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A3.3

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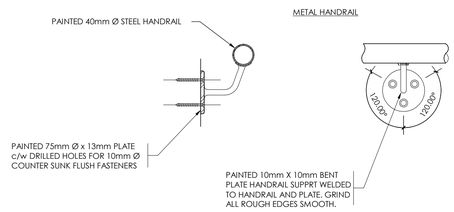
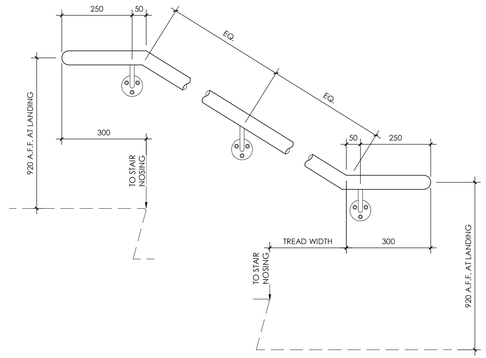


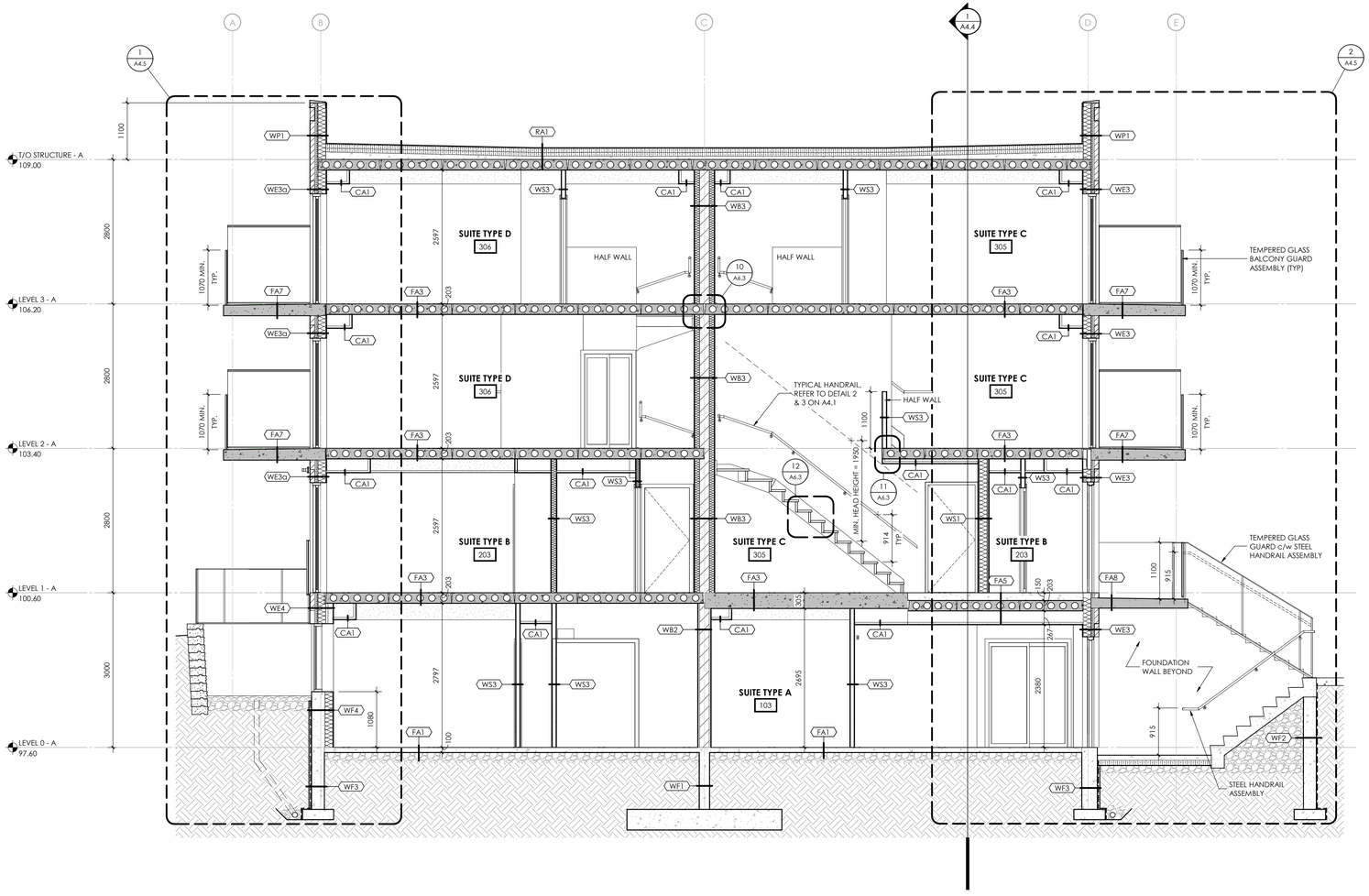
2 / A4.1 WALL MOUNTED HANDRAIL DETAILS

1 : 5



3 / A4.1 WALL MOUNTED HANDRAIL ELEVATION

1 : 10



1 / A4.1 SECTION A

1 : 50

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No.	REVISIONS	DATE

ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

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CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

