

473 ALBERT STREET

ARCHITECT
linebox
STUDIO

ARCHITECTURAL DRAWING LIST

DWG NO.	DRAWING TITLE	CURRENT REVISION	CURRENT REV. DATE
A0 GENERAL			
A0-100	COVER SHEET		
A0-101	GENERAL NOTES		
A0-102	GENERAL NOTES		
A0-200	O&C MATRIX AND CODE NOTES		
A0-800	SITE PLAN DEMOLITION		
A0-801	SITE PLAN		
A0-802	SITE PLAN FUTURE		
A1 DEMOLITION			
A1-099	SUB BASEMENT DEMOLITION PLAN		
A1-100	BASEMENT DEMOLITION PLAN		
A1-101	LEVEL 01 DEMOLITION PLAN		
A1-102	LEVEL 02 DEMOLITION PLAN		
A1-103	LEVELS 03 TO 10 (TYPICAL) DEMOLITION PLAN		
A1-111	LEVEL 11 DEMOLITION PLAN		
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A1-300	SOUTH (ALBERT STREET) DEMOLITION ELEVATION		
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A2-000	FLOOR MAP		
A2-099	SUB BASEMENT FLOOR PLAN		
A2-100	BASEMENT FLOOR PLAN		
A2-101	LEVEL 01 FLOOR PLAN		
A2-102	LEVEL 02 FLOOR PLAN		
A2-103	LEVELS 03 TO 11 (TYPICAL) FLOOR PLAN (17 SUITES)		
A2-112	LEVEL 12 (MAIN ROOF) FLOOR PLAN		
A2-113	LEVEL 13 (MECH. PENTHOUSE) FLOOR PLAN		
A4 ELEVATIONS			
A4-100	SOUTH (ALBERT STREET) ELEVATION		
A4-101	EAST & WEST ELEVATION		
A4-102	NORTH ELEVATION		
A4-201	ENLARGED ELEVATIONS		
A4-300	3D VIEWS		

STRUCTURAL ENGINEER
CLELAND JARDINE
ENGINEERING LTD
205-580 TERRY FOX DR
KANATA, ON K2L 4B9
(613) 591-1533

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ENGINEERING LTD
PROFESSIONAL ENGINEER
(613) 591-1533

structural engineers | ingénieur structure

Smith + Andersen
530 - 1600 Carling Avenue Ottawa Ontario K1Z 1G3
t 613 230 1186 smithandandersen.com
MEP engineers | ingénieur MEP

PARSONS
1223 MICHAEL STREET, SUITE 100, OTTAWA, ONTARIO K1J 7T2
Tel: 613-738-4160 Fax: 613-738-7105

civil engineers | ingénieur civil

Forest and Field
Landscape Architecture
205 - 720 Bathurst Street Toronto Ontario M5S 2R4
t 647 933 1151 forestandfield.ca

landscape architects | architectes paysagistes

ISSUED FOR SITE PLAN CONTROL DEC 06, 2019
no revisions date

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linebox
STUDIO

general notes | note générale

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

473 ALBERT
PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

COVER SHEET

project number | numéro du projet 159

drawn | dessiné CK / MP

checked | vérifié JM / AR

date | date DEC 06, 2019

scale | échelle

drawing number | numéro du dessin

A0-100



GENERAL NOTES	
1.	CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE, REPORT TO THE OWNER AND ARCHITECT ON ANY DISCREPANCIES BETWEEN THE EXISTING SITE CONDITIONS AND THE FINAL DRAWINGS PRIOR TO CONTINUING CONSTRUCTION.
2.	CONTRACTOR TO BE RESPONSIBLE FOR CONFORMANCE OF WORKMANSHIP, MATERIAL, AND METHODS.
3.	ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION.
4.	CONTRACTOR TO CHECK AVAILABILITY OF ALL MATERIALS AND REPORT ANY DISCONTINUATIONS OR DELAYS TO THE OWNER AND ARCHITECT.
5.	CONTRACTOR TO CLEAN ALL WINDOWS, FLOORS, ETC., AT THE COMPLETION OF CONSTRUCTION.
6.	CONTRACTOR TO OBTAIN AND BE FAMILIAR WITH ALL REQUIRED TESTING AND REPORTS DURING THE PROGRESS OF THE WORK.
7.	FINISH MATERIALS TO MEET 2012 ONTARIO BUILDING CODE REQUIREMENTS FOR FLAME SPREAD RATINGS AND SMOKE DEVELOPED CLASSIFICATION.
8.	ALL INTERIOR FURNISHINGS ARE BY THE TENANT UNLESS OTHERWISE NOTED.
9.	SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL ITEMS.
10.	SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR BASE BUILDING RELEVANT NOTES AND DETAILS.
11.	REFER TO MECHANICAL & ELECTRICAL DRAWINGS FOR HEATING, VENTILATION, AIR CONDITIONING, LIGHTS, AND SPRINKLERS.
12.	ALL CONSTRUCTION TO CONFORM TO 2012 ONTARIO BUILDING CODE SECTION 3.8 BARRIER-FREE DESIGN.
13.	CAULK AND SEAL ALL AROUND OPENINGS AT PENETRATIONS.
14.	FOR ALL ELECTRICAL, AV & MECHANICAL EQUIPMENT MOUNTING HEIGHTS REFER TO ENGINEERING DRAWINGS.
15.	—
16.	ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS ARE COMPLEMENTARY. ANYTHING SHOWN ON ARCHITECTURAL DRAWINGS AND NOT SHOWN ON STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS OR VICE VERSA, SHALL BE INTERPRETED AS BEING SHOWN ON ALL FOUR. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
17.	DO NOT SCALE DRAWINGS
18.	ALL STEEL STUDS TO BE DESIGNED & STAMPED BY PROFESSIONAL ENGINEER LICENSED IN ONTARIO - SUBMIT SHOP DRAWINGS
19.	CONCRETE FLOORS TO BE SMOOTH & LEVEL WITH A MAXIMUM DEVIATION OF 1/2 INCH IN 20 FEET READY TO ACCEPT TENANTS FLOOR FINISH MATERIAL UNLESS NOTED OTHERWISE ON FLOOR PLAN OR SPECIFICATIONS - TO COMPLY WITH TENANTS REQUIREMENTS.
20.	SEE DOOR SCHEDULE FOR DOOR & FRAME TYPE, SIZE & HARDWARE.
21.	METAL ROOF DECK CEILING TO BE SUITABLE FOR PAINT WITHOUT ADDITIONAL PREPARATION BY TENANT
22.	ROUGH IN OF WASHROOM FIXTURES TO BE BY GENERAL CONTRACTOR & LOCATION OF SUITE FINAL LAYOUT TO FOLLOW ON COMMERCIAL AND RESIDENTIAL SUITES IDENTIFIED AS 'BY FUTURE PERMITS'. EACH TENANT IDENTIFIED AS SUCH TO OBTAIN SEPARATE PERMIT FOR ALL INTERIOR WORK.
23.	HVAC BY GENERAL CONTRACTOR & TO SUIT FINAL COMMERCIAL TENANT LAYOUT (TO FOLLOW) WHERE APPLICABLE.
24.	TENANT TO OBTAIN A SEPARATE PERMIT REGARDING EXTERIOR SIGNAGE.
25.	SHOP QUALITY SPRINKLER DRAWINGS COMPLETE WITH HYDRAULIC CALCULATIONS TO BE SUBMITTED TO THE CITY UNDER SEPARATE COVER BY THE SUCCESSFUL CONTRACTOR'S SPRINKLER SYSTEM DESIGN ENGINEER WHEREVER SPRINKLERS ARE REQUIRED.
26.	—
27.	USE HILTI FS601 OR F5-ONE FLEXIBLE FIRE STOP AT TOP OF ALL FIRE RATED WALLS AT ROOF DECKS AND WALL PENETRATIONS TO SUIT RATING OF WALL (TYP.)
28.	—
29.	ALL R.W.L. TO BE TIGHT TO BACK OF COLUMNS (STEEL)
30.	50mm METAL STRAPS @ 600 o.c. AT ALL DOUBLE WALL CONSTRUCTION TO SECURE BATT INSULATION IN PLACE.
31.	ALL STEEL STRUCTURAL MEMBERS TO BE WITHIN STUD CAVITIES
32.	PIPING, TUBING, DUCTS, CHIMNEYS, OPTICAL FIBRE CABLES, ELECTRICAL WIRES AND CABLES, TOTALLY ENCLOSED NON-COMBUSTIBLE RACEWAYS, ELECTRICAL OUTLET BOXES AND OTHER SIMILAR BUILDING SERVICES THAT PENETRATE A MEMBRANE FORMING PART OF AN ASSEMBLY REQUIRED TO HAVE A FIRE-RESISTANCE RATING, OR A FIRE SEPARATION, SHALL BE SEALED BY A FIRE STOP SYSTEM.
33.	AT ALL TRANSITIONS OF MATERIALS, JOINTS TO BE CAULKED c/w BACKER ROD
34.	WRAP ENTIRE PERIMETER OF ROUGH OPENINGS WITH PEEL AND STICK MEMBRANE BEFORE INSTALLATION OF WINDOW AND DOOR FRAMES.
35.	PROVIDE 12.7mm EXTERIOR GRADE PLYWOOD @ ALL SIGNAGE, AWNINGS, LIGHT FIXTURE LOCATIONS, AND GAS PIPES UNLESS OTHERWISE NOTED. PROVIDE WOOD BLOCKING FOR ALL WASHROOM FIXTURES, ELECTRICAL & MECHANICAL FIXTURES WHERE APPLICABLE (TYP.)
36.	GENERAL CONTRACTOR TO ENSURE THAT FIRE RATING OF DEMISING WALLS IS NOT ALTERED FROM THE DESIGNATED WALL CONSTRUCTION LISTED
37.	GAS PIPES TO BE PAINTED SAME COLOR AS WALL OR CEILING ON WHICH THEY ARE MOUNTED. w/ YELLOW STRIPES SPACED @ 4'-0" FROM EACH OTHER
38.	WHERE FIRE RATED WALL RUNS PERPENDICULAR TO METAL DECK, DRYWALL TO FOLLOW DECK CONTOUR c/w 12mm TO 20mm GAP. FILL ALL VOIDS WITH FIRE STOP MINERAL WOOL AND FIRE STOP CAULKING/SPRAY TO MAINTAIN WALL FIRE RATING.
39.	HORIZONTAL JOINT @ DEFLECTION TRACK CAULKING TO MAINTAIN FIRE RATING (TYP.)
40.	VERTICAL DRYWALL CONTROL JOINT TO BE @ EVERY STEEL COLUMN TYP. (SEE SPECIFICATIONS)
41.	PAINT EXTERIOR H.M. DOOR EDGES
42.	GRADES SHOWN ON FLOOR PLANS, ELEVATIONS, AND SECTION DATUM TAGS ARE FOR REFERENCE ONLY. CONTRACTOR IS TO CONFIRM AND COORDINATE ALL GRADES WITH GRADING PLAN.
43.	GENERAL CONTRACTOR TO BOX IN ALL ELEC. & MECH. SERVICES NOT CONCEALED IN WALLS UNLESS OTHERWISE NOTED. PROVIDE ACCESS PANELS WHERE APPLICABLE.
44.	GENERAL CONTRACTOR TO CLEAN (SCRAPE AND VACUUM) BOTTOM OF STUD TRACK BEFORE BATT TYPE INSULATION INSTALLATION.
45.	REFER TO WALL TYPES, ULC MANUAL, AND OBC DRAWINGS FOR ALL FIRE RATINGS REQUIRED FOR ALL INTERIOR AND EXTERIOR WALLS. NO SUBSTITUTIONS FOR GYPSUM BOARD LISTED IN THE ULC MANUAL FOR THE FIRE RATED WALLS.
46.	FIRE STOP NOTE: FOR ALL DOUBLE STUD WALLS WITHIN AN AIR SPACE MORE THAN 25mm - PROVIDE 12.7 EXTERIOR GRADE GYPSUM WALL BOARD FIRE STOP @ 3m o.c. VERTICAL INTERVALS x 20m o.c. HORIZONTAL INTERVALS OR FILL CAVITY WITH BATT TYPE INSULATION.
NOTES: ONTARIO BUILDING CODE	
INTERIOR FINISHES:	
ALL SURFACES FOR EXIT STAIRS, LOBBIES (ELEVATOR), SERVICE ROOMS MEET:	
- FLAME SPREAD RATING:	25
- SMOKE DEVELOPED RATING:	50
10% MAX. OF A SURFACE WITHIN AN EXIT OR LOBBY:	
- FLAME SPREAD RATING:	150
- SMOKE DEVELOPED RATING:	300
ALL OTHER WALLS:	
- FLAME SPREAD RATING:	150
- SMOKE DEVELOPED RATING:	0
COMBUSTIBLE CEILING FINISHES:	
- FLAME SPREAD RATING:	25

GENERAL NOTES FOR SLAB EDGE DRAWINGS	
1.	FOR STAIR OPENINGS AND SLAB EDGE DETAILS REFER TO THE PRECAST STAIR SHOP DRAWINGS.
2.	FOR ELEVATOR SHAFT OPENING REFER TO ELEVATOR SHOP DRAWINGS.
3.	FOR DUCT/SHAFT OPENING AND PENETRATIONS THROUGH WALLS & FLOORS, REFER TO MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS. COORDINATE ALL PENETRATIONS FOR LIGHTING w/ ELECTRICAL ENGINEERS DRAWINGS PRIOR TO CONSTRUCTION OF FLOOR SLABS.
4.	FOR DOOR AND WINDOW OPENINGS THROUGH WALLS, CHECKS IN FLOORS, ELEMENTS TO BE CAST INTO FLOORS - COORDINATE WITH OTHER ARCHITECTURAL DRAWINGS, SPECIFICATIONS AND DOOR AND WINDOW SHOP DRAWINGS.
5.	PROVIDE POCKETS FOR PRECAST
6.	PROVIDE POCKETS FOR PRECAST ANCHORS, FOR LOCATIONS AND DETAILS COORDINATE WITH PRECAST CONCRETE SHOP DRAWINGS.
7.	ALL STRUCTURAL WALL THICKNESSES, COLUMN SIZES AND BEAM SIZES TO BE CONFIRMED BY STRUCTURAL DRAWINGS.
8.	FOR ROOF ANCHORS AND DAVIT BASES ON ROOF SLAB REFER TO ROOF ANCHOR SYSTEM PLAN FOR LOCATIONS AND DETAILS.
9.	REFER TO LANDSCAPE DRAWINGS FOR PLANTER WALL DETAILS AND DIMENSIONS.
10.	ALL NOTCHES SHOWN FOR CURTAIN WALL & WINDOW WALL CONNECTION LOCATIONS ARE STRICTLY DIAGRAMMATIC. CONFIRM ALL LOCATIONS WITH CURTAIN WALL SHOP DRAWINGS PRIOR TO CONSTRUCTION OF SLAB
DENOTES SLOPE DIRECTION OF CONCRETE SLAB DENOTES TOP OF STRUCTURAL SLAB (T.S.S.)	

