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### NOTES

- All Site Plan drawings are fully coordinated with Landscape and Engineering drawing submissions.
- The property Owner is responsible for right-of-way replacement or repair costs to City standards.
- All site lighting shall not result in any glare or spill over to surrounding properties or public view.
- All rooftop mechanical equipment shall be fully screened from public view and surrounding residential properties.
- All snow storage shall be stored on site. Surplus snow storage shall be removed off site at Owner's expense by private removal service.

### STATISTICS

TOTAL AREA	± 5.98 ACRES (± 260,489 S.F.)	± 2.42 HA.
TOTAL BUILDING C1 AREA	± 10,000 S.F.	± 929 S.M.
PERSONAL SERVICE UNIT C1.1	± 5,000 S.F.	± 465 S.M.
RESTAURANT C1.2	± 5,000 S.F.	± 465 S.M.
BUILDING C2 AREA	± 5,000 S.F.	± 465 S.M.
BUILDING C3 AREA	± 2,500 S.F.	± 232 S.M.
TOTAL BUILDING C4 AREA	± 15,400 S.F.	± 1,430 S.M.
RETAIL UNIT C4.1	± 2,500 S.F.	± 232 S.M.
RETAIL UNIT C4.2	± 2,500 S.F.	± 232 S.M.
PERSONAL SERVICE UNIT C4.3	± 5,000 S.F.	± 465 S.M.
PERSONAL SERVICE UNIT C4.4	± 2,200 S.F.	± 211 S.M.
PERSONAL SERVICE UNIT C4.5	± 1,000 S.F.	± 93 S.M.
PERSONAL SERVICE UNIT C4.6	± 1,000 S.F.	± 93 S.M.
PERSONAL SERVICE UNIT C4.7	± 1,000 S.F.	± 93 S.M.
PERSONAL SERVICE UNIT C4.8	± 1,200 S.F.	± 111 S.M.
TOTAL BUILDING D1 AREA	± 20,000 S.F.	± 1,859 S.M.
RETAIL UNIT D1.1	± 10,000 S.F.	± 929 S.M.
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M/E ROOM AREA	± 1,100 S.F.	± 102 S.M.
SITE B TOTAL LEASABLE AREA	± 67,900 S.F.	± 6,310 S.M.
SITE B TOTAL FLOOR AREA	± 69,000 S.F.	± 6,412 S.M.
SITE B PARKING PROVIDED	262 CARS	4.09/100 S.M.
COVERAGE	26.49 %	
SITE B RETAIL PARKING REQUIRED (5,934 S.M.) (4.0/100 S.M.)	238 CARS	4.01/100 S.M.
SITE B REST. PARKING REQUIRED (10 CARS) (40 SEATS) (4 SEATS)	10 CARS	2.15/100 S.M.
TOTAL PARKING REQUIRED	248 CARS	
SITE B RETAIL AREA (58,976) ± 40,000 S.F.	± 3,718 S.M.	
SITE B RESTAURANT AREA (7,474) ± 5,000 S.F.	± 465 S.M.	
SITE B FURNITURE STORE AREA (7,474) ± 5,000 S.F.	± 465 S.M.	
SITE B PERSONAL SERVICE AREA (22,674) ± 15,400 S.F.	± 1,431 S.M.	
SITE B BANK AREA (8,774) ± 2,500 S.F.	± 232 S.M.	
M/E ROOM AREA (950 S.F.)	± 88 S.M.	
TOTAL LEASABLE AREA	± 67,900 S.F.	± 6,310 S.M.
TOTAL FLOOR AREA	± 69,000 S.F.	± 6,412 S.M.

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24	2018-04-17	ISSUED FOR REVIEW	JY
23	2018-04-12	ISSUED FOR REVIEW	JY
22	2018-03-05	ISSUED FOR SPA	JY
21	2018-03-02	ISSUED FOR REVIEW	JY
20	2018-02-23	ISSUED FOR REVIEW	JY
19	2018-02-14	ISSUED FOR REVIEW	JY
18	2018-02-14	ISSUED FOR REVIEW	JY
17	2018-02-08	ISSUED FOR REVIEW	JY
16	2018-02-05	ISSUED FOR REVIEW	JY
15	2017-01-30	ISSUED FOR REVIEW	JY
14	2017-01-24	ISSUED FOR REVIEW	JY
13	2017-12-08	ISSUED FOR REVIEW	JY
12	2017-09-08	ISSUED FOR REVIEW	JY
11	2017-08-24	ISSUED FOR REVIEW	JY
10	2017-08-01	ISSUED FOR REVIEW	JY
9	2017-07-18	ISSUED FOR COORDINATION	JY
8	2017-07-14	ISSUED FOR SPA	JY
7	2017-07-11	ISSUED FOR REVIEW	JY
6	2017-07-07	ISSUED FOR COORDINATION	JY
#	DATE	DESCRIPTION	BY