SECTIONS

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A4.1

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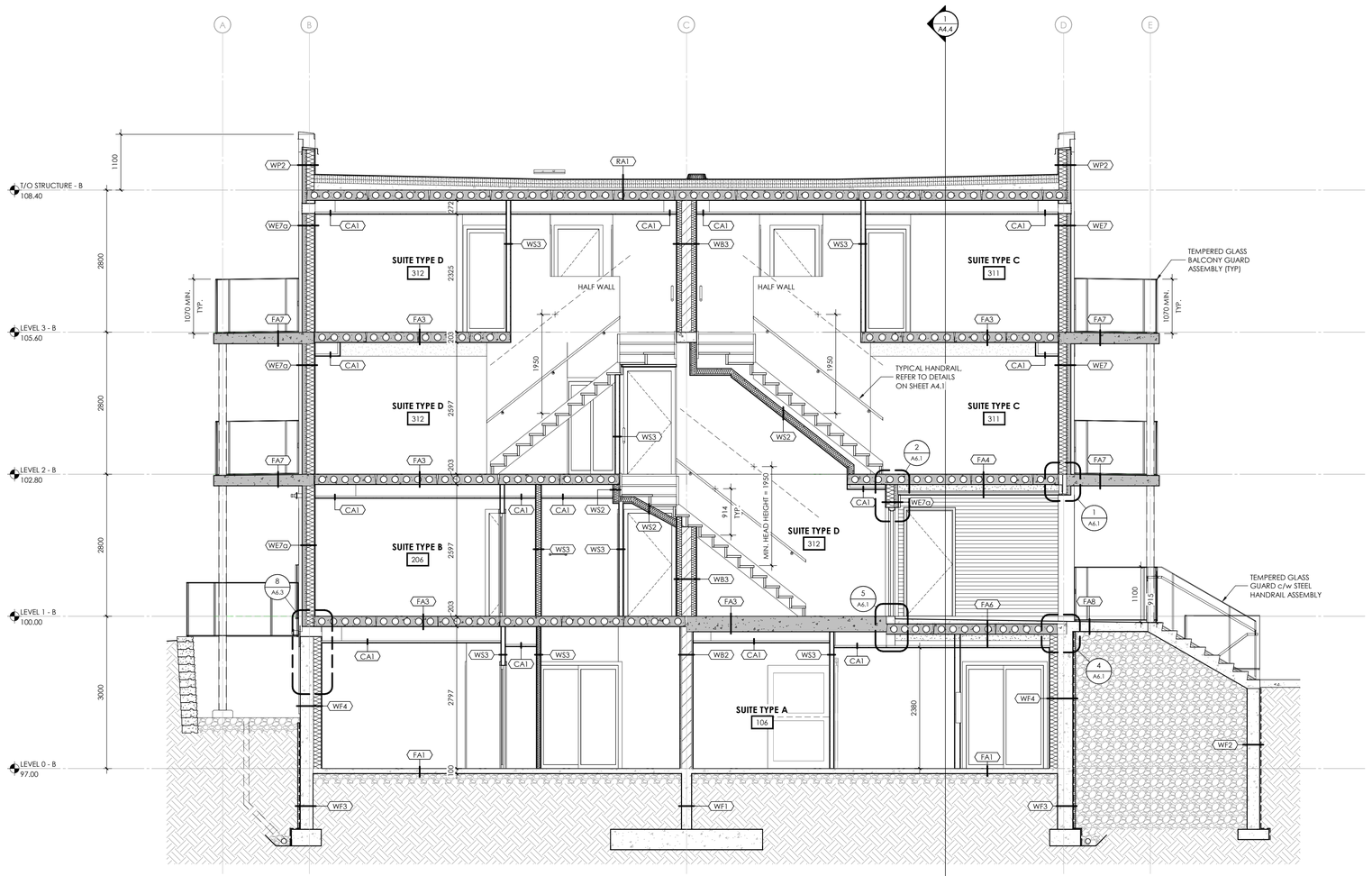

1 A4.2 SECTION B

1 : 50

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No.	REVISIONS	DATE

CHRONOLOGY	DATE
ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02

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CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