GENERAL NOTES FOR WALLS WITH S.T.C. RATINGS

1. WALLS MUST EXTEND SLAB TO SLAB.
2. THERE IS TO BE A MINIMUM AMOUNT OF STUDS PER WALL. (NO ADDITIONAL STUDS SHOULD BE INSTALLED)
3. INNER AND OUTER LAYERS OF DRYWALL SHOULD HAVE NO GAPS OVER 6 MM.
4. INNER LAYERS SHOULD BE TAPED BUT NOT SANDED.
5. JOINTS MUST BE STAGGERED.
6. FIRE RATED CAULKING SHOULD BE USED AS THE PRIMARY SEALANT.
7. FIRE RATED CAULKING SHOULD BE DONE ON ALL LAYERS OF DRYWALL AROUND ENTIRE PERIMETER EXCEPT AT DRYWALL JOINTS.
8. FIRE RATED CAULKING ON ANY GAP OVER 6 MM MUST BE OVER ROD BACKUP, BUT GAPS OVER 6 MM ARE TO BE AVOIDED.
9. ELECTRICAL BOXES ON OPPOSING FACES OF THE WALL SHOULD BE LOCATED IN SEPARATE STUD **CAVITIES**.
10. FIT DRYWALL TIGHTLY WITHIN 6 MM OF ALL SERVICES INCLUDING ELECTRICAL BOXES FOR EACH DRYWALL LAYER.
11. ALL ELECTRICAL SERVICES IN PARTY WALLS SHOULD HAVE BACK BOXES.
12. FIBERGLASS OR MINERAL FIBER BATT SHOULD BE RUN BEHIND AND AROUND ALL ELECTRICAL BOXES.
13. ALL PENETRATIONS THROUGH RATED WALLS MUST BE SEALED AIR-TIGHT WITH A COMBINATION OF JOINT COMPOUND AND CAULKED
14. NO DRYWALL IS TO PASS BETWEEN ROOMS. FOR EXAMPLE DRYWALL IS TO BE BROKEN (SEPARATED) AT TEES, CROSS AND CORNER JUNCTIONS. THIS AVOIDS A DIRECT LINK BETWEEN THE TWO ROOMS WHICH WOULD DECREASES STC RATINGS CONSIDERABLY.
15. BLOCKING INSTALLED IN THE DEMISING WALLS SHOULD NOT BRIDGE THE TWO FACES OF THE WALLS, BUT BE INSTALLED ONLY ON THE FACE OF THE STUDS ACCEPTING THE CABINERY
16. BLOCKING FOR CABINETS WILL BE REPLACING PART OF THE INNER LAYER OF A DOUBLE LAYER DRYWALL WALL WITH PLYWOOD. WHEREVER PLYWOOD IS USED INSTEAD OF DRYWALL, SEAL ALL AROUND THE PLYWOOD TO THE ADJACENT DRYWALL.
17. BATT TYPE INSULATION FOR INTERIOR WALLS MAY BE MINERAL WOOL OR FIBERGLASS - AT OWNER'S DISCRETION

GENERAL NOTES FOR ROOF PLANS	
DRAINAGE: - CO-ORD ROOF DRAIN LOCATIONS AS SHOWN W/ MECH. DWGS. - ROOF TRUSS /BEAM FRAMING TO BE SHIMMED /LOWERED AS REQ'D. @ LOW POINTS ALONG GRIDS TO PROVIDE ROOF SLOPE. CO-ORD W/ STRUCT DWGS. - PROVIDE TAPERED ROOF INSULATION AS REQ'D TO ACHIEVE POSITIVE DRAINAGE IN ALL NOTED AREAS. - ENSURE THAT RAIN WATER LEADERS ARE GROUPED (SEE MECH. DWGS). ROOF ASSEMBLY: **PROVIDE MANUF SPECS & DETAILS FOR APPROVAL BY ARCHITECT, FOR NEW ROOF SYSTEM C/W RIGID INSULATION & BASE SHEATHING. SEE TYP SECT. DETAILS. **SEE MECH /ELECT DWGS FOR ROOF EQUIPMENT OPENINGS, CURBS, ETC & ROOF MEMBRANE MANUFACTURER'S INSTALLATION DETAILS /SPECS AT ALL LOCATIONS.** WARRANTY: - PROVIDE WRITTEN WARRANTY FROM BOTH THE ROOFING CONTRACTOR & THE ROOFING MEMBRANE MANUFACTURER. CO-ORD WITH OWNER FOR REQUIREMENTS. THIS WARRANTY SHALL COVER BOTH MATERIALS & WORKMANSHIP FOR ALL COMPONENTS OF THE ROOFING SYSTEM INCLUDING, BUT NOT LIMITED TO ROOF MEMBRANE, FLASHING, MECHANICAL & ELECTRICAL EQUIPMENT PENETRATIONS AND TERMINATIONS W/ OTHER ELEMENTS OF THE BUILDING ENVELOPE SYSTEM. - COORDINATE PRO BEL SAFETY ROOF ANCHORS W/ STRUCTURAL ENGINEERING DRAWINGS FOR REQUIRED STRUCTURAL CONNECTIONS - REFER TO SPECIFICATIONS FOR ADDITIONAL DETAILS	

GENERAL NOTES FOR FLOOR FINISH PLANS

1. ALL WALL TILE LOCATIONS TO BE SHOWN ON INTERIOR ELEVATIONS AND ALL RELATED DETAILING ON ARCHITECTURAL DRAWINGS.
2. ALL FLOORING MATERIALS AND RELATED WALL TILES TO BE INSTALLED IN FULL ACCORDANCE WITH SPECIFICATIONS AND RELATED ARCHITECTURAL DETAILS.
3. METAL TRANSITION STRIPS ARE TO BE SUPPLIED AND INSTALLED AT ALL TRANSITIONS BETWEEN DISSIMILAR FLOOR FINISHES AS PER SPECIFICATIONS.
4. TILE EDGING STRIPS ARE TO BE USED AT ALL TILE EDGES AS NOTED IN SPECIFICATIONS.
5. ALL FLOORING MATERIALS ARE TO BE INSTALLED ONLY ONCE ALL SUBFLOOR CONDITIONS ENSURING PROPER INSTALLATION ARE MET (INCLUDING ALL REQUIRED FLOOR LEVELING ON STRUCTURE).
6. ANY FLOORING MATERIALS EXHIBITING IMPROPER ADHESION, SIGNS OF TELEGRAPHING, CALENDERING, OR IRREGULARITIES THROUGH THE FINISHED SUBFLOOR, ETC., MAY BE DEEMED UNSUITABLE - REQUIRING RECTIFICATION TO THE ARCHITECT'S STANDARDS.
7. EXTEND ALL FLOORING UNDER MILLWORK IN COMMON BUILDING AREAS
8. FLOOR MATERIAL HATCHES ARE NOT INDICATIVE OF PATTERN. SEE FLOORING MATERIAL LEGEND FOR NOTES ON INSTALLATION
9. ALL FINISHING PRODUCING NOXIOUS OR IRRITATING FUMES OR ODORS (ELECTROSTATIC PAINTING, FLOOR FINISHES, ETC.) SHALL BE DONE ONLY AFTER BUILDING MANAGEMENT REVIEW AND ONLY AFTER BUSINESS HOURS.
10. ALL VCT, RUBBER, & OTHER HARD SURFACE FLOORING TO BE PREPPED AND SEALED TO MANUFACTURERS' RECOMMENDATIONS
11. REFER TO ARCHITECTURAL SPECIFICATIONS FOR MORE NOTES ON FLOOR FINISHES

GENERAL NOTES FOR SUITE PLANS

BATHROOMS:

- *PROVIDE WOOD BLOCKING BEHIND TOILETS & BATHTUBS TO PROVIDE FOR FUTURE GRAB BARDS & ACCESSORIES. SEE TYPICAL SUITE ELEVATIONS & DETAILS
- *BATHROOM VANITY w/ RECESSED SINK & BASE CABINETS ARE TYPICAL. COORDINATE WIDTH.
- *COORDINATE MIRROR CABINET RECEIVED IN WALL. COORDINATE SIZE (SPEC. TBD)
- *COORDINATE TOWEL BAR(S), TOILET PAPER DISPENSER LOCATIONS.
- *DIMENSIONS OF TUB/SHOWER SUIT TO FIT MANUFACTURER.
- *PROVIDE WOOD BLOCKING SUPPORT FOR OPTIONAL FUTURE GRAB BARS TOWEL BAR & DISPENSERS.
- *ALL WALLS & CEILINGS TO HAVE MOLD RESISTANT GYPSUM BOARD
- *SUITE WASHROOM WALL STUD FRAMING TO BE FILLED TO ABOVE CEILING w/ SOUND BATT [TYPICAL]

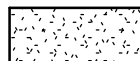
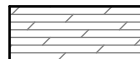
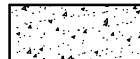
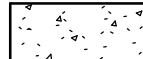
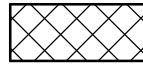
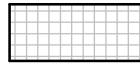
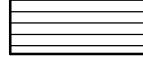
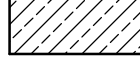
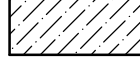
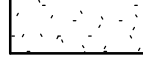
KITCHEN:

- *KITCHENS SHOWN FOR GENERAL LAYOUT. CABINETRY & COUNTER-TOP STYLE, FINISHES, HARDWARE, ETC. TBD. PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL.
- *PROVIDE REQ'D BACKING AS PER MANUF. SPEC

LAUNDRY / WASHER/DRYER CLOSET

- *COORDINATE DIMENSIONS & CLEARANCES REQUIRED FOR WASHER/ DRYER UNIT, PLUMBING CONNECTIONS, & DOOR FRAME CLEARANCE [TYPICAL]
- *FLOOR DRAIN TO BE INSTALLED IN LAUNDRY ROOM [TYPICAL] REFER TO MECH/ ELECT. DWGS.
- *COORDINATE 'FLOOD SAVER' OR APPROVED EQUAL (REFER TO MECHANICAL)

MATERIAL NOTES

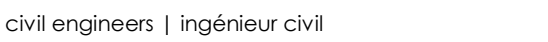
	ALUMINUM		PLASTER
	BATT / FIBRE INSULATION		PLYWOOD
	BRICK		PRECAST (CONCRETE)
	CONCRETE		RIGID INSULATION
	CONCRETE BLOCK		SEMI-RIGID INSULATION
	EARTH		STEEL
	GLASS		STONE
	GRAVEL		TILE
	GYPSUM BOARD		WOOD

SYMBOL LEGEND

-----	00 min (0HR)
- - - - -	60 min (1.0HR)
_ _ _ _ _	90 min (1.5HR)
- . - . - .	120 min (2.0HR)
- . - . - . - . - . - .	180 min (3.0HR)
● ----->	TRAVEL DISTANCE
● - - - ->	SEPARATION DISTANCE BETWEEN EXITS
● - . - . ->	DEAD END TRAVEL DISTANCE
● -----<	FIRE HOSE LENGTH

GENERAL NOTES FOR DEMOLITION PLANS

1. ALL DEMOLITION TO MAKE GOOD ALL CONNECTIONS.
2. DASHED LINES ON DEMOLITION PLAN REPRESENT WALLS, DOORS, WINDOWS, MILLWORK, PLUMBING FIXTURES, ETC. TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING AREAS TO REMAIN. MAKE GOOD ALL CONNECTIONS.
3. THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE DRAWINGS.
4. CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION PLAN WITH HVAC, ELECTRICAL AND PLUMBING REQUIREMENTS. REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DISTURBED BY HVAC, ELECTRICAL OR PLUMBING REQUIREMENTS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE DRAWINGS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DEVIATION FROM THE DRAWINGS.
6. MAINTAIN ACCESS TO EXITS AT ALL TIMES ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER.
7. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING.
8. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
9. DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF SITE. COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.
10. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON SITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION. NOTIFY
11. OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
12. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION.
13. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.