PROJECT  
**WEST WATERLOO**  
WATERLOO, ONTARIO

DRAWING  
**SPA SITE PLAN**

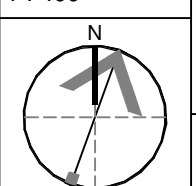
PROJECT NO.  
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PROJECT DATE  
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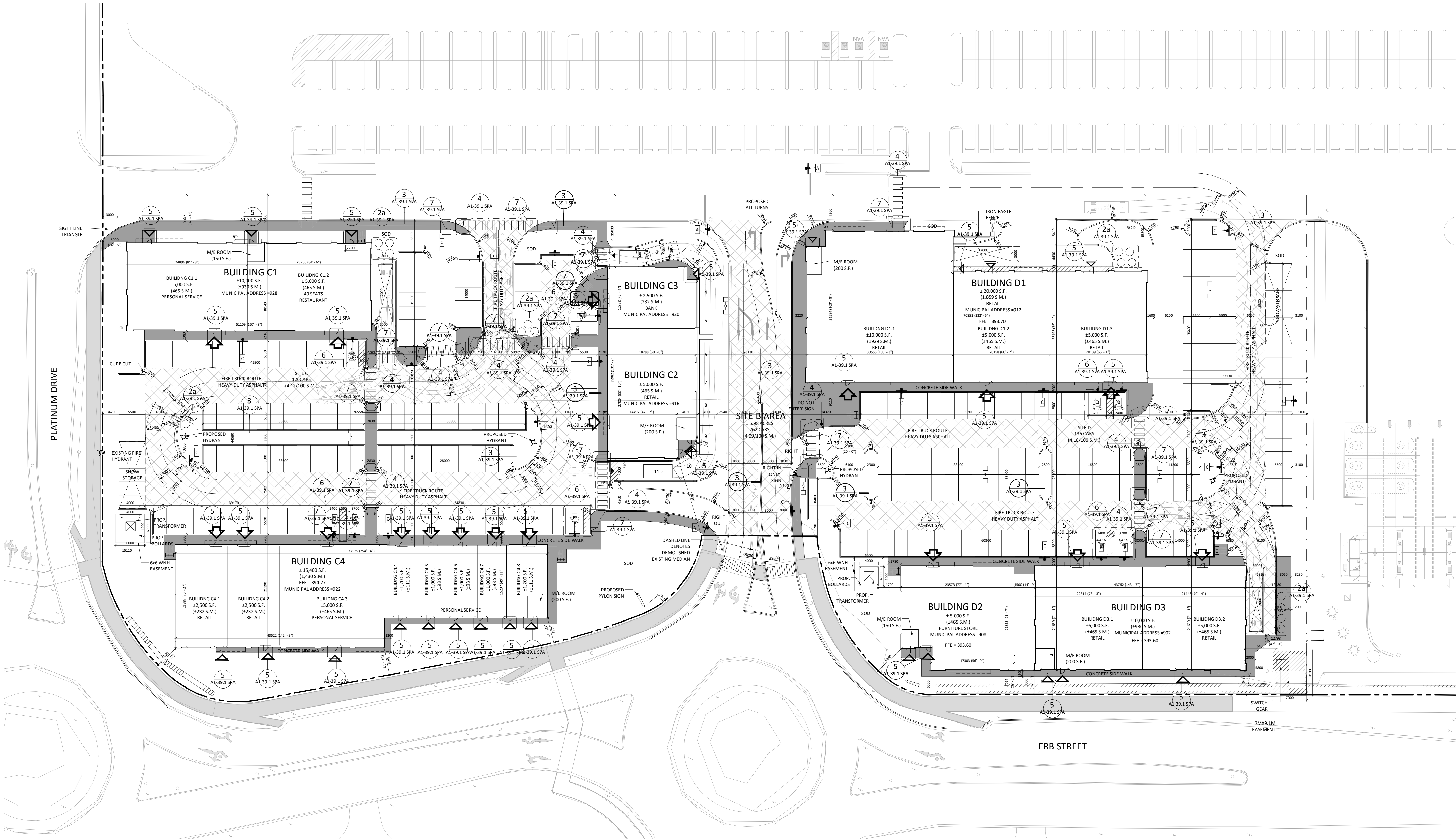
DRAWN BY  
JY