SECTIONS

SCALE 1 : 50

SHEET SIZE 24X36

PROJECT NUMBER 2018-193

DRAWING NUMBER A4.2

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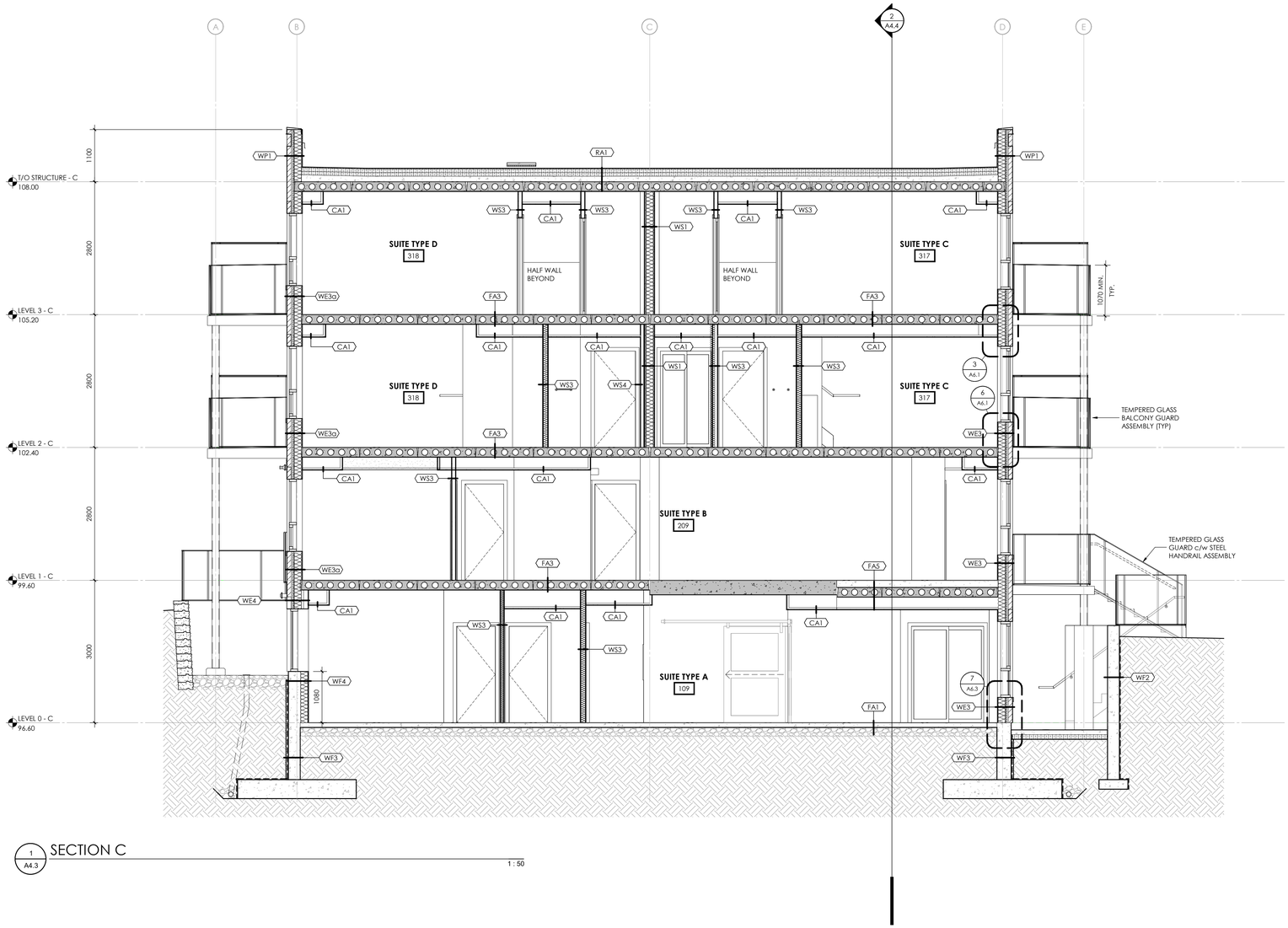