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[illegible]

ISSUED FOR SITE PLAN CONTROL DEC 06, 2019

no revisions date

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general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

473 ALBERT
PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

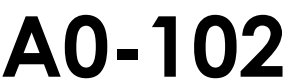
GENERAL NOTES	
project number numero du projet	159
drawn dessiné	CK / MR
checked vérifié	JM / AR
date date	DEC 06, 2019
scale échelle	As indicated

drawing number | numéro du dessin

A0-101

INDEX TO ABBREVIATIONS			
ACT	ACOUSTIC CEILING TILE	MAX	MAXIMUM
AL	ALUMINUM	MECH	MECHANICAL
AL	ACCESS FLOOR	MEMB	MEMBRANE
AVB	AIR / VAPOR BARRIER	MIN	MINIMUM
		MIRR	MIRROR
		MTL	METAL
CIP	CAST IN PLACE		
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR	NTS	NOT TO SCALE
CONT	CONTINUOUS		
COORD	COORDINATE	OC	ON CENTER
CORR	CORRIDOR	OPG	OPENING
CP	CARPET		
CPT	CARPET TILE	PCC	PRECAST CONCRETE
CRK	CORK	PE	PASSENGER ELEVATOR
CT	CERAMIC TILE	PERF	PERFORATED
		PLAM	PLASTIC LAMINATE
DEMO	DEMOLITION	PLAS	PLASTIC
DET	DETAIL	PLYWD	PLYWOOD
DIFF	DIFFUSER	POL	POLISHED
DIM	DIMENSION	PREFAB	PREFABRICATED
DR	DOOR	PREFIN	PREFINISH
DWG	DRAWING	PT	PAINT
EA	EACH	RA	RETURN AIR
ELEC	ELECTRIC	RB	RUBBER BASE
ELEV	ELEVATION	RBF	RUBBER FLOORING
EOS	EDGE OF SLAB	RC	REINFORCED CONCRETE
EQ	EQUAL	RCP	REFLECTED CEILING PLAN
EXIST	EXISTING	REINF	REINFORCE
EXT	EXTERIOR	REQD	REQUIRED
		RF	RESINOUS FLOORING
FD	FLOOR DRAIN	RM	ROOM
FE	FIRE EXTINGUISHER	RO	ROUGH OPENING
FEC	FIRE EXTINGUISHER CABINET	RSO	ROUGH STEEL OPENING
FF	FINISH FACE	RVL	REVEAL
FFL	FINISH FLOOR LEVEL		
FHC	FIRE HOSE CABINET	SA	SERVICE ELEVATOR
FIN	FINISH	SE	SQUARE FOOT (FEET)
FIXT	FIXTURE	SIM	SIMILAR
FLR	FLOOR	SPKR	SPEAKER
FLR FIN	FLOOR FINISH	SPKLR	SPRINKLER
FOF	FACE OF FINISH	SQ	SQUARE
FOG	FACE OF GLASS	SSL	STRUCTURAL SLAB LEVEL
FOS	FACE OF STUD	SSS	STAINLESS STEEL
FOW	FACE OF WALL	ST	STONE
FP	FIRE PROOFING	STC	SOUND TRANSMISSION CLASS
FRR	FIRE RESISTANCE RATER	STL	STEEL
FR	FRAME	STRUCT	STRUCTURAL
FT	FEET	SUSP	SUSPENDED
FURN	FURNITURE		
		TA	TOILET ACCESSORY
GALV	GALVANIZED	TER	TERRAZZO
GE	GENERAL EXHAUST	TG	TEMPERED GLASS
GL	GLASS	T&G	TONGUE AND GROOVE
GLZ	GLAZING	THRES	THRESHOLD
GRL	GRILLE	TL	TILE
GYP	GYP SUM BOARD	TMPD	TEMPERED
		TOL	TOP OF LANDING
HDWD	HARDWOOD	TOS	TOP OF SLAB
HM	HOLLOW METAL	TOW	TOP OF WALL
HMD	HOLLOW METAL DOOR	TP	TRANSITION POINT
HMF	HOLLOW METAL FRAME	TYP	TYPICAL
HORIZ	HORIZONTAL		
HP	HEAD POINT	U/S	UNDERSIDE OF
HT	HEIGHT	UNO	UNLESS NOTED OTHERWISE
INSUL	INSULATION	VB	VINYL BASE
INTER	INTERMEDIATE	VCIT	VINYL COMPOSITE TILE
		VERT	VERTICAL
JAN	JANITOR	VEST	VESTIBULE
JB	JAMB BOARD	VIF	VERIFY IN FIELD
JT	MATERIAL JOINT	VR	VAPOR RETARDER
		XYL	VINYL
LIN	LINEAR		
LP	LOW POINT	WC	WALL COVERING
		WCST	WAINSCOT
		WD	WOOD
		WDF	HARDWOOD WOOD FLOORING
		WP	WORKING POINT
		WPM	WATERPROOF MEMBRANE

SYMBOL LEGEND	
DRAWING TITLE	
CALLOUT	
SECTION MARKER	
EXTERIOR ELEVATION MARKER	
INTERIOR ELEVATION MARKER	
GRID BUBBLE	
ELEVATION DATUM	
ROOM NAME	
MATERIAL TAG	
DOOR TAG	
FLOOR TAG	
FLOOR TRANSITION	
ROOF TAG	
GYPSUM WALL TAG	
WINDOW TAG	
SPOT ELEVATION MARKER	
ROOF/FLOOR SLOPE	
SHEET NOTE	



FIRE COMPARTMENT	LIMITING DISTANCE (m)	AREA OPENINGS PERMITTED (sq. m)	UNPROTECTED OPENINGS ACTUAL	UNPROTECTED
A	8.59m (8)	63	100%	T.B.D.
B	1.24m (1.2)	63	14%	T.B.D.
C	1.24m (1.2)	63	14%	T.B.D.
D	1.24m (1.2)	63	14%	T.B.D.
E	1.24m (1.2)	63	14%	T.B.D.
F	1.24m (1.2)	63	14%	T.B.D.
G	1.24m (1.2)	63	14%	T.B.D.
H	1.24m (1.2)	63	14%	T.B.D.
I	1.24m (1.2)	63	14%	T.B.D.
J	1.24m (1.2)	63	14%	T.B.D.
K	1.24m (1.2)	63	14%	T.B.D.
L				T.B.D.
M				T.B.D.
N				T.B.D.

1 HOUR FRR REQUIRED ON WALLS WITH 0%-10% UNPROTECTED OPENINGS PERMITTED AS PER TABLE 3.2.3.7.
1 HOUR FRR REQUIRED ON WALLS WITH 11%-25% UNPROTECTED OPENINGS PERMITTED AS PER TABLE 3.2.3.7.
45 MIN. FRR REQUIRED ON WALLS WITH 51%-91% UNPROTECTED OPENINGS PERMITTED AS PER TABLE 3.2.3.7.

(EXISTING CONCRETE BLOCK /BRICK WALLS AND COLUMNS ACHIEVE THIS REQUIRED RATING)

OPENINGS IN WALLS PERMITTED TO HAVE 0% UNPROTECTED OPENINGS TO BE EQUIPPED WITH DELUGE SPRINKLER SYSTEM - REFER TO SPRINK. SHOP DRAWINGS.

8.8m2 OF WINDOWS PERMITTED IN WALL IN EACH COMPARTMENT ON WEST WALL

GENERAL NOTES

ADDITIONAL CONSTRUCTION REQUIREMENTS; (GENERAL FIRE SAFETY)

-ALL CANOPY STRUCTURES ARE TO BE OF 'NON-COMBUSTIBLE' CONSTRUCTION, HOWEVER, O.B.C. - 3.1.5.2. & 3.1.5.3 PERMITS MINOR COMBUSTIBLE ELEMENTS.

-ALL GROUP - 'C' RESIDENTIAL USE DWELLING UNITS/SUITES ARE TO BE SEPARATED FROM EACH OTHER, AND THE REMAINDER OF THE BUILDING BY 1 HOUR 'FIRE SEPARATIONS' (MIN.) AS PER O.B.C. - 3.3.4.2.(2)

-ALL CORRIDORS HAVE BEEN DESIGNED TO MEET REQUIREMENTS INCLUDING:
I. MINIMUM REQUIRED WIDTH
II. SMOKE DETECTORS
III. EMERGENCY LIGHTING
IV. MINIMUM LIGHTING LEVELS
V. FLAME SPREAD RATINGS
VI. VISUALLY AND PHYSICALLY OPEN
VII. MAXIMUM TRAVEL DISTANCE
VIII. NO FUEL-FIRED APPLIANCES
IX. NO DEAD-END PORTION WITHOUT SECOND MEANS OF EGRESS

-COMMON 'TENANT STORAGE AREAS' HAVE BEEN SEPARATED FROM REMAINING FLOOR AREAS BY ONE(1) HOUR FIRE SEPARATIONS (MIN.) AS PER O.B.C. - 3.3.4.3.(2)

-ELEVATOR HOISTWAYS' HAVE BEEN SEPARATED FROM REMAINING FLOOR AREAS BY 1.5 HOUR FIRE SEPARATIONS (MIN.) AS PER O.B.C. - TABLE 3.5.3.1.

-VERTICAL 'SERVICE SPACES' ARE TO BE SEPARATED FROM ALL OTHER PORTIONS OF EACH ADJACENT STOREY BY 1 HOUR FIRE SEPARATIONS AS PER O.B.C. TABLE 3.6.3.1.

-MECHANICAL ROOMS' HAVE BEEN SEPARATED FROM REMAINING FLOOR AREAS BY ONE(1) HOUR FIRE SEPARATION (MIN.), AS PER O.B.C. - 3.6.2.1

-ELECTRICAL ROOM' HAS BEEN SEPARATED FROM REMAINING FLOOR AREAS BY ONE(1) HOUR FIRE SEPARATION (MIN.) AS PER O.B.C. - 3.6.2.1.(6)

-REFUSE STORAGE ROOM' c/w CHUTE DISCHARGE HAS BEEN SPRINKLERED AND SEPARATED FROM THE REMAINDER OF THE BUILDING BY TWO(2) HOUR FIRE SEPARATION (MIN.) AS PER O.B.C. - 3.6.3.3.(9). OTHER GARBAGE ROOMS HAVE BEEN SEPARATED BY ONE(1) HOUR FIRE SEPARATION (MIN.) AS PER O.B.C. - 3.6.2.5.

-ALL DOORS, AND MECHANICAL DUCTS THAT PENETRATE A REQUIRED FIRE SEPARATION SHALL CONFORM TO O.B.C. TABLE 3.1.8.4. FOR THE REQUIRED CORRESPONDING FIRE RATING AS INDICATED (INCLUDES FIRE DAMPERS AS PER O.B.C. - 3.1.8.7)

-REFER TO O.B.C. - 3.1.8.8 TO CONFIRM EXEMPTIONS FOR SPECIFIC FIRE DAMPERS (AT UNRATED FIRE SEPARATIONS IF APPLICABLE).

-MAXIMUM OPENING SIZES WITHIN ALL REQUIRED FIRE SEPARATIONS ARE NOT TO EXCEED THE DIMENSIONS AS PER O.B.C. - 3.1.8.6.(2)

FIRE ALARM AND DETECTION SYSTEMS;

-FIRE ALARM SYSTEM' IS REQUIRED AS PER O.B.C. - 3.2.4.1.(2)(C)(I), ETC

-HEAT DETECTORS WILL NOT BE REQUIRED WITH THE PROVISION OF ELECTRICALLY-SUPERVISED 'SPRINKLER SYSTEM' AS PER O.B.C. - 3.2.4.12 (3.2.4.9)

-FIRE DETECTORS' TO BE LOCATED IN ALL STORAGE ROOMS, SERVICE ROOMS, JANITOR'S ROOMS, ELEVATORS, AS PER O.B.C. - 3.2.4.1.1.(2)

-SMOKE DETECTORS' ARE TO BE INSTALLED WITHIN ALL 'SLEEPING ROOMS' AND 'CORRIDORS' WITHIN 'DWELLING UNIT/SUITS', 'CORRIDORS AND EXIT STAIRS AS PER O.B.C. - 3.2.4.12(1).

-MANUAL PULL STATIONS' ARE TO BE LOCATED AS PER O.B.C. - 3.2.4.18.

ADDITIONAL REQUIREMENTS FOR HIGH BUILDING

-BUILDING DESIGNED IN CONFORMANCE OF HIGH BUILDING REQUIREMENTS AS PER O.B.C. 3.2.6.1.(D)

-BUILDING TO SATISFY ALL 'REQUIREMENTS COMMON TO ALL MEASURES FOR FIRE SAFETY IN HIGH BUILDINGS' AS PER SECTION 2 OF OBC - MMAH SUPPLEMENTARY STANDARDS SB-4

-BUILDING TO SATISFY 'MEASURE A - FULLY SPRINKLERED BUILDING' AS PER SECTION 2 OF OBC - MMAH SUPPLEMENTARY STANDARDS SB-4

-CONTROL OF SMOKE MOVEMENT' TO BE ACHIEVED BY ADHERANCE TO O.B.C. 3.2.6.2.(1)-(5)

-ELEVATORS TO BE DESIGNED AND OPERATIONAL TO SATISFY THE REQUIREMENTS OF O.B.C. 3.2.6.4. 'EMERGENCY OPERATION OF ELEVATORS'

-PROVIDE ALL REQUIREMENTS FOR 'ELEVATOR FOR USE BY FIREFIGHTERS' AS PER O.B.C. 3.2.6.5.

-VENTING TO AID FIREFIGHTING' HAS BEEN DESIGNED AS PER O.B.C. 3.2.6.6.

-CENTRAL ALARM AND CONTROL FACILITY' TO BE CONSTRUCTED AS PER O.B.C. 3.2.6.7.

-TESTING OF SMOKE CONTROL AND MECHANICAL VENTING' SHALL BE CONDUCTED AFTER OCCUPANCY AS PER O.B.C. 3.2.6.9.

EMERGENCY LIGHTING;

-TO BE PROVIDED AND LOCATED AS PER O.B.C. - 3.2.7.3.

STANDPIPE SYSTEM;

-IS REQUIRED AS PER O.B.C. - 3.2.9.1.(1),(A)

FLAME SPREAD RATINGS;

-REQUIREMENTS FOR FLAME SPREAD RATINGS ARE TO BE SATISFIED WITH RESPECT TO LOCATIONS AS SPECIFIED BY O.B.C. - 3.1.13.2 (INCL. TABLE 3.1.13.2).

REQUIREMENTS FOR EXITING;

-OVERALL BUILDING 'REQUIRED EXIT CAPACITIES' HAVE BEEN PROVIDED AS PER O.B.C. - 3.4

-AT LEAST 2 'EXIT STAIRS' HAVE BEEN PROVIDED AND LOCATED TO SATISFY THE REQUIREMENTS OF O.B.C. - 3.4.2.1.(1) (MIN. NUMBER OF EXITS), 3.4.4.4. (INTEGRITY OF EXITS), AND 3.4.2.5.(1)(C) (MAXIMUM 45M TRAVEL DISTANCE).

-ENSURE REQUIRED EXITING 'DOOR SWING' DIRECTIONS AT ALL (HORIZONTAL EXITS) LOCATIONS, AND PROVIDE 'EXIT SIGNS' AS PER O.B.C. - 3.4.5.1

-MINIMUM 'WIDTHS' FOR ALL 'EXIT STAIRS' HAVE BEEN DESIGNED AS PER O.B.C. - 3.4.3.1., 3.4.3.2 & 3.4.3.4

-MINIMUM 'WIDTHS' FOR 'ACCESS TO EXIT' CORRIDORS WHICH SERVE GROUP 'C' FLOOR AREAS HAVE BEEN PROVIDED AS PER THE REQUIREMENTS OF O.B.C.

-MINIMUM DOOR WIDTHS' FOR ALL EXITS SERVING GROUP -'C' FLOOR AREAS HAVE BEEN PROVIDED AS PER O.B.C.