CHECKED BY  
JK

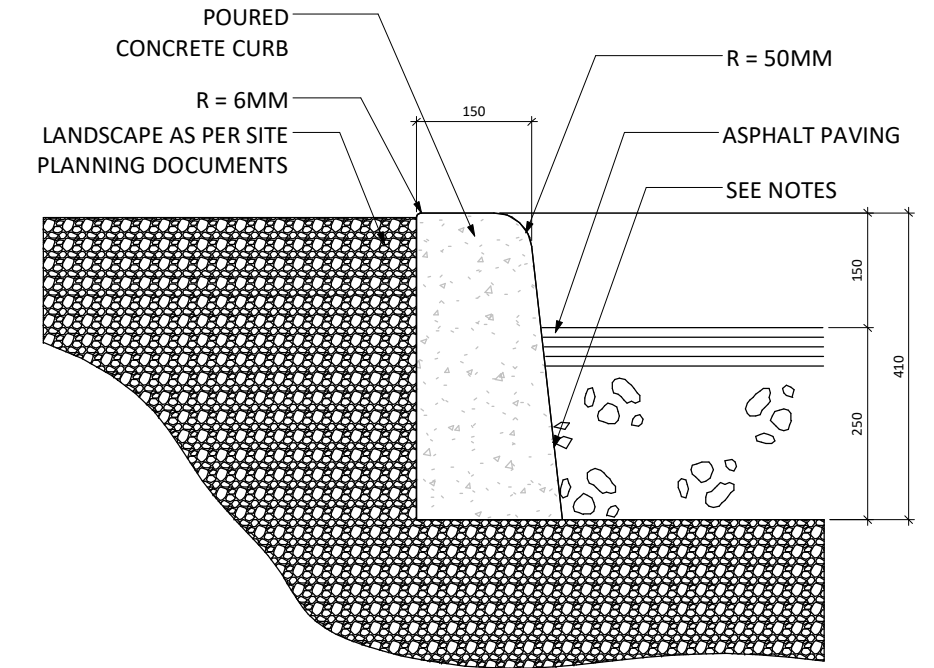
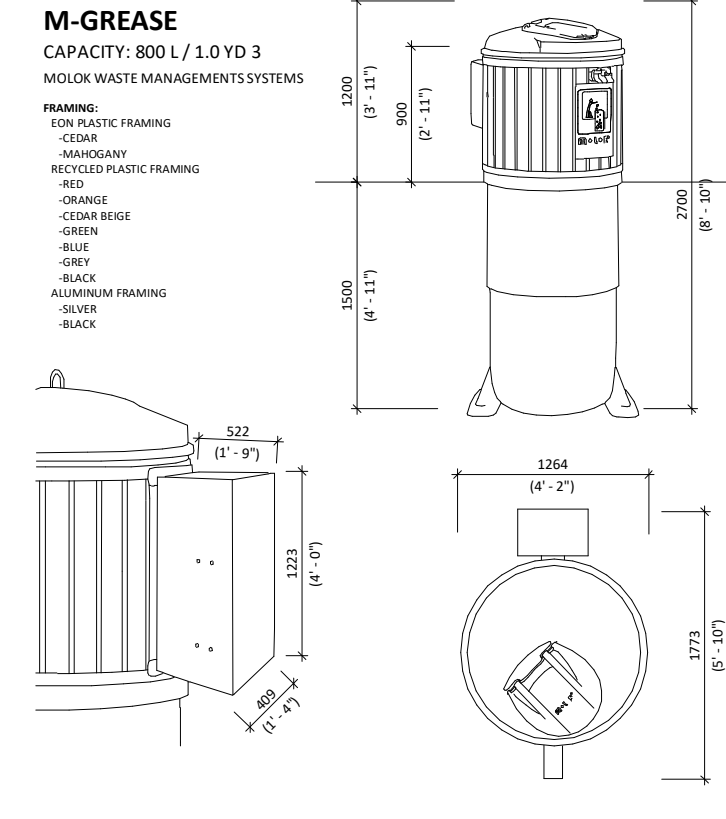
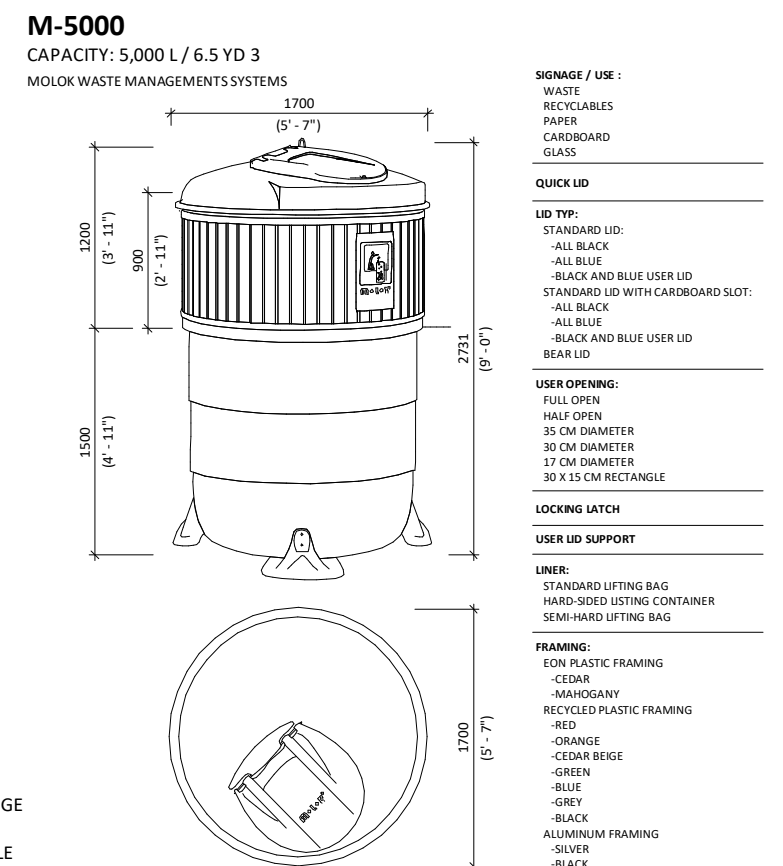
SCALE  
1 : 400



DRAWING NO.  
**A1-39**







**NOTES:**  
 1. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01  
 2. OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES  
 3. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-900 SERIES

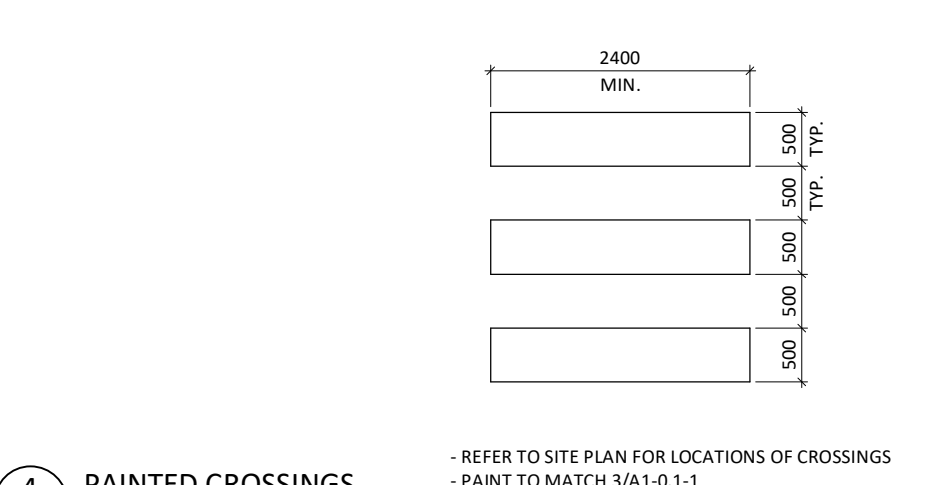
**2a MOLOK DETAIL (WASTE/RECYCLE)**  
 A1-39.1 SPA 1:50