1
A4.3
SECTION C
1 : 50

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No.	REVISIONS	DATE

CHRONOLOGY	DATE
ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02

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CLIENT
SUGARBUSH GARDENS INC
14 ROXBOROUGH DR., TORONTO ON

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

DRAWING TITLE
SECTIONS

SCALE
1 : 50

SHEET SIZE
24X36

PROJECT NUMBER
2018-193

DRAWING NUMBER
A4.3

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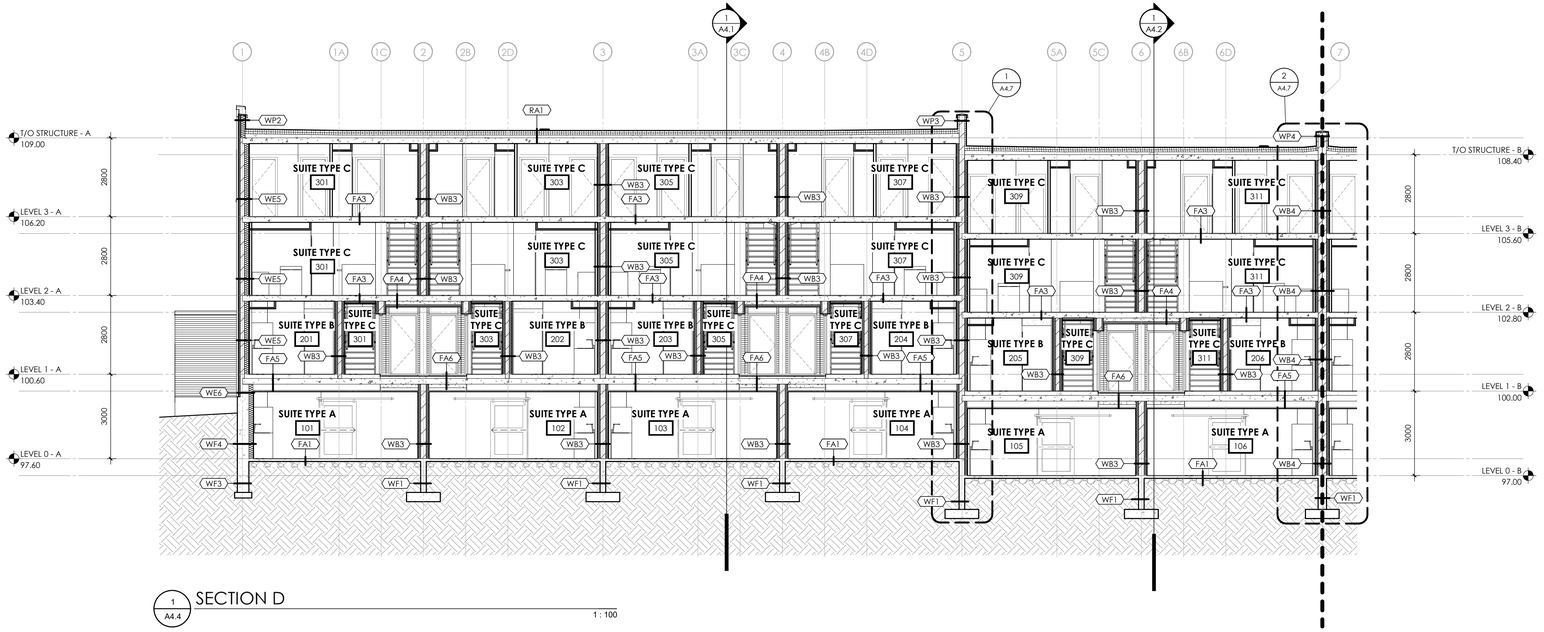
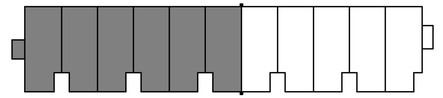
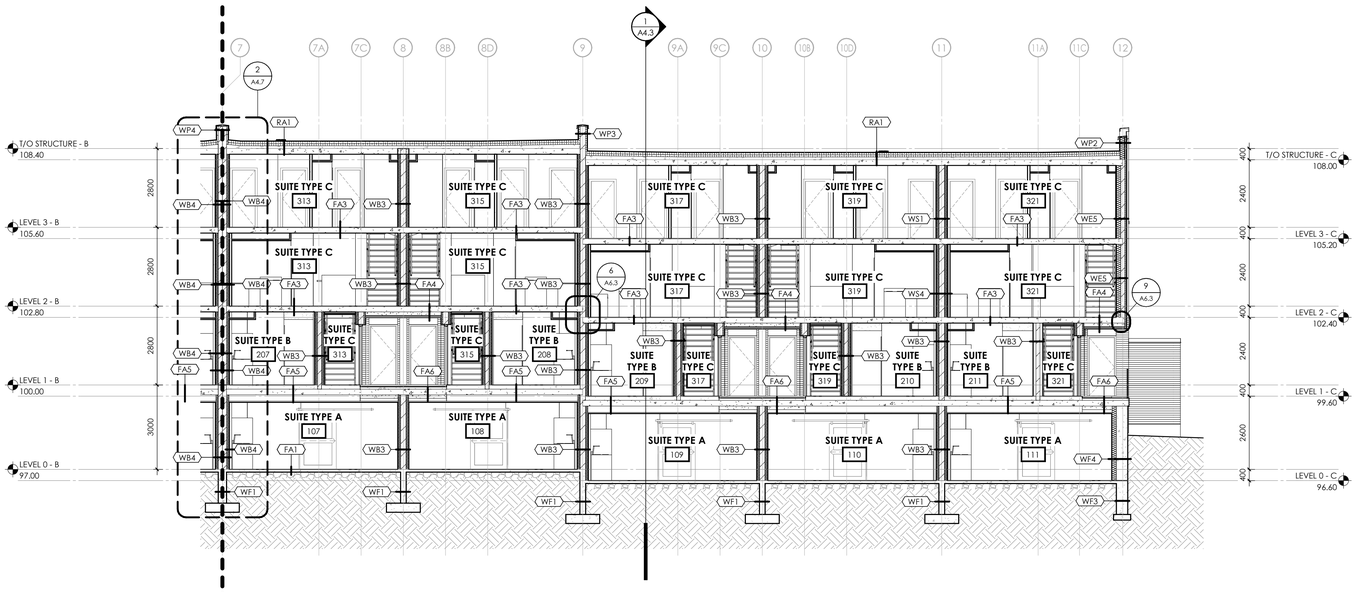


1 A4.4 SECTION D

1 : 100

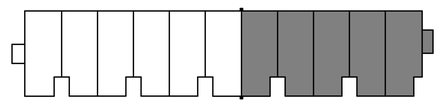


KEY PLAN



2 A4.4 SECTION E

1 : 100



KEY PLAN

PROJECT NORTH

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No.	REVISIONS	DATE

CHRONOLOGY	DATE
ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02

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CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