(NOTE);

-REFER TO O.B.C. - 3.3.1.12.(1) TO CONFIRM MIN. REQUIRED DOOR WIDTHS AT OTHER LOCATIONS AS INDICATED.

-HANDRAIL' & 'GUARD' DETAILS ARE TO SATISFY THE REQUIREMENTS OF O.B.C. - 3.4.6.5. & 3.4.6.6.

-IDENTIFICATION OF FLOOR LEVELS AND STAIR DESIGNATION IS TO BE PROVIDED FOR BOTH SIDES OF ALL DOORS INTO EXIT STAIRS AS PER O.B.C. - 3.4.6.19.(1) & (2).

ELEVATOR REQUIREMENTS;

-TO SATISFY THE REQUIREMENTS FOR 'ELEVATORS' AS PER O.B.C. - 3.5.2 INCLUDING;

-ELEVATOR TO BE DESIGNED TO SATISFY 'BARRIER-FREE' REQUIREMENTS OF O.B.C. - 3.8.3.5.

SOUND TRANSMISSION;

-SOUND TRANSMISSION CLASS (S.T.C.) MIN. RATINGS ARE TO BE PROVIDED FOR ALL 'DWELLING UNIT /SUITS' AS PER O.B.C. - 3.3.4.6.(1) - REFER TO SECTION #5 / 5.9.1.2

-MINIMUM 55 STC FROM ELEVATOR AREAS TO FLOOR AREAS

-MINIMUM 50 STC FROM ALL OTHER AREAS

-REFER TO GENERAL NOTES FOR WALLS WITH STC RATINGS FOR MORE INFORMATION

WINDOW REQUIREMENTS;

-PROTECTION IS TO BE PROVIDED AT 'WINDOWS' LOCATED WITHIN ALL DWELLING UNIT/SUITS AS PER O.B.C. - 3.7.2.1.

-PROPOSED INTERIOR 'WIRED GLASS ASSEMBLIES' ARE TO MEET THE REQUIREMENTS OF O.B.C. - 3.1.8.14. (APPLICABLE TO ONE-HOUR MAX. FIRE SEPARATIONS ONLY). (REFER ALSO TO S.G.-2.3.14)

-PROTECTION OF 'OPENINGS' WITHIN 'FIRE SEPARATIONS' WITH REQUIRED FIRE RATINGS EXCEEDING ONE-HOUR ARE TO BE PROTECTED BY CLOSURES (FIRE SHUTTERS) WITH FIRE RATINGS AS REQUIRED BY O.B.C. - 3.1.8.4.(2).

BARRIER-FREE REQUIREMENTS;

-BUILDING ENTRANCES' (INCLUDING 'VESTIBULE' DOORS) ARE TO PROVIDE FOR 'BARRIER-FREE' ACCESS AS PER O.B.C. - 3.8.1.2. AND 3.8.3.3.(5) & (6) (POWER OPERATORS).

-BARRIER-FREE PATH OF TRAVEL' MIN. WIDTHS HAVE BEEN PROVIDED AS PER O.B.C. 3.8.1.3. AT ALL LOCATIONS AS CONFIRMED BY O.B.C. - 3.8.2.1.(1) AND (2).

(NOTE);

-A 'BARRIER FREE' PATH OF TRAVEL IS NOT REQUIRED WITHIN INDIVIDUAL DWELLING UNIT/SUITS OF RESIDENTIAL OCCUPANCY AS EXEMPTED BY O.B.C. - 3.8.2.1.(3) (J).

-15% OF RESIDENTIAL SUITES REQUIRED TO BE PROVIDED WITH A BARRIER FREE PATH OF TRAVEL INTO AT LEAST THE FOLLOWING SPACES

- AT LEAST ONE BEDROOM

- AT LEAST ONE BATHROOM

- THE KITCHEN

- A LIVING ROOM OR SPACE

- UNITS REQUIRED TO BE BARRIER FREE HAVE BEEN DISTRIBUTED BETWEEN STOREYS AS PER 3.8.2.1(8).

WASHROOM REQUIREMENTS;

- EACH DWELLING UNIT /SUITE' HAS BEEN PROVIDED W/ PLUMBING FACILITIES AS PER O.B.C. - 3.7.4.5.

SPATIAL SEPARATION AND EXPOSURE PROTECTION;

(NOTES)

-ALL DWELLING UNIT/SUITS HAVE BEEN SEPARATED BY 1 HOUR FIRE COMPARTMENTS (MIN.) AS PER O.B.C. - 3.2.3.2.(2).

-AS PER O.B.C. - TABLE 3.2.3.1.D., 'UNPROTECTED OPENINGS' ARE PERMITTED AS DESIGNED & OUTLINED IN MATRIX CALCULATIONS & NO 'SPECIAL CONSTRUCTION ' IS REQUIRED AS PER O.B.C. - 3.2.3.7.

DESIGN OF 'DWELLING UNITS'

- RESIDENTIAL FLOORS DESIGNED TO MEET THE REQUIREMENTS OF SECTION 3.3.4.

- DESIGN TO MEET THE REQUIREMENTS OF SECTION 9.5 AND THE WINDOW AREAS OF 3.7.2.1

----- END OF O.B.C. ANALYSIS. -----

BUILDING CODE MATRIX

Firm Name: LINEBOX STUDIO INC. Certificate of Practice Number: 126 York St. Suite 503 - Ottawa, ON, K1N 5T5 613.216.2609										
NAME OF PROJECT 473 ALBERT Conversion of existing 11 storey office building c/w two mechanical penthouse levels into mixed use residential complex c/w converted amenity penthouse level LOCATION: 473 Albert Street, Ottawa, Ontario, Canada										
										
Item	Ontario Building Code Matrix Data									O.B.C. Reference
1	Project Description Proposed Mixed Use Construction						☒ Part 11	☒ Part 3		
	☒ Addition ☐ New ☐ Alteration ☐ Change of Use						11.1 - 11.4	1.1.2. [A]		
2	Major Occupancy(s)		GROUP 'C' GROUP 'A2' GROUP 'D'	RESIDENTIAL ASSEMBLY OFFICE				3.1.2.1.(1)		
3	Building Area		1,276.4 sq.m Existing		1,276.4 sq.m		1.4.1.2 [A]			
4	Gross Floor Area		11,345.18 sq.m Existing		11,766.4 sq.m		1.4.1.2 [A]			
	Sub-Basement:		n/a (parking/storage)		n/a (parking/storage)					
	Basement:		n/a (parking/storage)		n/a (parking/storage)					
	Ground Floor:		708.78		658.16					
	2nd Floor:		1,063.64		1,017.53					
	3rd Floor:		1,063.64		1,121.19					
	4th Floor:		1,063.64		1,121.19					
	5th Floor:		1,063.64		1,121.19					
	6th Floor:		1,063.64		1,121.19					
	7th Floor:		1,063.64		1,121.19					
	8th Floor:		1,063.64		1,121.19					
	9th Floor:		1,063.64		1,121.19					
	10th Floor:		1,063.64		1,121.19					
	11th Floor:		1,063.64		1,121.19					
	12th Floor:		n/a (mech.)		n/a (resi. amenities)					
	13th Floor:		n/a (mech.)		n/a (mech.)					
5	Number of Storeys		Above Grade: 12		Below Grade: 2		1.4.1.2. [A] & 3.2.1.1.			
6	Height of Building		(m) 41.99 m							
7	Number of Streets/ Access Routes		1 (ONE)				3.2.2.10 & 3.2.5.			
8	Building Classification		Group 'C' 3.2.2.42 Group 'A2' 3.2.2.23 Group 'D' 3.2.2.49				3.2.2.20 - 3.2.2.83			
9	Sprinkler System		☒ Entire Building ☐ Basement Only ☐ In Lieu of Roof Rating ☐ Not Required				3.2.2.20 - 3.2.2.83 3.2.1.5. 3.2.2.17.			
10	Standpipe Required		☒ Yes ☐ No				3.2.5.16.			
11	Fire Alarm Required		☒ Yes ☐ No							
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		3.2.2.20 - 3.2.2.83			
	Actual Construction		☐ Combustible ☒ Non-Combustible		☐ Both					
15	Mezzanine(s) Area		N/A				3.2.11. (3)-[8]			
16	Occupant Load		☒ sq.m/person		☒ Design of Building		3.1.17.			
	Sub Basement:		n/a (parking & storage)							
	Basement:		n/a (parking & storage)							
	1st Floor:		244 persons (Lobby Lounge = 8, Restaurant = 210 seating allocation + kitchen, Office = 26)							
	2nd Floor:		Office = 105 persons							
	3rd Floor:		42 persons (2 persons per bed)							
	4th Floor:		42 persons (2 persons per bed)							
	5th Floor:		42 persons (2 persons per bed)							
	6th Floor:		42 persons (2 persons per bed)							
	7th Floor:		42 persons (2 persons per bed)							
	8th Floor:		42 persons (2 persons per bed)							
	9th Floor:		42 persons (2 persons per bed)							
	10th Floor:		42 persons (2 persons per bed)							
	11th Floor:		42 persons (2 persons per bed)							
	12th Floor:		198 persons (Amenity/Roof Terrace)							
	13th Floor:		n/a (Mechanical Penthouse)							
17	Barrier-Free Design		☒ Yes ☐ No				3.8.			
18	Hazardous Substances		☒ Yes ☐ No				3.3.1.2. & 3.3.1.19			
19	Required Fire Resistance Rating (FRR)		3.2.2.42 (C) Horizontal Assemblies FRR (Hours)		3.2.2.49 (D) Horizontal Assemblies FRR (Hours)		3.2.2.23 (A2) Horizontal Assemblies FRR (Hours)			
	Floors	2	Floors	2	Floors	2				
	Roof	ZERO	Roof	ZERO	Roof	ZERO				
	Mezzanine	1	Mezzanine	1	Mezzanine	1				
	FRR of Supporting Members		FRR of Supporting Members		FRR of Supporting Members					
	Floors	2	Floors	2	Floors	2				
	Roof	ZERO	Roof	ZERO	Roof	ZERO				
	Mezzanine	1	Mezzanine	1	Mezzanine	1				
20	Spatial Separation - Construction of Exterior Walls									
	Wall	Area of EBF (sq. m)	L.D. (m)	L/H or H/L	Permitted Max. % of openings	Proposed % of openings	FRR (Hours)	Listed Design or Description	Comb. Construction	Comb. Construction Non-Comb. Cladding
	North	N/A	8.78m	N/A	100%	N/A	N/A	N/A	N/A	N/A
	East	N/A	0m	N/A	0%	0%	EXIST.	EXIST.	EXIST.	EXIST.
	South	N/A	>9m	N/A	100%	N/A	N/A	N/A	N/A	N/A
	West	REFER TO CODE BUILDING CODE ELEVATION ON DRAWING A0-202								



INTERRENT
REIT

owner | propriétaire



CLELAND
JARDINE
ENGINEERING LTD
PROFESSIONAL ENGINEERING
P. ENG. REG. NO. 19113
(613) 581-1533

structural engineers | ingénieur structure



Smith + Andersen

530 - 1600 Carling Avenue Ottawa Ontario K1Z 1G3
t 613 230 1186 smithandandersen.com

MEP engineers | ingénieur MEP

PARSONS

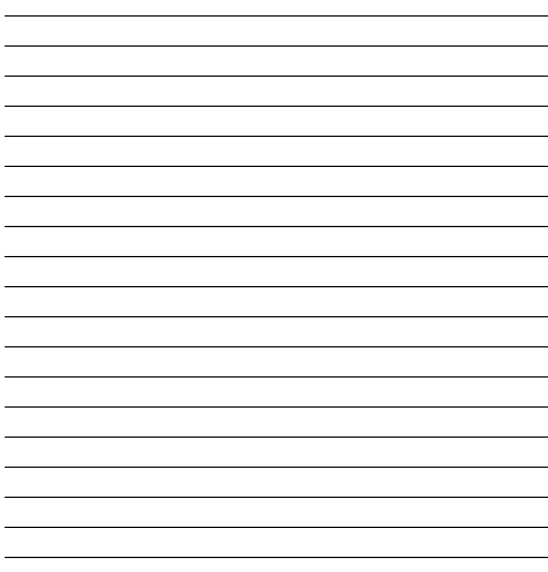
1223 MICHAEL STREET, SUITE 100, OTTAWA, ONTARIO K1J 7T2
Tel 613-738-4160 Fax: 613-738-7105

civil engineers | ingénieur civil

Forest and Field
Landscape Architecture

205 - 720 Bathurst Street Toronto Ontario M5S 2R4
t 647 933 1151 forestandfield.ca