**2b MOLOK DETAIL (GREASE)**  
 A1-39.1 SPA 1:50

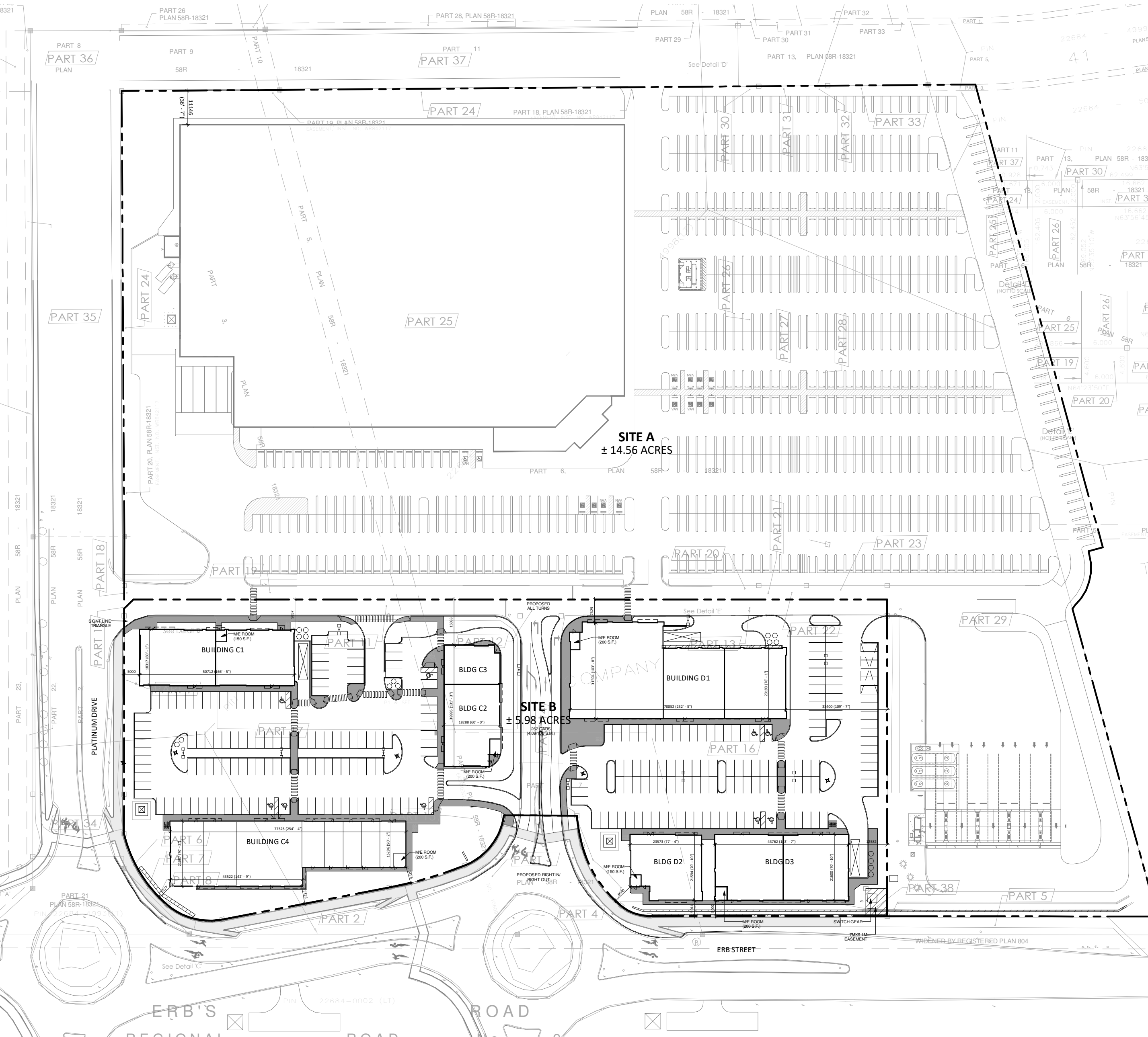
**3 CONCRETE CURB SECTION**  
 A1-39.1 SPA 1:10

SYMBOL	SIGN	DESCRIPTION
A	STOP SIGN	"STOP" SIGN Red 100mm(4") White REFL. LEGEND & BORDER, Red REFL. BACKGROUND
B	PERMIT SIGN	"DASABLE PARKING PERMIT" SIGN Red REFL. LEGEND & BORDER, Blue REFL. SYMBOL OF ACCESS & SYMBOL BORDER, Black SYMBOL, LEGEND & BORDER, White REFL. BACKGROUND
C	ROUTE SIGN	"TYPE ROUTE" SIGN 300mm(12") Red REFL. LEGEND & BORDER, Black SYMBOL, White REFL. "TYPE ROUTE" ON BLACK BACKGROUND, Black LEGEND & BORDER, White REFL. BACKGROUND