SECTIONS

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A4.4

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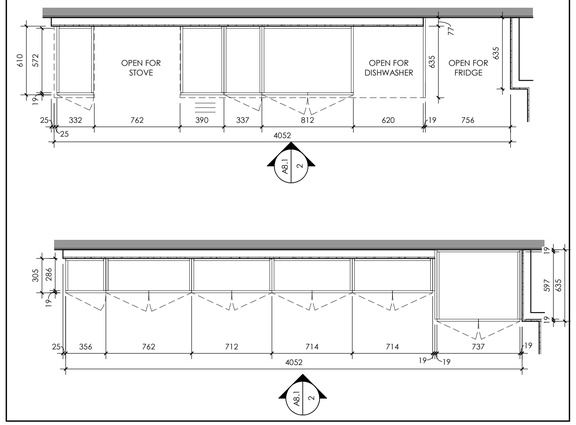
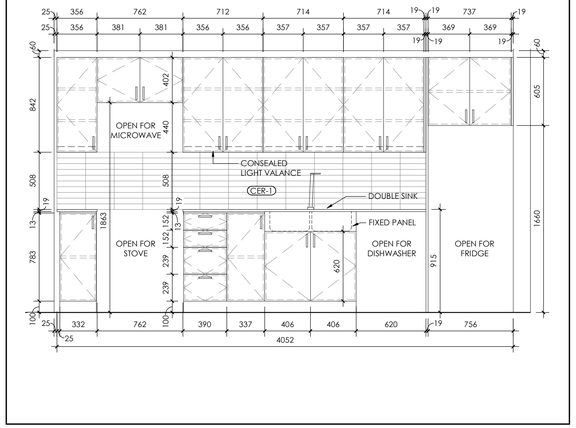


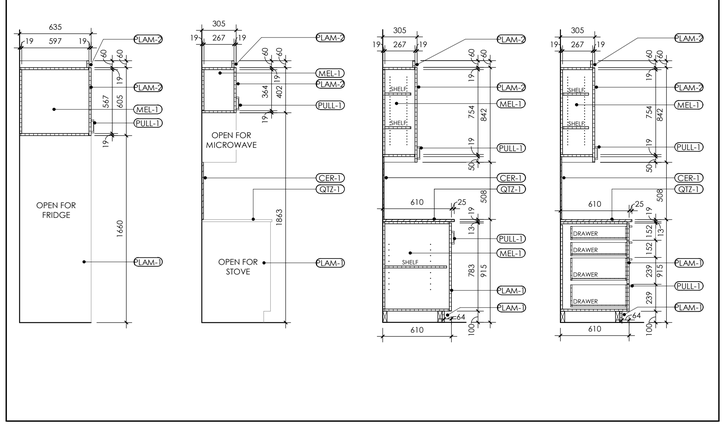
1 A8.1 KITCHEN TYPE A&B - UPPER & LOWER CABINETS LAYOUT

1 : 25



2 A8.1 KITCHEN TYPE A&B - ELEVATION

1 : 25



3 A8.1 KITCHEN CABINET SECTIONS

1 : 25

MILLWORK NOTES

1. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION. CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK.
2. ALL SOLID SURFACE COUNTERTOPS ARE TO HAVE SQUARE EDGE PROFILE TYPICAL, UNLESS NOTED OTHERWISE.
3. MITER ALL CORNERS OF SOLID SURFACE COUNTERTOP. POLISH ALL EXPOSED EDGES. NO SHARP CORNERS/EDGES.
4. APPROPRIATE BLOCKING REQUIRED IN WALL BEHIND ALL WALL HUNG MILLWORK. CONTRACTOR TO COORDINATE WITH MILLWORK DRAWINGS AND DESIGNER FOR LOCATION AND HEIGHT OF BLOCKING.
5. CONTRACTOR TO COORDINATE MILLWORK DRAWINGS WITH POWER/COMMUNICATION AND ELECTRICAL PLANS FOR LOCATIONS AND HEIGHTS. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
6. ALL MILLWORK TO HAVE ADJUSTABLE SHELF PINS, UNLESS NOTED OTHERWISE.
7. ALL COUNTERTOPS ARE TO HAVE A 1" OVERHANG AT SINKS.
8. GRAIN DIRECTTION IS TO BE HORIZONTAL UNLESS NOT OTHERWISE ON THE FINISHES PLANS.
9. ALL APPLIANCES AND EQUIPMENT PROVIDED BY CLIENT. MILLWORK OPENINGS TO BE COORDINATED BEFORE PRODUCTION.
10. COORDINATING EDGE BANDING SHOULD BE PROVIDED FOR ALL MILLWORK. IF EXACT MATCH IS NOT AVAILABLE, DESIGNER IS TO BE CONSULTANT ON COLOUR SELECTION.