landscape architects | architectes paysagistes



ISSUED FOR SITE PLAN CONTROL DEC 06, 2019

no revisions date

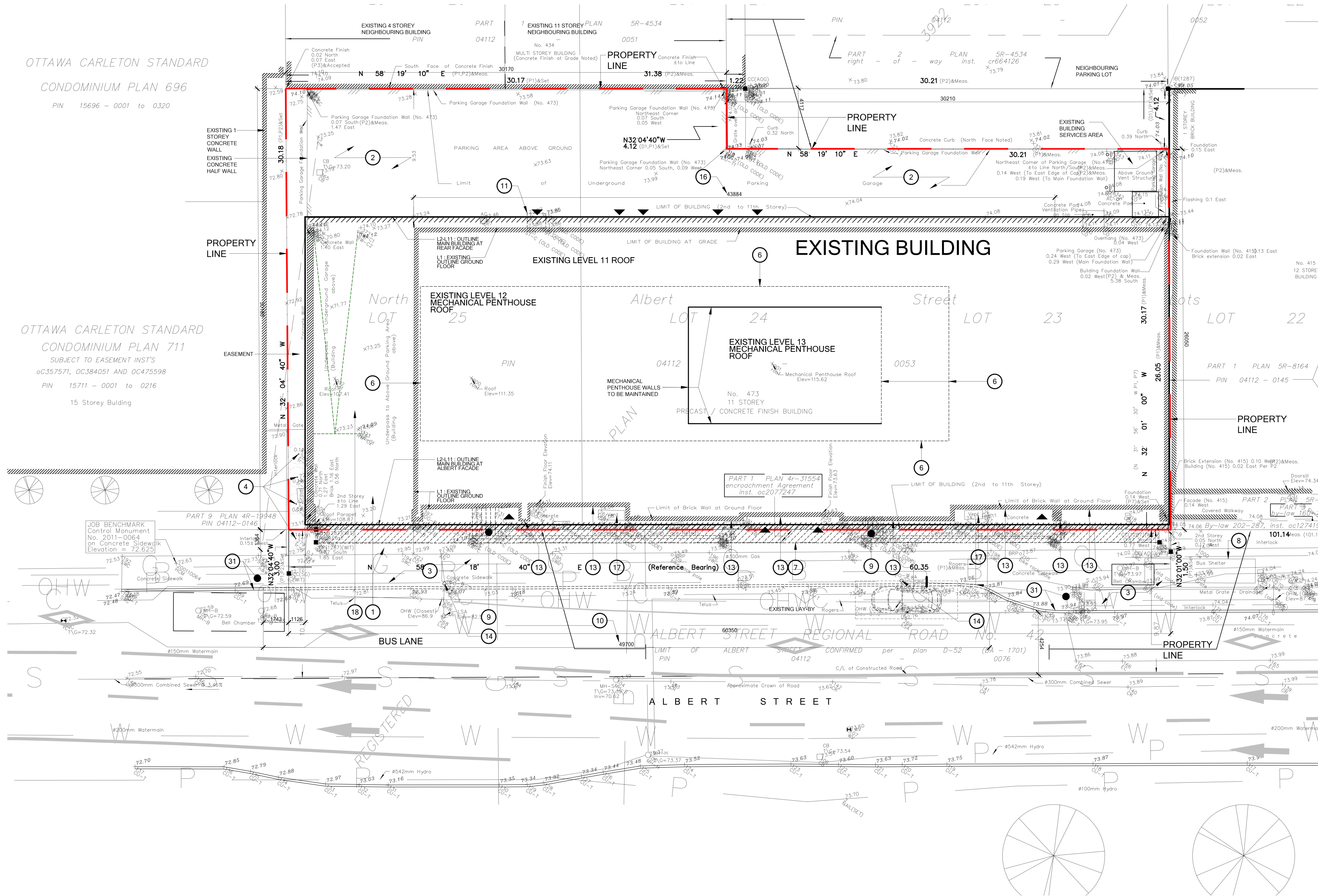
stamp | timbre



architect | architecte

OTTAWA CARLETON STANDARD
CONDOMINIUM PLAN 696
PIN 15696 - 0001 to 0320

OTTAWA CARLETON STANDARD
CONDOMINIUM PLAN 711
SUBJECT TO EASEMENT INST'S
OC357571, OC384051 AND OC475598
PIN 15711 - 0001 to 0216
15 Storey Building



SITE PLAN DEMOLITION NOTES

GENERAL NOTES:

UNLESS OTHERWISE NOTED:

- SITE DEMOLITION PLAN AND SITE PLAN TO BE READ IN CONJUNCTION WITH LANDSCAPE PACKAGE DRAWINGS.
- ALL CONSTRUCTED ELEMENTS ARE TO BE RETAINED.
- PROTECTION MEASURES ARE TO BE TAKEN TO PREVENT DAMAGE TO EXISTING STRUCTURES OR LANDSCAPE FROM OCCURRING.
- PROTECTION ZONE FOR TREES NOT BEING REMOVED SHALL BE RESPECTED (REFER TO LANDSCAPE PLAN).

SPECIFIC NOTES:

- EXISTING ASPHALT PAVING TO BE REPLACED.
- EXISTING ASPHALT PAVING TO BE DEMOLISHED.
- EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED.
- EXISTING FENCE TO BE DEMOLISHED.
- EXISTING TREE TO BE REMOVED.
- EXISTING MECHANICAL PENTHOUSE WALLS TO BE DEMOLISHED, STRUCTURE TO REMAIN.
- EXISTING METAL CANOPY TO BE DEMOLISHED.
- BUS SHELTER TO BE MAINTAINED.
- EXISTING CONCRETE STAIR AND WALL TO BE DEMOLISHED.
- EXISTING CONCRETE STOOP TO BE DEMOLISHED.
- XXXXX.
- EXISTING GROUND FLOOR ALBERT STREET FACADE AND COLUMN CLADDING TO BE DEMOLISHED.
- EXISTING VENT TO BE RELOCATED.
- EXISTING PARKING RAMP TO BE MAINTAINED.



owner | propriétaire



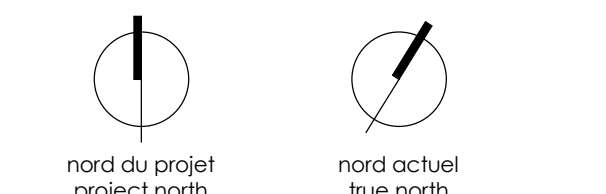
structural engineers | ingénieur structure



civil engineers | ingénieur civil



landscape architects | architectes paysagistes



ISSUED FOR SITE PLAN CONTROL DEC 06, 2019
no revisions date

stamp | timbre



architect | architecte



general notes | note générale

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

473 ALBERT
PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

SITE PLAN DEMOLITION

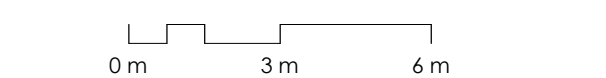
project number | numéro du projet 159

drawn | dessiné CK / MP

checked | vérifié JM / AR

date | date DEC 06, 2019

scale | échelle



drawing number | numéro du dessin

A0-800



G.L.A. BREAKDOWN (PROPOSED)		[ALL AREAS PRELIMINARY AND SUBJECT TO CHANGE]		
	OFFICE (sq. m)	RESTAURANT (sq. m)	RESIDENTIAL (sq. m)	TOTAL (sq. m)
GROUND FLOOR	246.78	359.31	-	606.09
L2	1,017.53	-	-	1,017.53
L3	-	-	936.45	936.45
L4	-	-	936.45	936.45
L5	-	-	936.45	936.45
L6	-	-	936.45	936.45
L7	-	-	936.45	936.45
L8	-	-	936.45	936.45
L9	-	-	936.45	936.45
L10	-	-	936.45	936.45
L11	-	-	936.45	936.45
L12	-	-	-	-
L13	-	-	-	-
TOTAL	1,264.31	359.31	8,428.05	1,0051.67

RESIDENTIAL SUITE TYPES LEASABLE AREA			
DESCRIPTION	BEDROOM COUNT	AREA (m²)	AREA (FF)
SUITE x01	STUDIO	43.91 m²	473 FF
SUITE x02	STUDIO	39.59 m²	426 FF
SUITE x03	2 BR	71.97 m²	775 FF
SUITE x04	STUDIO	42.45 m²	453 FF
SUITE x05	STUDIO	38.37 m²	417 FF
SUITE x06	1 BR	46.78 m²	504 FF
SUITE x07	2 BR	78.17 m²	841 FF
SUITE x08	1 BR	55.20 m²	594 FF
SUITE x09	1 BR	55.20 m²	594 FF
SUITE x10	STUDIO	35.53 m²	382 FF
SUITE x11	STUDIO	35.53 m²	382 FF
SUITE x12	1 BR	55.20 m²	594 FF
SUITE x13	1 BR	55.20 m²	594 FF
SUITE x14	2 BR	85.55 m²	921 FF
SUITE x15	2 BR	85.55 m²	921 FF
SUITE x16	1 BR	47.43 m²	511 FF
SUITE x17	1.5 BR	66.49 m²	716 FF
TOTAL AREA PER FLOOR		936.45 m²	10,080 FF

ZONING MATRIX					
Item	Field	Data	Item	Field	Data
1	LEGAL DESCRIPTION	PLAN 3922 LOT 25 S PT LOT 23 PT LOT 24	9	LOADING ZONE	REQUIRED: RESIDENTIAL: 0 spaces (min) OFFICE (1000-1999m ²): 1 spaces (min) RETAIL (350-999m ²): 0 spaces (min)
2	CURRENT ZONING PERMITTED USES:	R5P(2469)H(37) APARTMENT DWELLINGS (HIGH RISE), RESTAURANT (CONDITIONAL), OFFICE (CURRENT EXCEPTION)			PROPOSED: 1 SHARED LOADING ZONE
3	LOT AREA	1,979.01 m ² (EXISTING UNCHANGED)	10	PARKING	REQUIRED: RESIDENTIAL: MAXIMUM: 1.5 per unit = 230 spots OFFICE: MAXIMUM: 1.0 per 100m ² = 13 spots RETAIL: MAXIMUM: 1.0 per 100m ² = 4 spots VISITOR: 0 for 1st 12 units, then 0.1 per dwelling unit = 14 spots
4	LOT FRONTAGE	60.35 m (EXISTING UNCHANGED)			PROPOSED: 40 RESIDENTIAL, 7 VISITOR
5	BUILDING AREA	1,276.40 m ² (EXISTING UNCHANGED)			
6	BUILDING SETBACKS	FRONT YARD REQUIRED: 3m FRONT YARD (EXISTING): 0m REAR YARD (REQUIRED): 7.5m REAR YARD (EXISTING): 4.7m INTERIOR SIDE YARD (REQUIRED): 1.5m FOR FIRST 21m, THEN 6m INTERIOR SIDE YARD (EXISTING): 0m (EAST) 1.5m (WEST)	11	BICYCLE PARKING	REQUIRED: RESIDENTIAL: 0.5 / UNIT = 77 SPACES RESTAURANT: 1 / 250 m ² = 1 SPACE OFFICE: 1 / 250 m ² = 5 SPACES TOTAL: 83 SPACES
7	AMENITY SPACE	REQUIRED: 6m ² / DWELLING UNIT = 918m ² PROPOSED COMMUNAL AMENITY: GROUND LEVEL, EXTERIOR: 416.65 sq.m L12, INTERIOR: 578.86 sq.m L12, EXTERIOR: 585 sq.m TOTAL: 1,163.86 sq.m	12	LANDSCAPED AREAS	REQUIRED: 593.7 m ² (30% OF LOT AREA) PROPOSED: GROUND LEVEL: 416.65 m ² L12 ROOF TERRACE: 585 m ² TOTAL: 1,001.65 m ²
8	BUILDING HEIGHT	HEIGHTS UNCHANGED; PROPOSED CHANGE TO USE AS FOLLOWS: 34.2M TO TOP OF MAIN ROOF (UNCHANGED) 38.0M TO TOP OF AMENITY PENTHOUSE (L12) (CURRENTLY MECH PENTHOUSE) 41.99M TO TOP OF MECHANICAL/ELEVATOR PENTHOUSE (UNCHANGED)	13	DRIVE AISLES	REQUIRED: Double traffic lane: Minimum: 6m; Maximum: 3.6m for less than 20 parking spaces, 6.7m for 20 or more parking spaces PROPOSED: SEE PLANS

SPECIFIC NOTES:

1. CONCRETE PAVERS, SEE LANDSCAPE PLAN FOR DETAILS
2. NEW ASPHALT IN EXISTING DRIVEWAY
3. UNDERGROUND STORAGE TANK/CISTERNS, REFER TO CIVIL DRAWINGS FOR SPEC
4. METAL PLANTER
5. VENTILATION GRATE
6. BENCH
7. NEW CONCRETE SIDEWALK
8. FENCED DOG WALK AREA, SEE LANDSCAPE PLAN FOR DETAILS
9. GRASS
10. GARDEN
11. STEPPED TERRACE
RESIDENCE/COMMERCIAL SPACE, SEE LANDSCAPE PLAN FOR DETAILS
12. RESTAURANT ENTRANCE
13. 473 ALBERT MAIN ENTRANCE
14. BICYCLE RACKS
15. COMMERCIAL SOLID WASTE REMOVAL ZONE.
16. EXISTING TREE TO BE REMOVED.
17. ROOT PROTECTION ZONE, SEE LANDSCAPE PACKAGE FOR DETAILS.
18. SIAMSE CONNECTIONS
19. EXISTING BUS SHELTER LOCATION.
20. EXISTING PARKING RAMP TO BE MAINTAINED.
21. EXISTING SIDEWALK WIDTH TO BE MAINTAINED
22. FIRE HYDRANT
23. EXISTING DRIVEWAY TO BE MAINTAINED
24. XXX'xmm x XXX'xmm VAULT, ELEC RM, AND WATER ENTRY RM VIA AIRWELL. METER ON INTERIOR.
25. EXISTING GAS METER.
26. NEW CONCRETE CURB
27. EXTENSION TO EXISTING LAY-BY FOR LOADING DROP OFFS.
28. NEW TREE. SEE LANDSCAPE PACKAGE FOR DETAILS.
29. TACTILE WALKING SURFACE INDICATOR SYSTEM OF OTTAWA STANDARDS
30. XXX'xmm x XXX'xmm ELEVATOR O/A AIRWELL
31. EXISTING CURB & SIDEWALK
32. TREE PROTECTION FENCING, SEE DETAILS OF CONSTRUCTION ON LANDSCAPE DRAWINGS.
33. OVERFLOW LOCATION (REFER TO CIVIL & MECHANICAL DRAWINGS FOR ADDITIONAL DETAILS)
34. NEW PRIVACY SCREEN, SEE LANDSCAPE PLAN FOR DETAILS
35. NEW CONCRETE STAIR