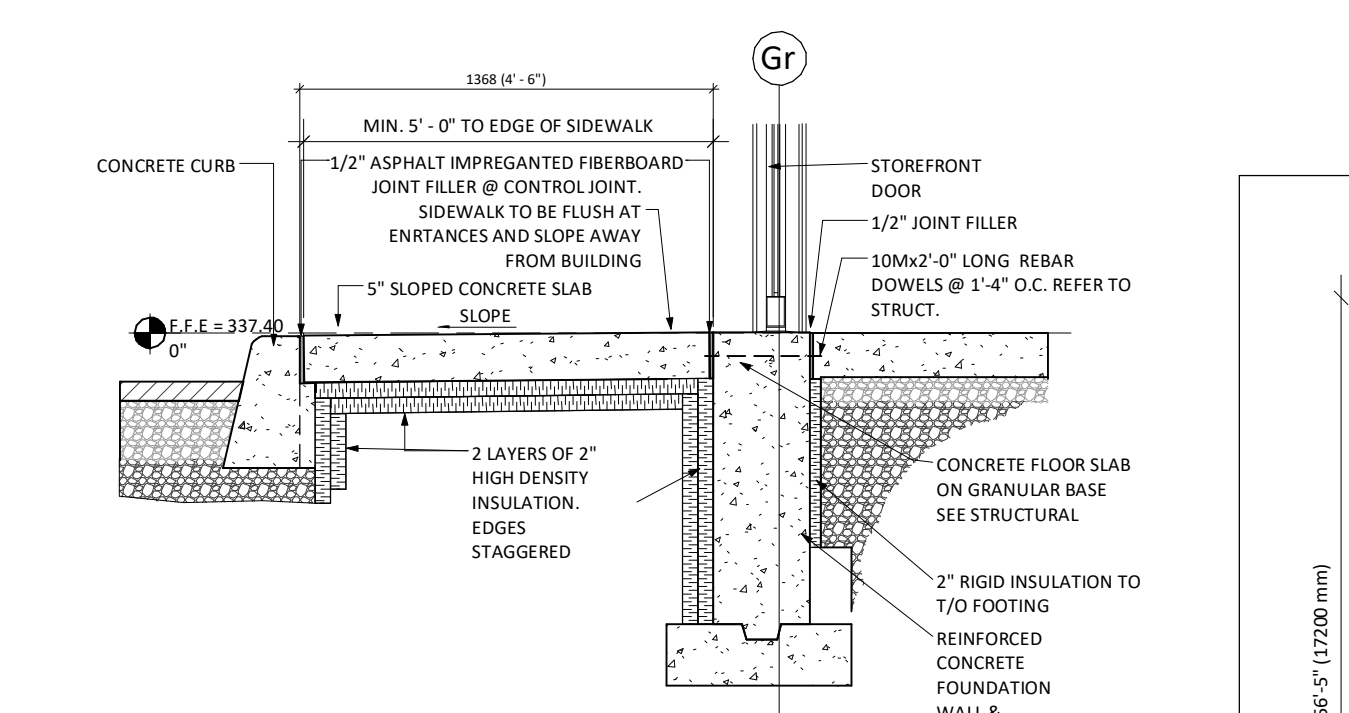
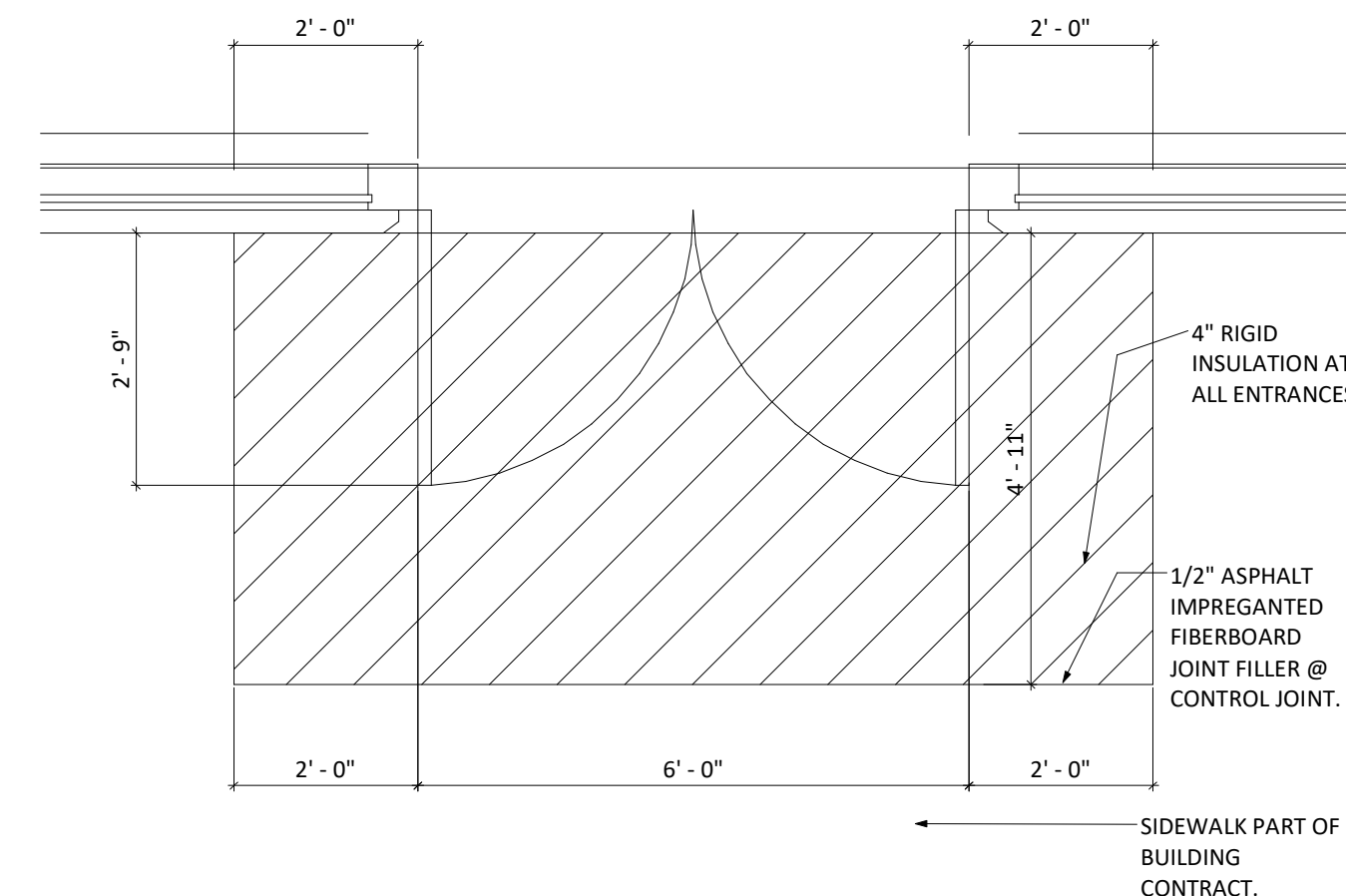
SYMBOL	DESCRIPTION
➡	PROPOSED ENTRANCE ARROW
➡	PROPOSED EXIT ARROW
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED FIRE CONNECTION
⊕	PROPOSED SIGN
⊕	PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)