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No.	REVISIONS	DATE

4 A8.1 KITCHEN TYPE C - LOWER CABINET LAYOUT

1 : 25

5 A8.1 KITCHEN TYPE C - UPPER CABINET LAYOUT

1 : 25

6 A8.1 KITCHEN TYPE C - ELEVATION A

1 : 25

7 A8.1 KITCHEN TYPE C - ELEVATION B

1 : 25

ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

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CLIENT

SUGARBUSH GARDENS INC

14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

MILLWORK PLANS, ELEVATIONS AND DETAILS - KITCHENS

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A8.1

8 A8.1 KITCHEN TYPE D - LOWER CABINET LAYOUT

1 : 25

9 A8.1 KITCHEN TYPE D - UPPER CABINET LAYOUT

1 : 25

10 A8.1 KITCHEN ISLAND TYPE D - ELEVATION B

1 : 25

11 A8.1 KITCHEN TYPE D - ELEVATION A

1 : 25

12 A8.1 ISLAND TYPE D - CABINET SECTIONS

1 : 25

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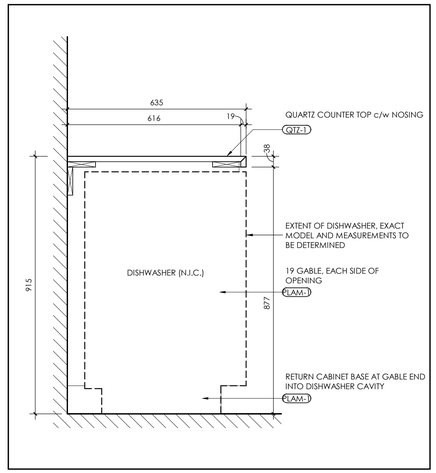
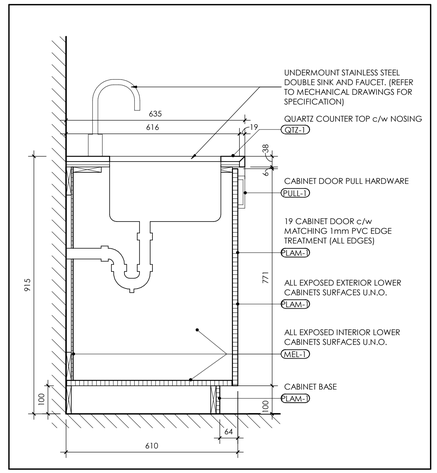
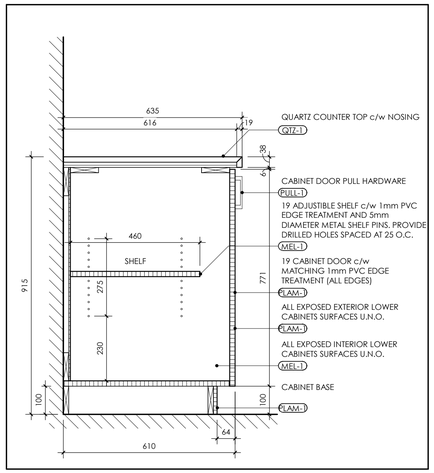


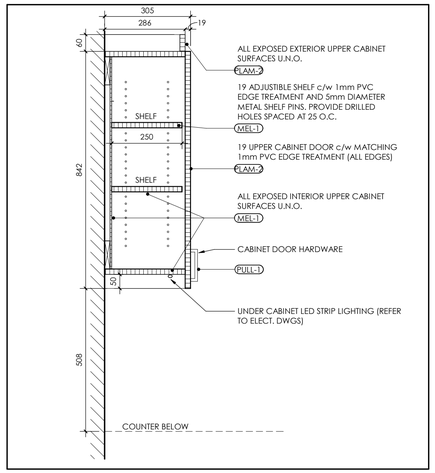
1 A8.2 KITCHEN BASE CABINET DETAIL 1 : 10



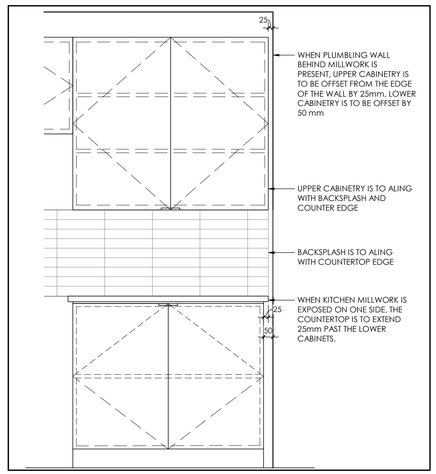
2 A8.2 KITCHEN BASE CABINET DETAIL 1 : 10



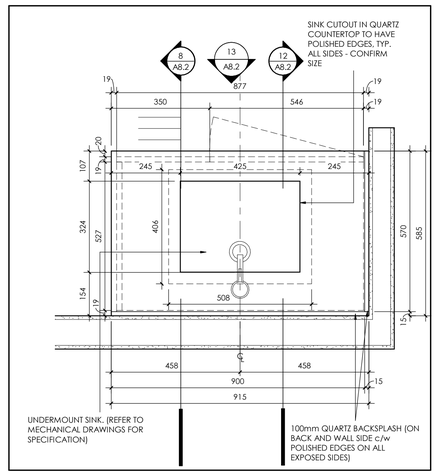
3 A8.2 KITCHEN BASE CABINET DETAIL 1 : 10



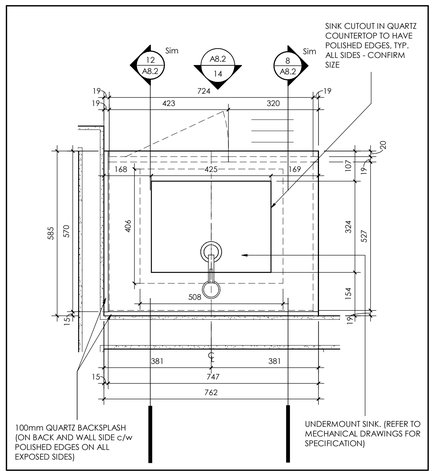
4 A8.2 KITCHEN UPPER CABINET DETAIL 1 : 10



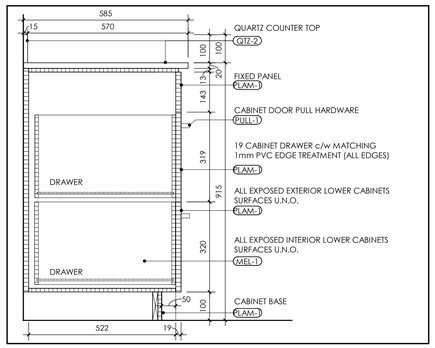
5 A8.2 KITCHEN MILLWORK EDGING DETAIL 1 : 15