drawing title | titre du dessin

SITE PLAN

project number | numero du projet 15

drawn | dessiné CK / MR

checked | verifié JM / AR

date | date DEC 06, 2019

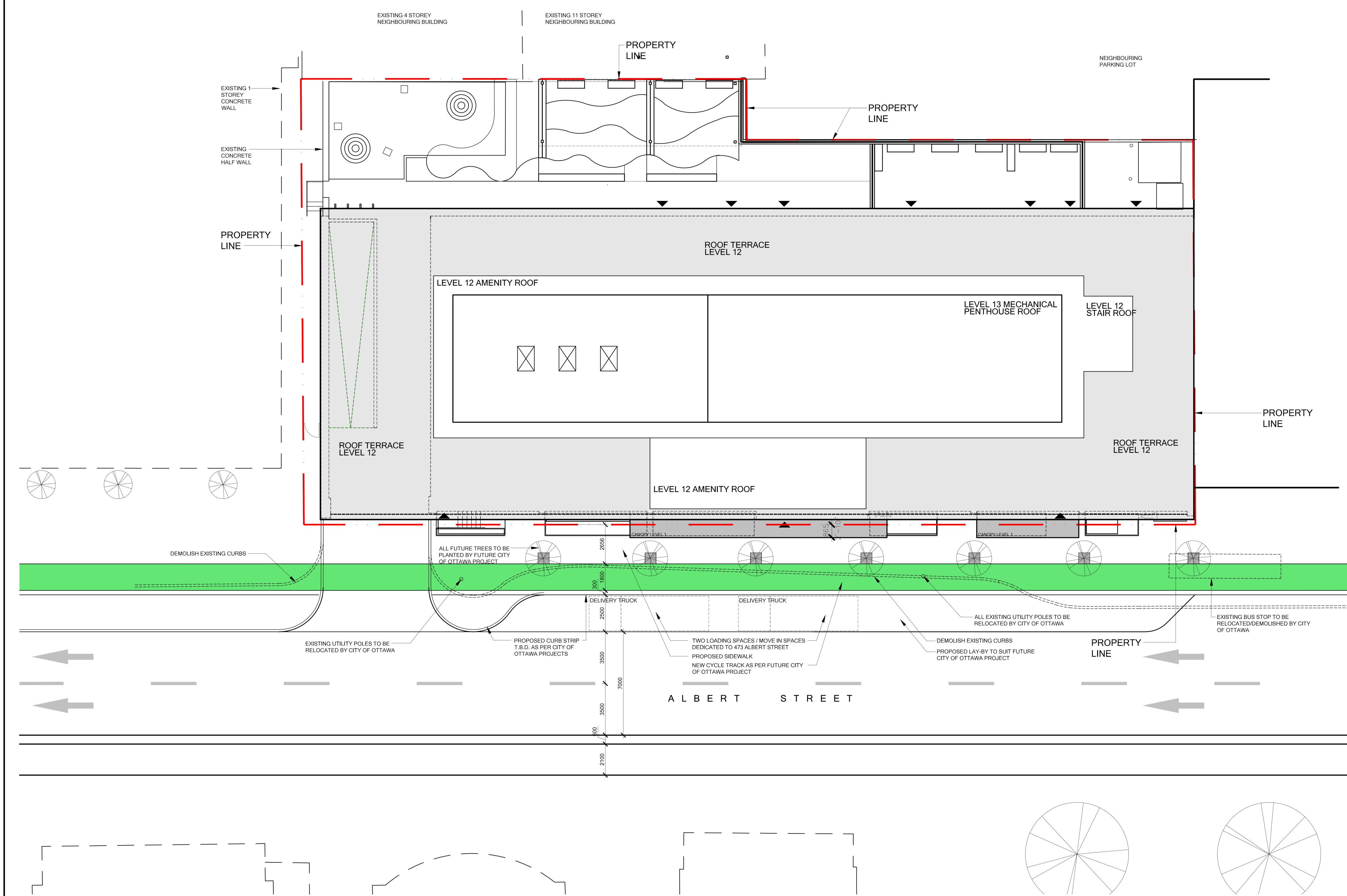
scale | échelle 1 : 50

0 m 3 m 6 m

drawing number | numéro du dessin

A0-801

A0-801



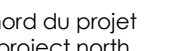
1 SITE PLAN
A0-200-800 1 : 150

THE FUTURE SITE PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. IT IS INTENDED TO DEMONSTRATE, AT A HIGH LEVEL, HOW THIS PROJECT MAY INTEGRATE INTO THE CITY OF OTTAWA'S PLANS FOR THE FUTURE ALBERT STREET RENEWAL PROJECT

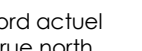


205 - 720 Bathurst Street Toronto Ontario M5S 2R4
† 647 933 1151 forestandfield.ca

landscape architects | architectes paysagistes



Project Name



100 North

ISSUED FOR SITE PLAN CONTROL DEC 06, 2019

no revisions	date
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stamp | timbre



architect | architecte

linebox
STUDIO

general notes | note générale

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project title

473 ALBERT

PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

BASEMENT DEMOLITION PLAN

project number | numero du projet **159**

drawn | dessiné CK / MP

checked | vérifié JM / AR

date | date DEC 06, 2019

scale | échelle

As indicated

drawing number | numéro du dessin

A1-100

NOTES:

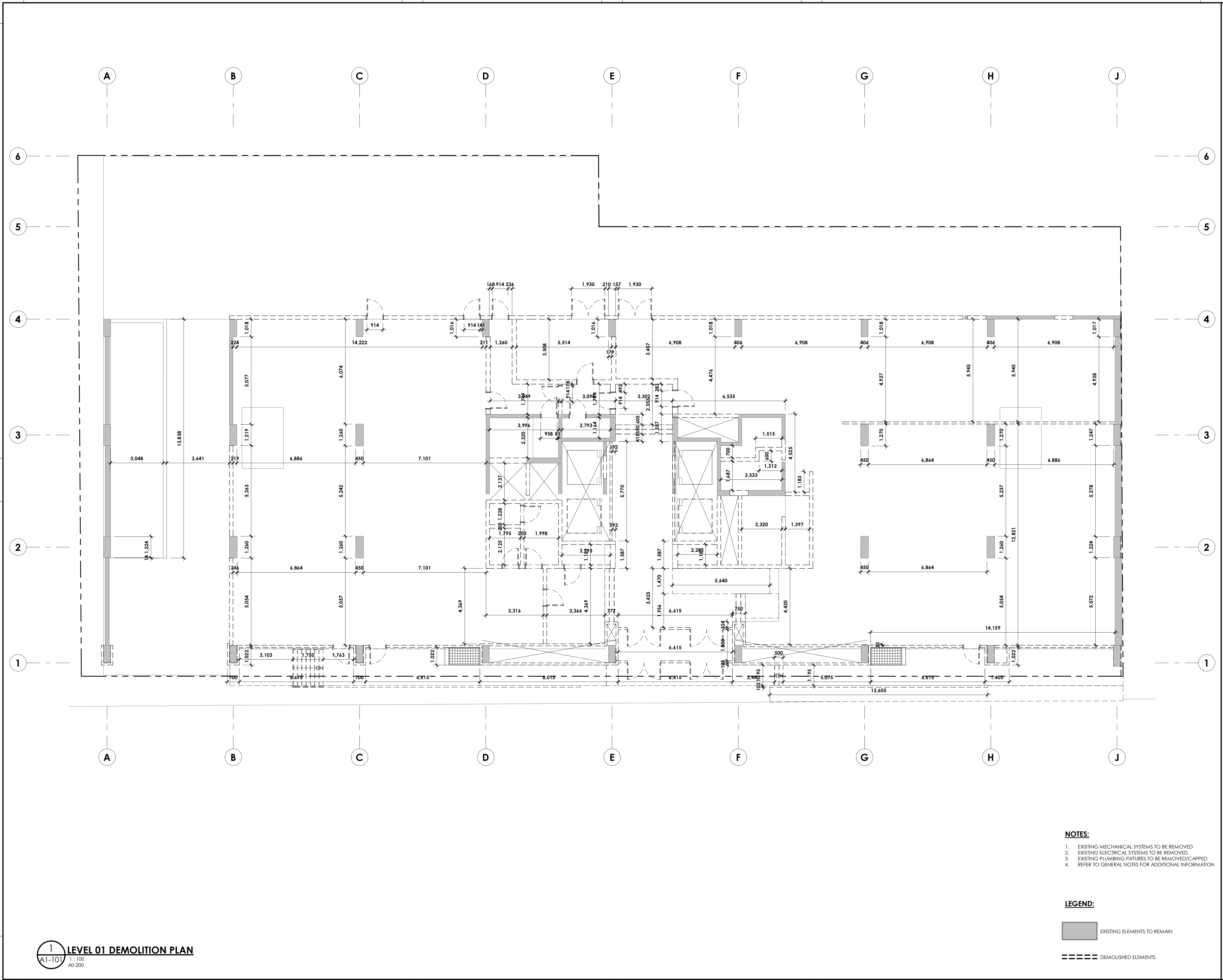
1. EXISTING MECHANICAL SYSTEMS TO BE REMOVED
2. EXISTING ELECTRICAL SYSTEMS TO BE REMOVED
3. EXISTING PLUMBING FIXTURES TO BE REMOVED/CAPPED
4. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION

LEGEND:



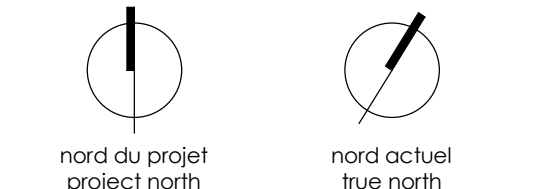
===== DEMOLISHED ELEMENTS

1 BASEMENT DEMOLITION PLAN

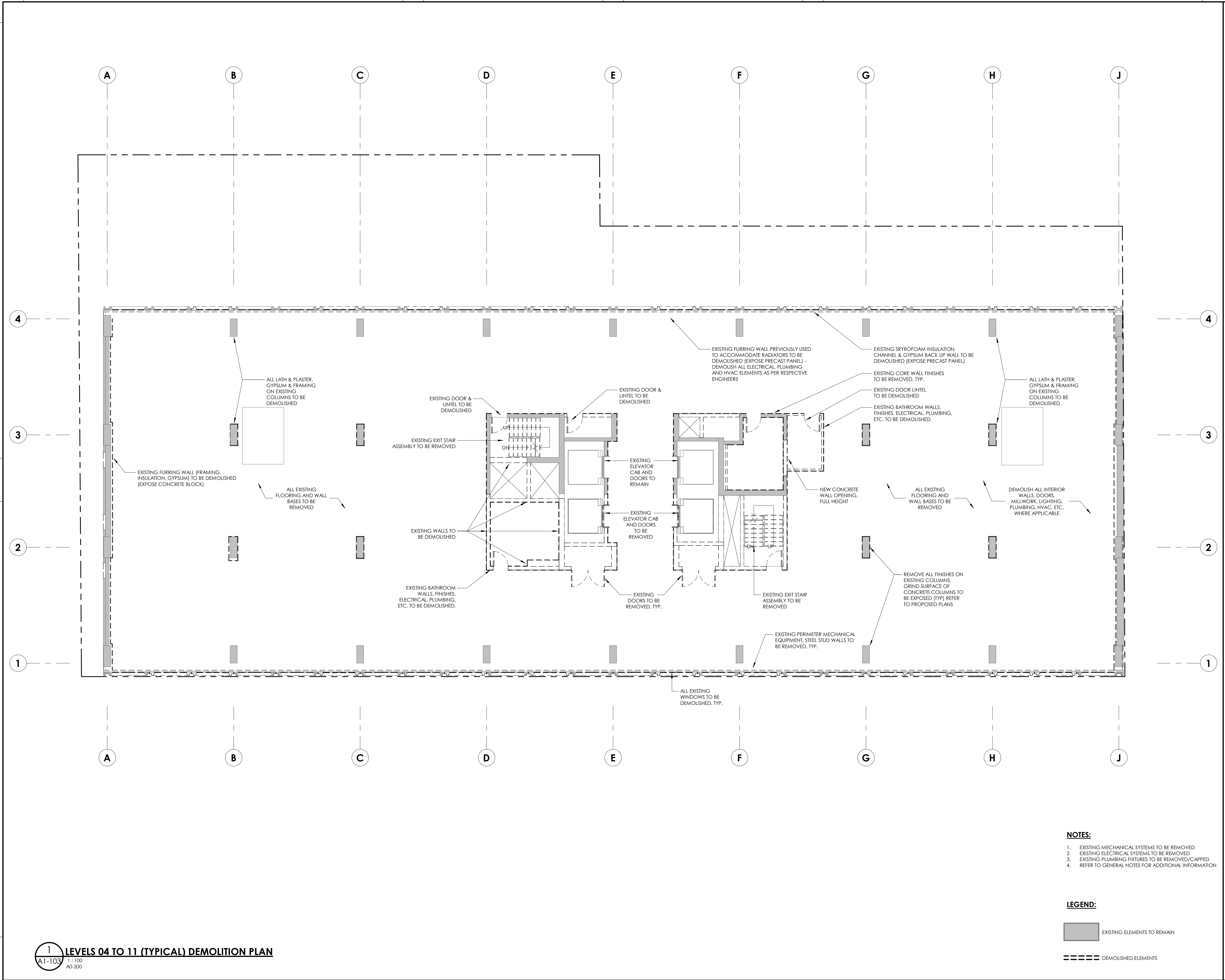


- NOTES:
- EXISTING MECHANICAL SYSTEMS TO BE REMOVED
 - EXISTING ELECTRICAL SYSTEMS TO BE REMOVED
 - EXISTING PLUMBING FIXTURES TO BE REMOVED/CAPPED
 - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION

- LEGEND:
- EXISTING ELEMENTS TO REMAIN
- DEMOLISHED ELEMENTS



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**CLELAND
JARDINE**
ENGINEERING LTD