**4 PAINTED CROSSINGS**  
 A1-39.1 SPA 1:70

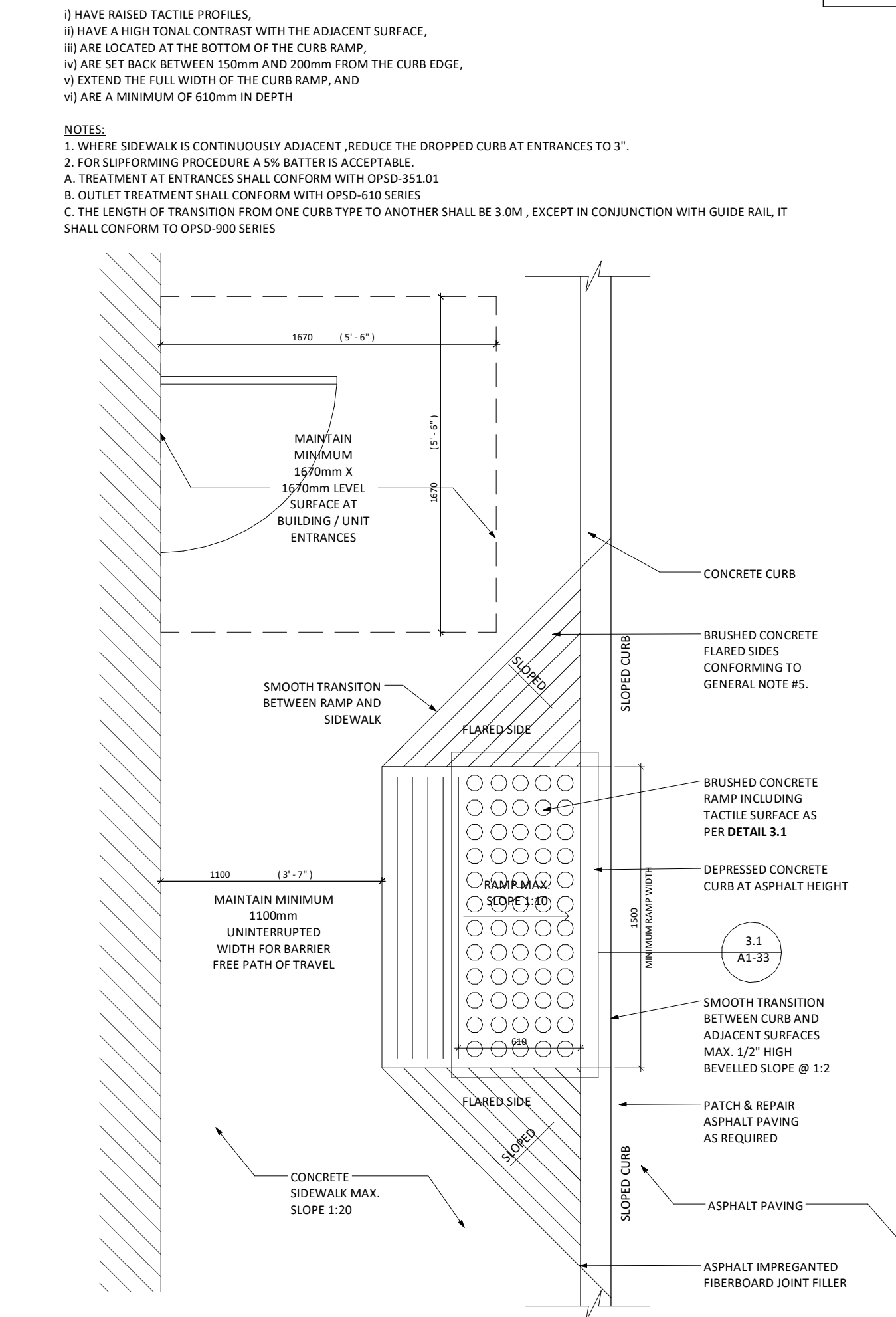


**1 OVERALL SITE PLAN**  
 A1-39.1 SPA 1:1000



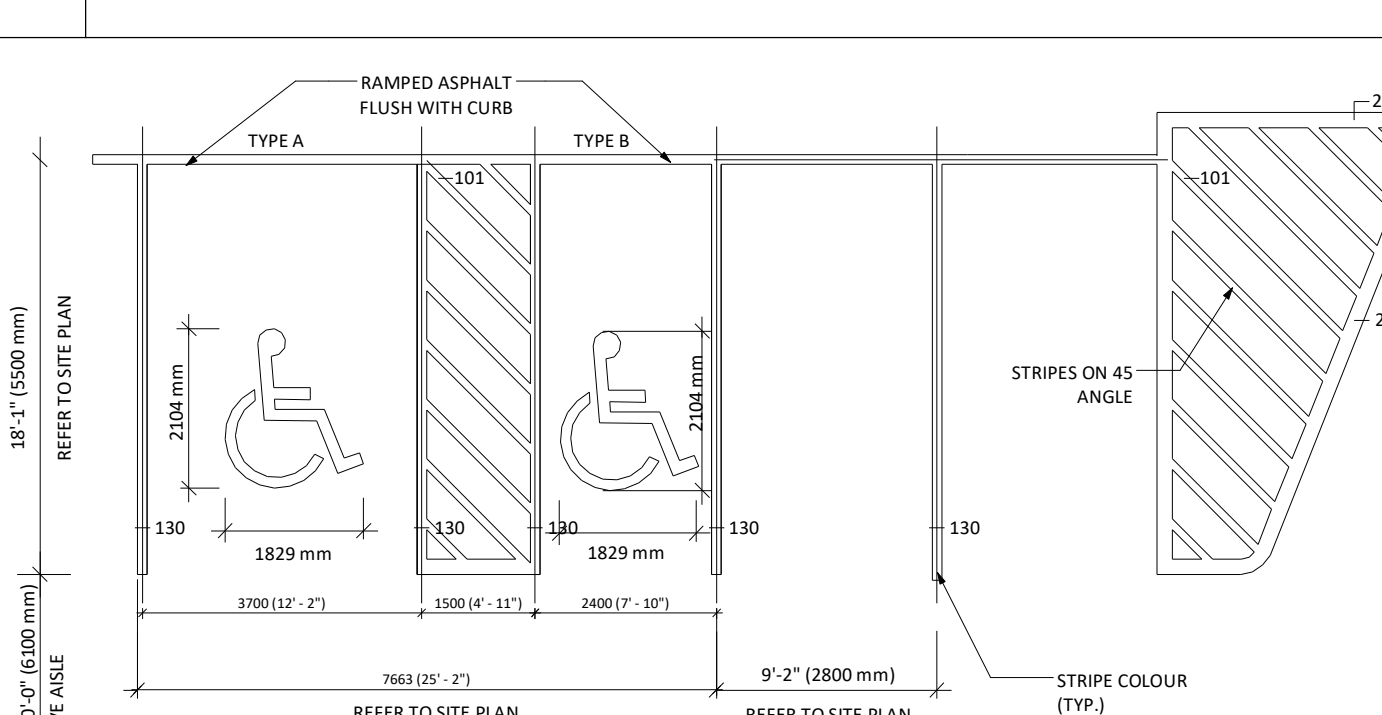
**5 FROST SLAB DETAIL**  
 A1-39.1 SPA 1:25