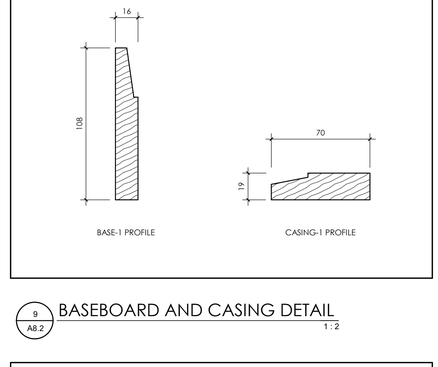
6 A8.2 WASHROOM TYPE A - VANITY 1 : 10



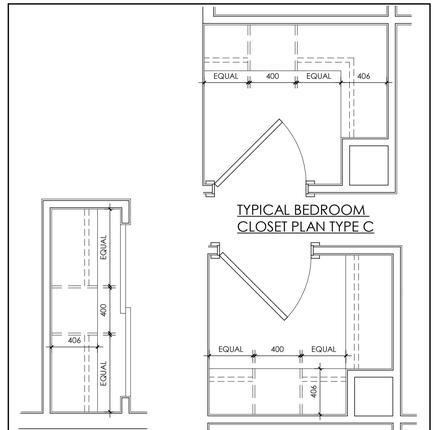
7 A8.2 WASHROOM TYPE D - VANITY 1 : 10



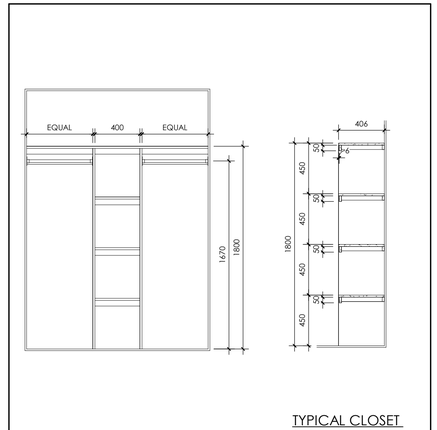
8 A8.2 VANITY TYPE A SECTION 2 1 : 10



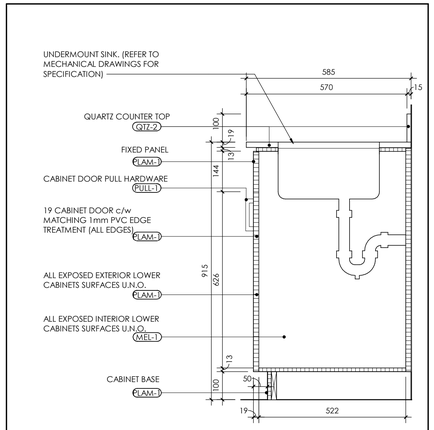
9 A8.2 BASEBOARD AND CASING DETAIL 1 : 2



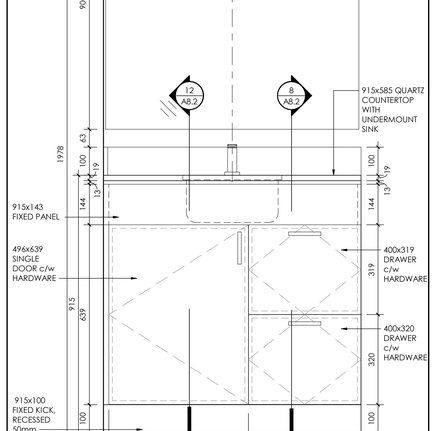
10 A8.2 TYPICAL BEDROOM CLOSET PLANS 1 : 25



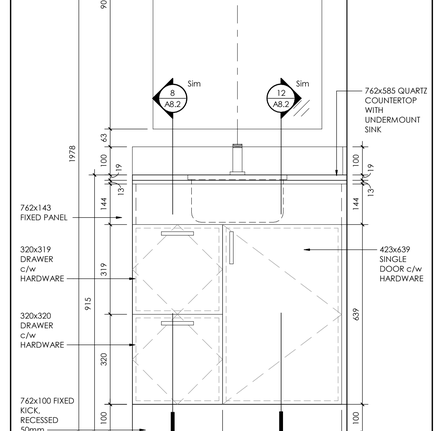
11 A8.2 TYPICAL CLOSET OPEN SHELF STORAGE TOWER 1 : 25