200-560 TERRY FOX DR.
KAMATHA, ON M2L 4B9
6033 391-1533

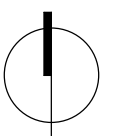


MEP engineers | ingénieur MEP

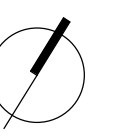
PARSONS

Forest and Field Landscape Architecture

landscape architects | architectes paysagistes



nord du projet
project north



nord actuel
true north

no revisions

date

stamp | timbre



architect | architecte

linebox
STUDIO

general notes | note générale

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project title

473 ALBERT

PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

LEVEL 11 DEMOLITION PLAN

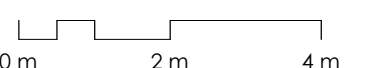
project number | numero du projet 159

drawn / dessiné CK / MP

checked | verifié JM / AR

date | date 07/03/19

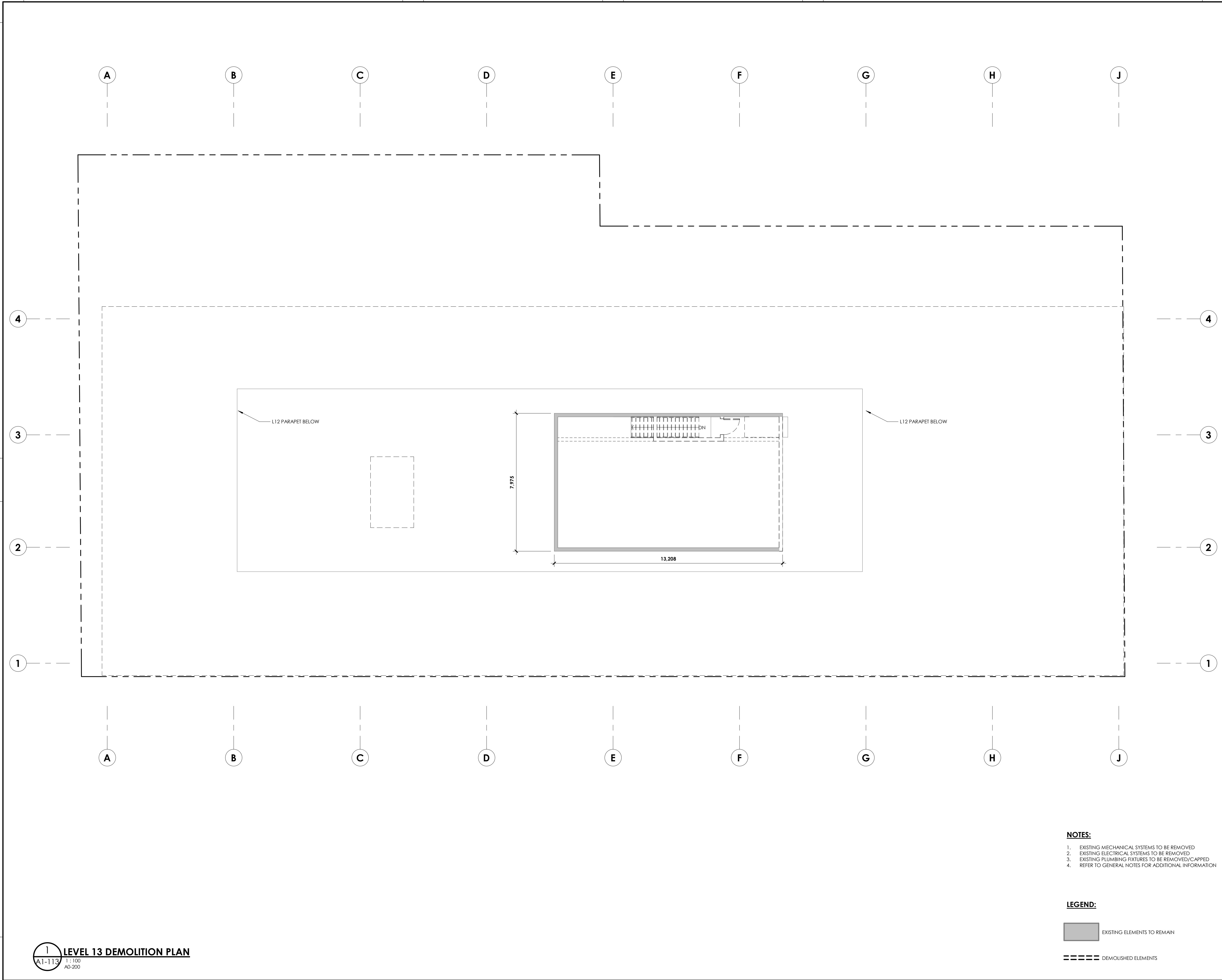
scale | échelle 1 : 100



drawing number | numéro du dessin

A1-111

LEVEL 11
1:100
A0-200



owner | propriétaire



structural engineers | ingénieur structure



530 - 1600 Carling Avenue Ottawa Ontario K1Z 1G3
t 613 230 1186 smithandandersen.com
MEP engineers | ingénieur MEP

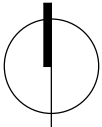


civil engineers | ingénieur civil



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t 647 933 1151 forestandfield.ca

landscape architects | architectes paysagistes



nord du projet
project north



nord actuel
true north

ISSUED FOR SITE PLAN CONTROL DEC 06, 2019

no revisions date

stamp | timbre



architect | architecte



general notes | note générale

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project title

473 ALBERT

PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

LEVEL 13 DEMOLITION PLAN

project number | numéro du projet **159**

drawn | dessiné **CK / MP**

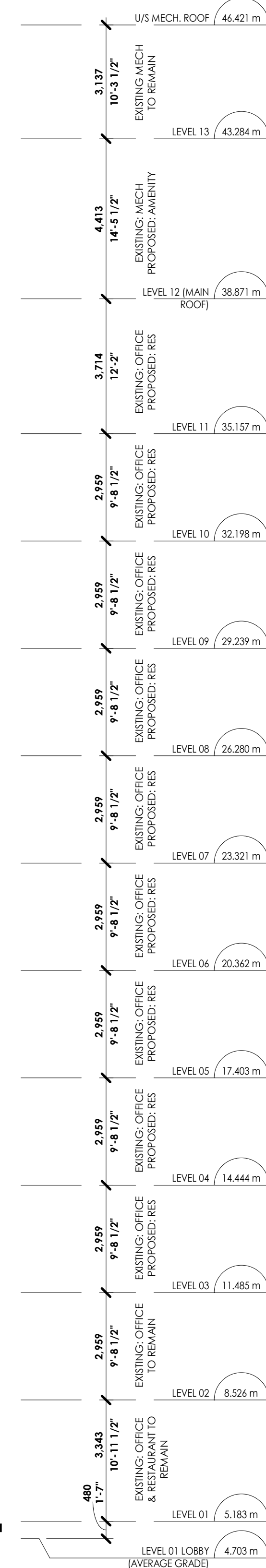
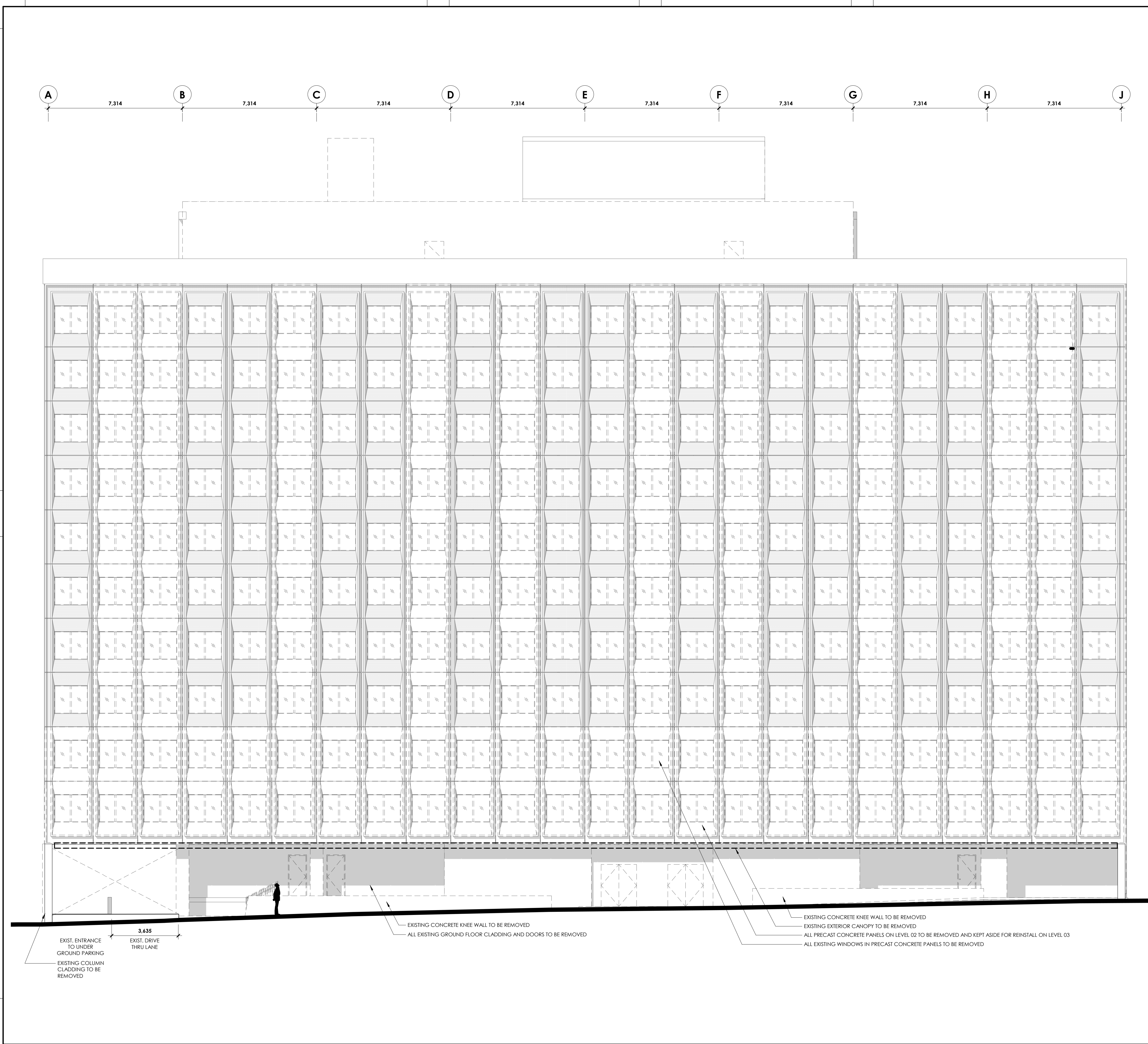
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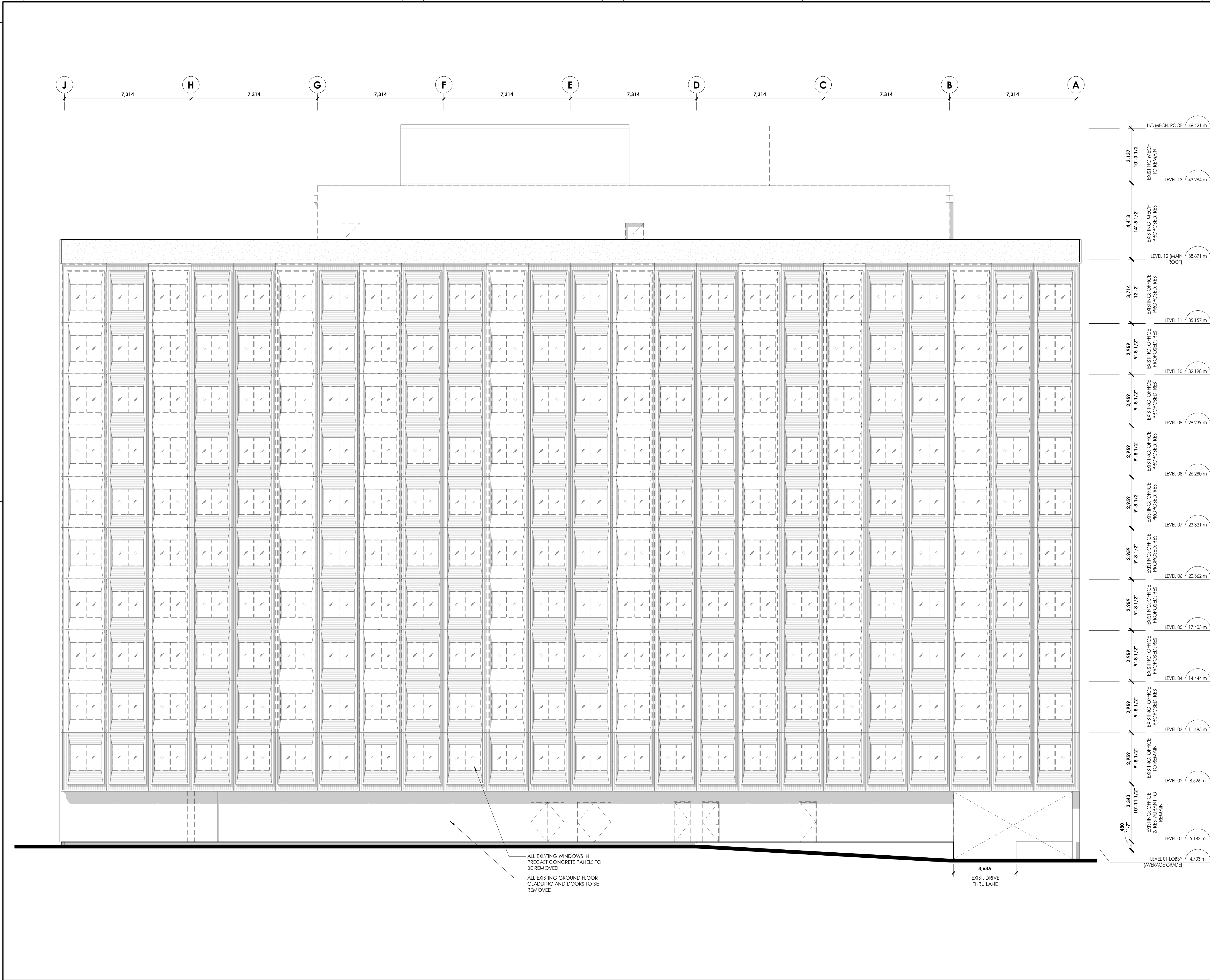
date | date **DEC 06, 2019**