**GENERAL NOTES:**  
 G1. SIDEWALK SLOPES TO BE 1/8" / FT. (1%)  
 MAX. IN ALL DIRECTIONS ALONG STOREFRONT, 1/4" / FT. (2%) MAX. IN OTHER AREAS.  
 G2. EXPANSION JOINTS ARE TO BE AS SPECIFIED & AS LOCATED ON ARCHITECTURAL DOCUMENTS.  
 G3. REINFORCING TO BE AS PER STRUCTURAL DOCUMENTS.  
 G4. CONCRETE TO BE ROOM FINISHED AS PER ARCHITECTURAL SPECIFICATIONS.  
 G5. CONSTRUCTION OF CURB RAMPS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN PROVINCE OF ONTARIO - DESIGN OF PUBLIC SPACES STANDARD - PART IV.1 OF ONTARIO REGULATION 193/11. IT MUST HAVE TACTILE WALKING SURFACE INDICATORS THAT:  
 i) HAVE RAISED TACTILE PROFILES,  
 ii) HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE,  
 iii) ARE LOCATED AT THE BOTTOM OF THE CURB RAMP,  
 iv) ARE SET BACK BETWEEN 150mm AND 200mm FROM THE CURB EDGE,  
 v) EXTEND THE FULL WIDTH OF THE CURB RAMP, AND  
 vi) ARE A MINIMUM OF 610mm IN DEPTH.  
**NOTES:**  
 1. WHERE SIDEWALK IS CONTINUOUSLY ADJACENT, REDUCE THE DROPPED CURB AT ENTRANCES TO 3".  
 2. FOR SURFING PROCEDURE A 5% BATTER IS ACCEPTABLE.  
 A. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01  
 B. OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES  
 C. THE LENGTH OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-900 SERIES



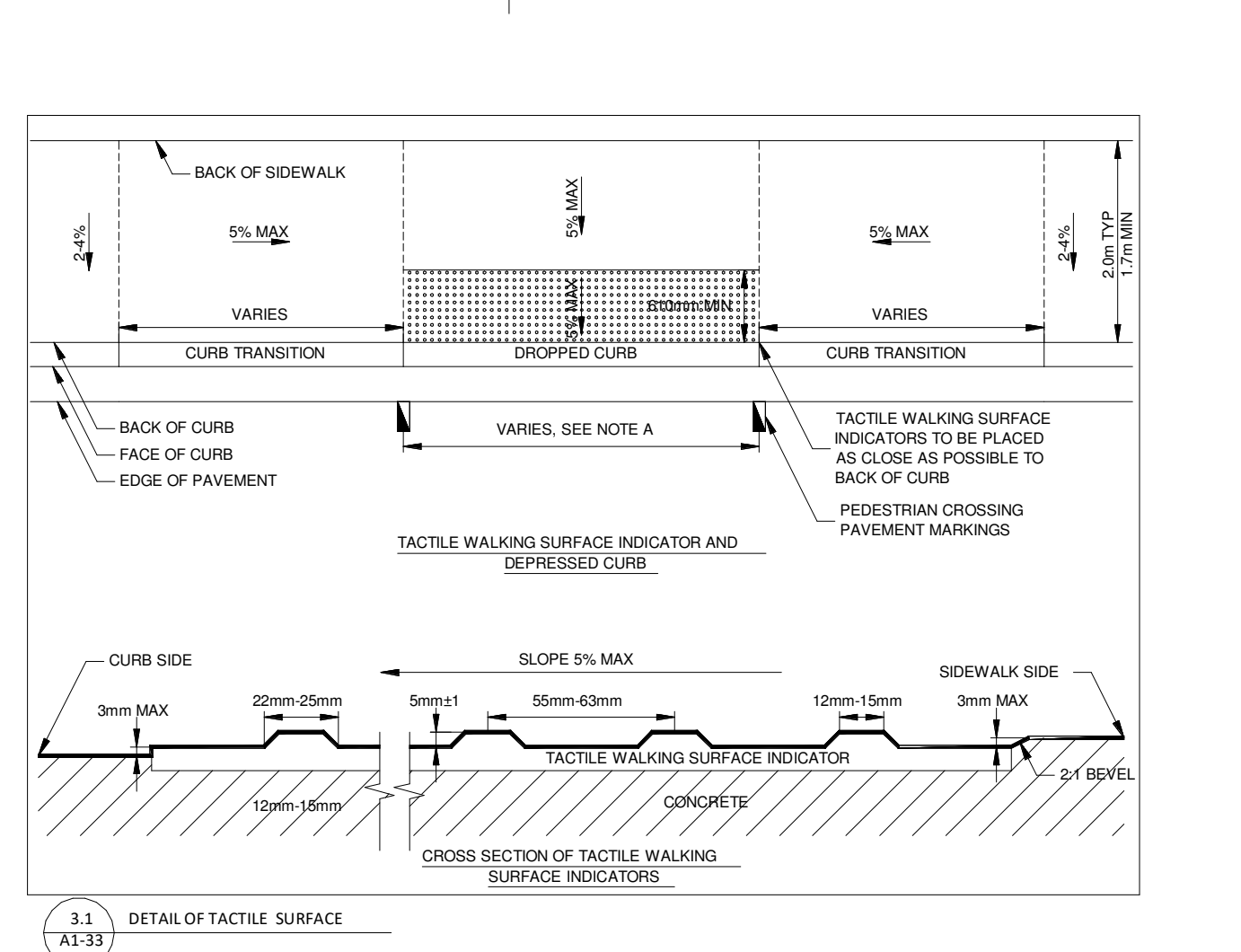
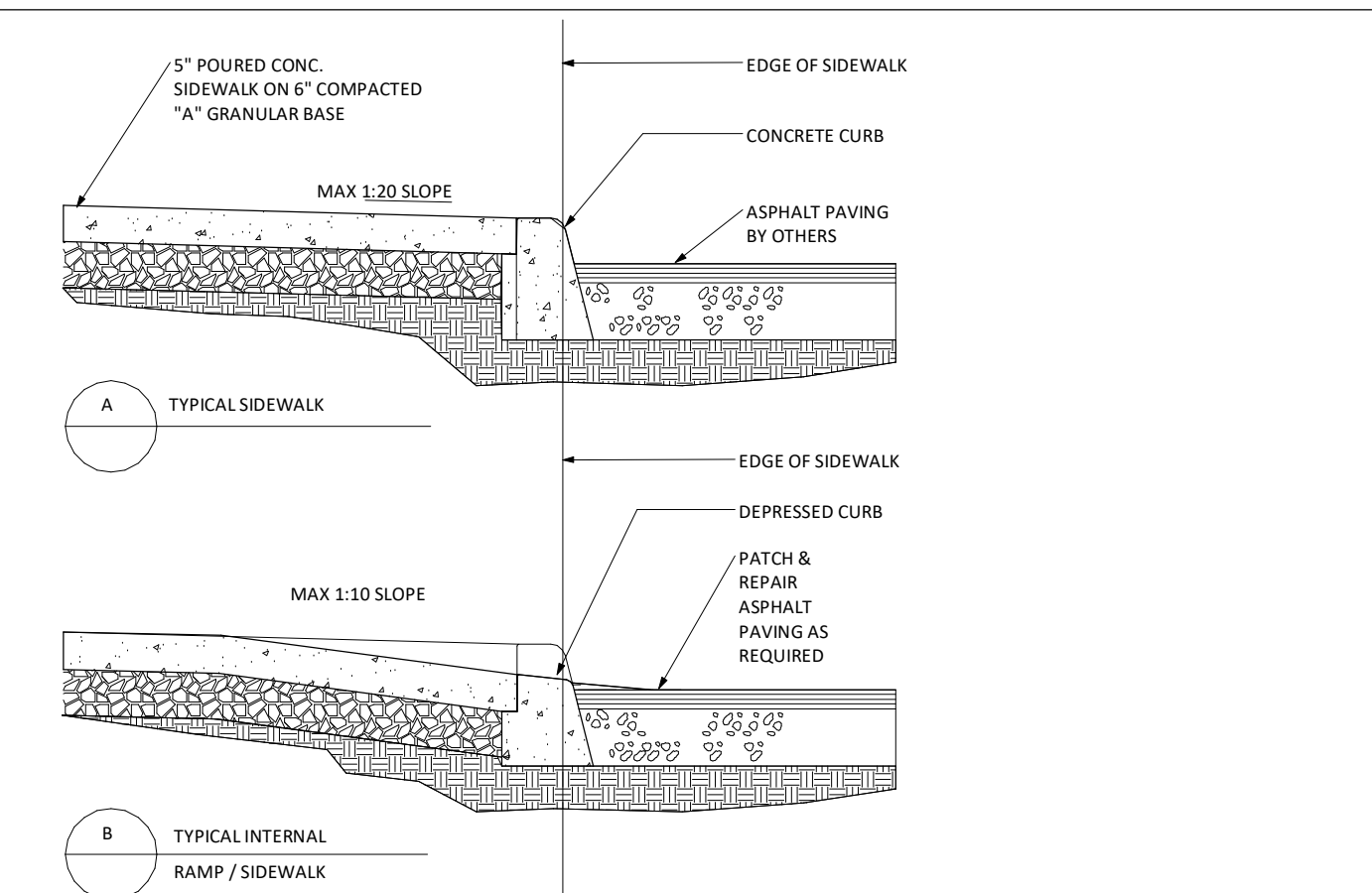
**7 CURB RAMP WITH TACTILE PLATES**  
 A1-39.1 SPA 1:25