12 A8.2 VANITY - SECTION 1 1 : 10



13 A8.2 WASHROOM VANITY TYPE A - ELEVATION 1 : 10



14 A8.2 WASHROOM VANITY TYPE D - ELEVATION 1 : 10

MILLWORK NOTES

1. SITE VERIFY ALL DIMENSIONS PRIOR TO FABRICATION. CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR ALL MILLWORK.
2. ALL SOLID SURFACE COUNTERTOPS ARE TO HAVE SQUARE EDGE PROFILE TYPICAL, UNLESS NOTED OTHERWISE.
3. MITER ALL CORNERS OF SOLID SURFACE COUNTERTOP. POLISH ALL EXPOSED EDGES. NO SHARP CORNERS/EDGES.
4. APPROPRIATE BLOCKING REQUIRED IN WALL BEHIND ALL WALL HUNG MILLWORK. CONTRACTOR TO COORDINATE WITH MILLWORK DRAWINGS AND DESIGNER FOR LOCATION AND HEIGHT OF BLOCKING.
5. CONTRACTOR TO COORDINATE MILLWORK DRAWINGS WITH POWER/COMMUNICATION AND ELECTRICAL PLANS FOR LOCATIONS AND HEIGHTS. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.
6. ALL MILLWORK TO HAVE ADJUSTABLE SHELF PINS, UNLESS NOTED OTHERWISE.
7. ALL COUNTERTOPS ARE TO HAVE A 1" OVERHANG AT SINKS.
8. GRAIN DIRECTTION IS TO BE HORIZONTAL UNLESS NOT OTHERWISE ON THE FINISHES PLANS.
9. ALL APPLIANCES AND EQUIPMENT PROVIDED BY CLIENT. MILLWORK OPENINGS TO BE COORDINATED BEFORE PRODUCTION.
10. COORDINATING EDGE BANDING SHOULD BE PROVIDED FOR ALL MILLWORK. IF EXACT MATCH IS NOT AVAILABLE, DESIGNER IS TO BE CONSULTANT ON COLOUR SELECTION.

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THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

No.	REVISIONS	DATE

ISSUED FOR TENDER	2021.10.05
ISSUED FOR BUILDING PERMIT	2021.08.24
ISSUED FOR SPA RESUBMISSION	2021.02.16
ISSUED FOR SITE PLAN APPROVAL	2020.12.02
CHRONOLOGY	DATE

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10 Kimberly Drive, Unit 3, Waterloo ON, N2L 6P9 (519) 888-2171 www.abaarchitect.ca

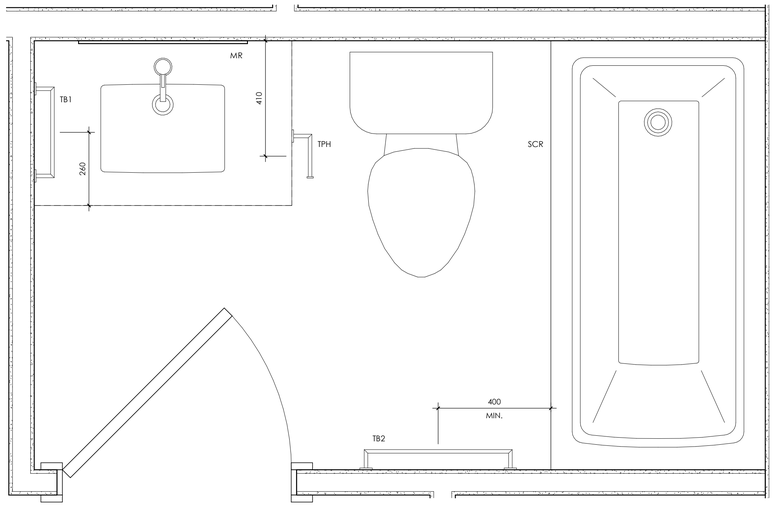
CLIENT
SUGARBUSH GARDENS INC
14 ROXBOROUGH DR., TORONTO ON

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

DRAWING TITLE
MILLWORK PLANS, ELEVATIONS AND DETAILS - KITCHEN, VANITY AND CLOSETS

SCALE: As indicated
SHEET SIZE: 24X36
PROJECT NUMBER: 2018-193
DRAWING NUMBER: A8.2

2021-10-12 11:52 P.M. C:\Users\NatalieW\Documents\2018-193 91-97 Milford Ave_Central_nwhiteside@abarchitect.co.rvt



1 / A8.3 WASHROOM ACCESSORIES LAYOUT

1 : 10

WASHROOM ACCESSORIES LEGEND

TB1 - INDICATES HAND TOWEL BAR/RING TO BE INSTALLED AT 400mm ABOVE COUNTER.

TB2 - INDICATES TOWEL BAR TO BE INSTALLED AT 1200mm A.F.F.

TPH - INDICATES TOILET PAPER HOLDER TO BE INSTALLED AT 660mm A.F.F.

SCR - INDICATES SHOWER CURTAIN ROD TO BE INSTALLED AT 2134mm A.F.F.

MR - INDICATES MIRROR. REFER TO A8.2. ENSURE 13mm PLYWOOD BACKING BEHIND GYPSUM BOARD TO ENSURE ADEQUATE SECUREMENT. SUPPLY AND INSTALL BY CONSTRUCTION MANAGER

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14 ROXBOROUGH DR., TORONTO ON

PROJECT NAME

91-97 MILFORD AVE.

91-97 MILFORD AVE.
WATERLOO, ON

DRAWING TITLE

WASHROOM ACCESSORY LOCATIONS AND INSTALLATION HEIGHTS

SCALE: As indicated

SHEET SIZE: 24X36

PROJECT NUMBER: 2018-193

DRAWING NUMBER: A8.3

2021-10-12 1:13:52 PM C:\Users\NatalieW\Documents\2018-193 91-97 Milford Ave_Central_nwhiteside@abarchitect.ca.rvt