ZONING REQUIREMENTS		
ZONE	REQUIRED	PROPOSED
MINIMUM LOT AREA	(H)C3-12	(H)C3-12
MINIMUM LOT WIDTH	NO MINIMUM	±5.98 ACRES
MINIMUM FRONT YARD SETBACK	5 M	5 M
FLANKAGE YARD SETBACK	5M	5 M
SIDE YARD SETBACK	1.5 M & 3.5 M EACH	5 M
SIDE YARD SETBACK TO RESIDENTIAL ZONE	5M	NA
MINIMUM REAR YARD SETBACK	7.5M	7.5 M
MINIMUM LANDSCAPE SETBACK	AVERAGE 3M, MIN 1.5M	3.1 M
MAXIMUM BUILDING HEIGHT	12M, 4 STOREY	6.7 M
MINIMUM PARKING SPACE	(15/100 S.M. RETAIL AREA) (4/100 S.M. REST. AREA)	259 CARS 248 SPACES
MINIMUM ACCESSIBLE PARKING SPACE	8 SPACES (4 TYPE A, 4 TYPE B)	9 SPACES
MINIMUM LOADING SPACE	(3M X 12M) 3 SPACES	3 SPACES
MAXIMUM RETAIL STORE AREA	3,750 S.M.	3,718 S.M.



**6 STANDARD PARKING DETAIL**  
 A1-39.1 SPA 1:100

**ACCEPTABLE MANUFACTURER:**  
 SUREGUARD SHIELD P/C/S SUREGUARD "SURE-SEAL" INSTALLATION KIT  
 SIZE: 7" X 42"  
 COLOUR: YELLOW  
 AS MANUFACTURED BY "SUREGUARD SECURITY PRODUCTS (ADAM ULIAS)  
 PO. BOX 1202, 801 VICTORIA ST. N,  
 KITCHENER, ONT. N2G 4G8  
 PH: (519) 772-1975 FX: (519) 742-9256  
 E-MAIL: AULIAS@SUREGUARD.CA



**3.1 DETAIL OF TACTILE SURFACE**  
 A1-33

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M-H ROOM AREA	± 1,100 S.F.	± 102 S.M.
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SITE B TOTAL FLOOR AREA	± 69,000 S.F.	± 6,412 S.M.
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COVERAGE	26.49%	
SITE B RETAIL PARKING REQUIRED	238 CARS (5,934 S.M.) (4.0/100 S.M.)	4.01/100 S.M.
SITE B RESTAURANT PARKING REQUIRED	10 CARS (10 SEATS/1A SEAT)	2.15/100 S.M.
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6	2017-07-07	ISSUED FOR COORDINATION	JJY
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