scale | échelle **As indicated**

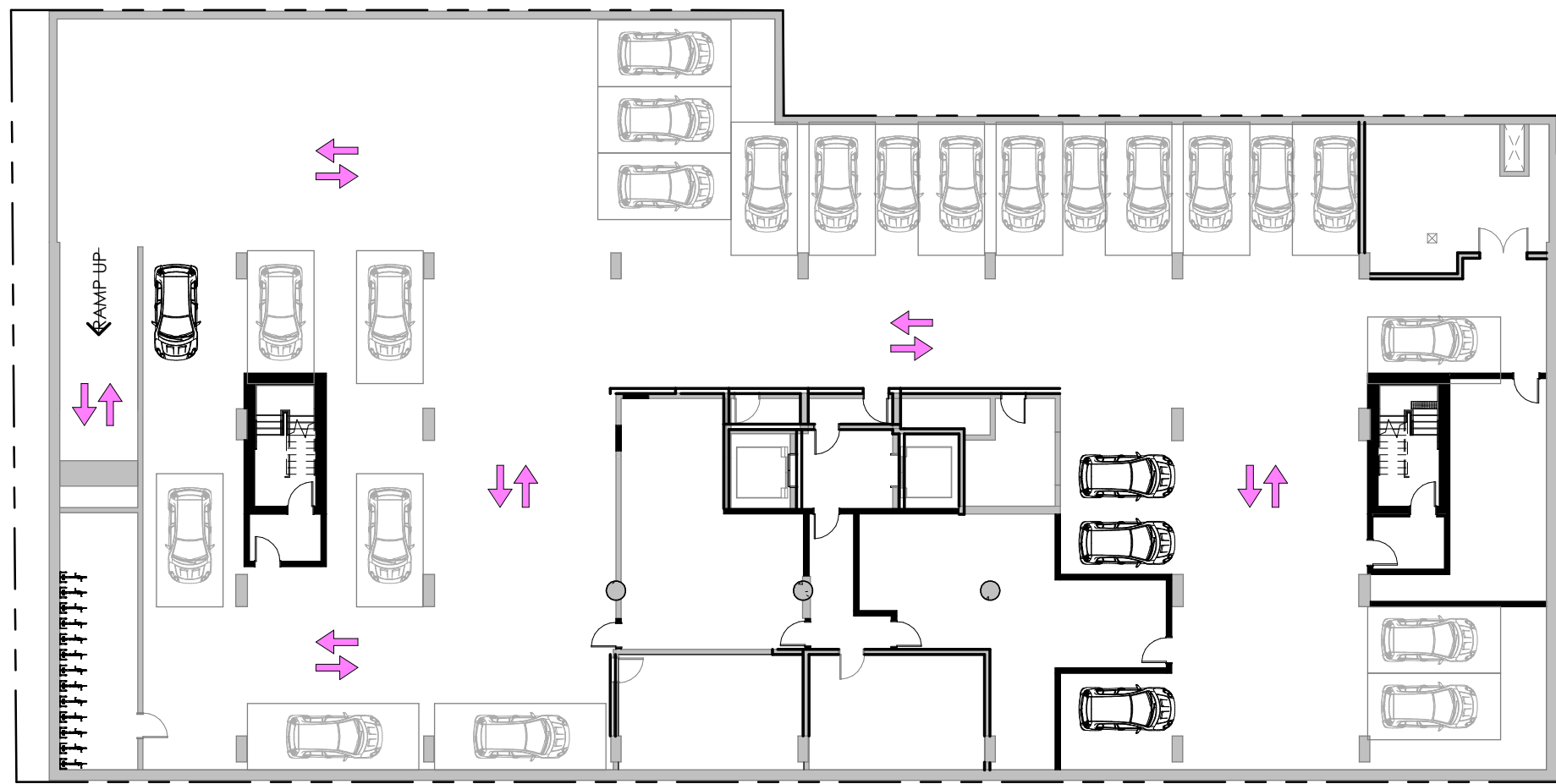
drawing number | numéro du dessin

A1-113

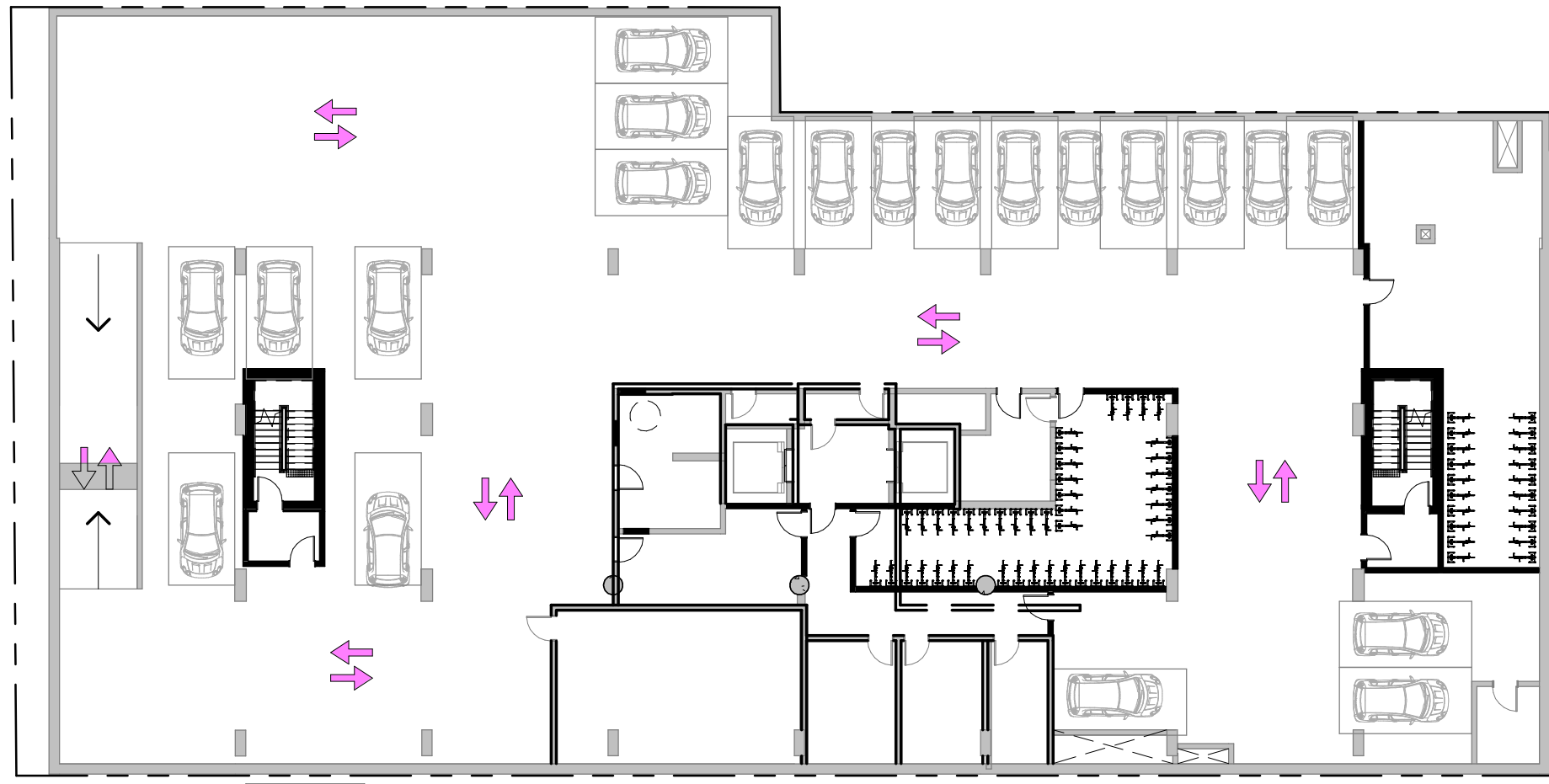




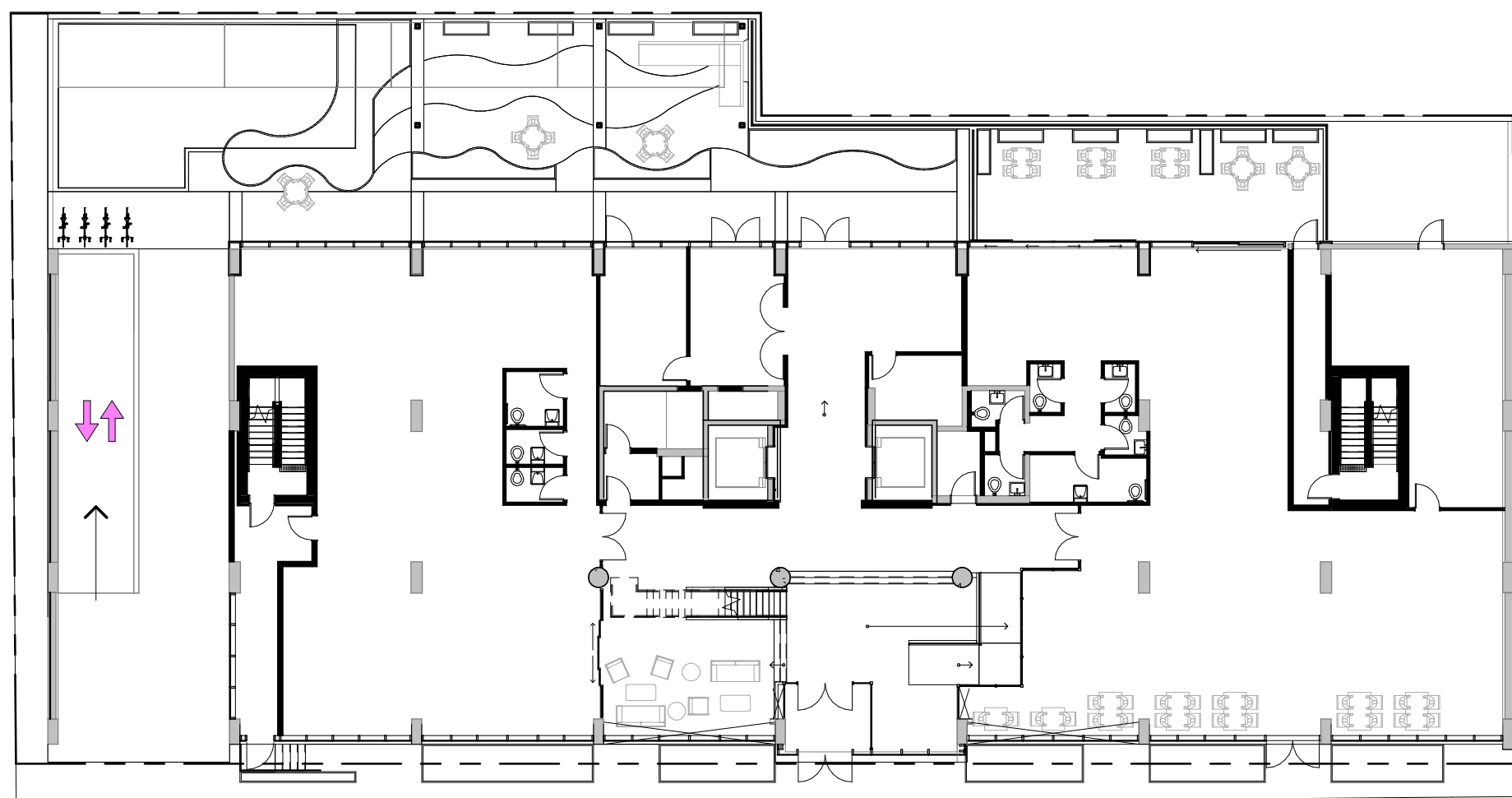
1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
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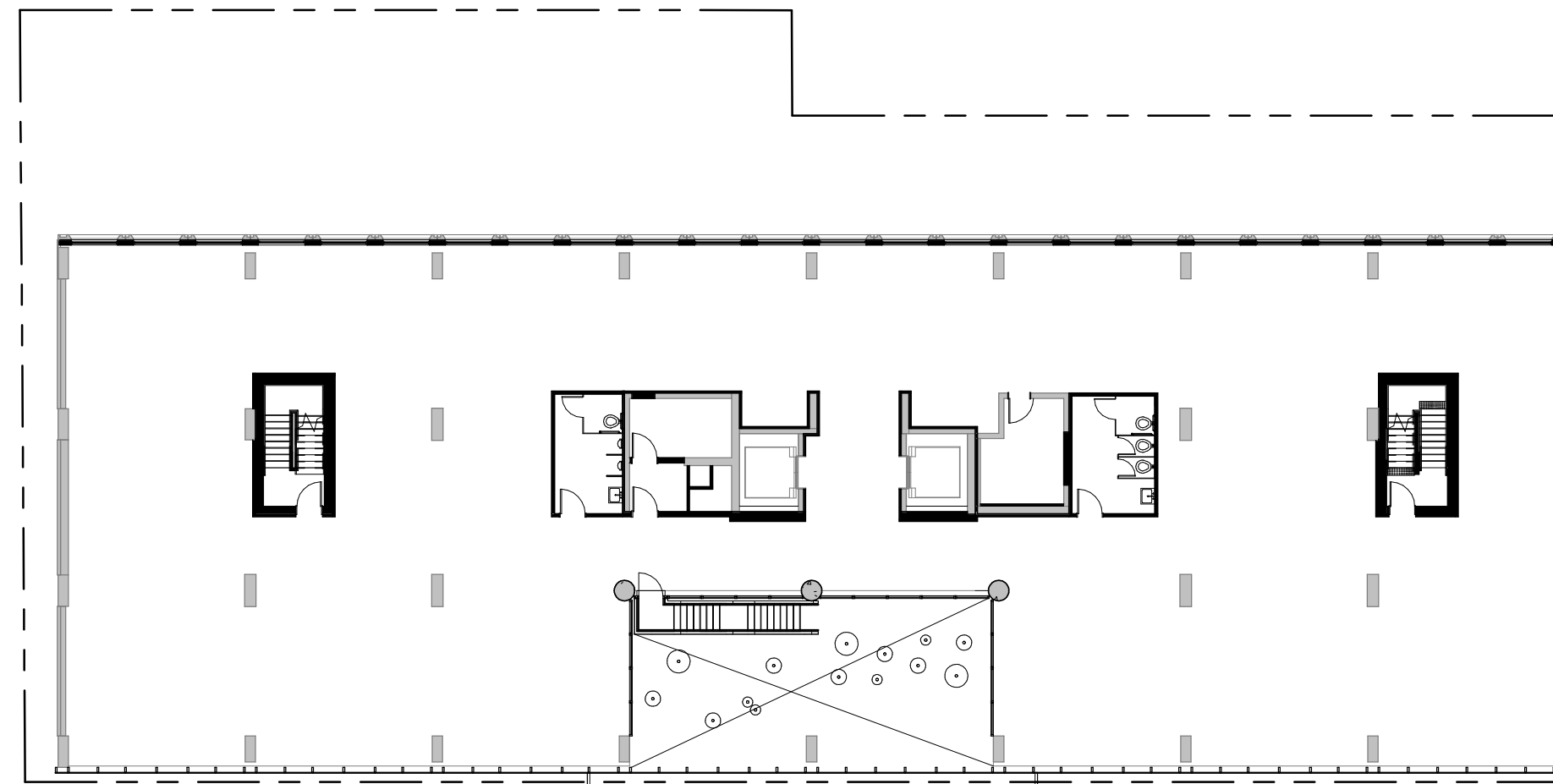
2 SUB-BASEMENT FLOOR MAP
A2-000 1:250
A5-100



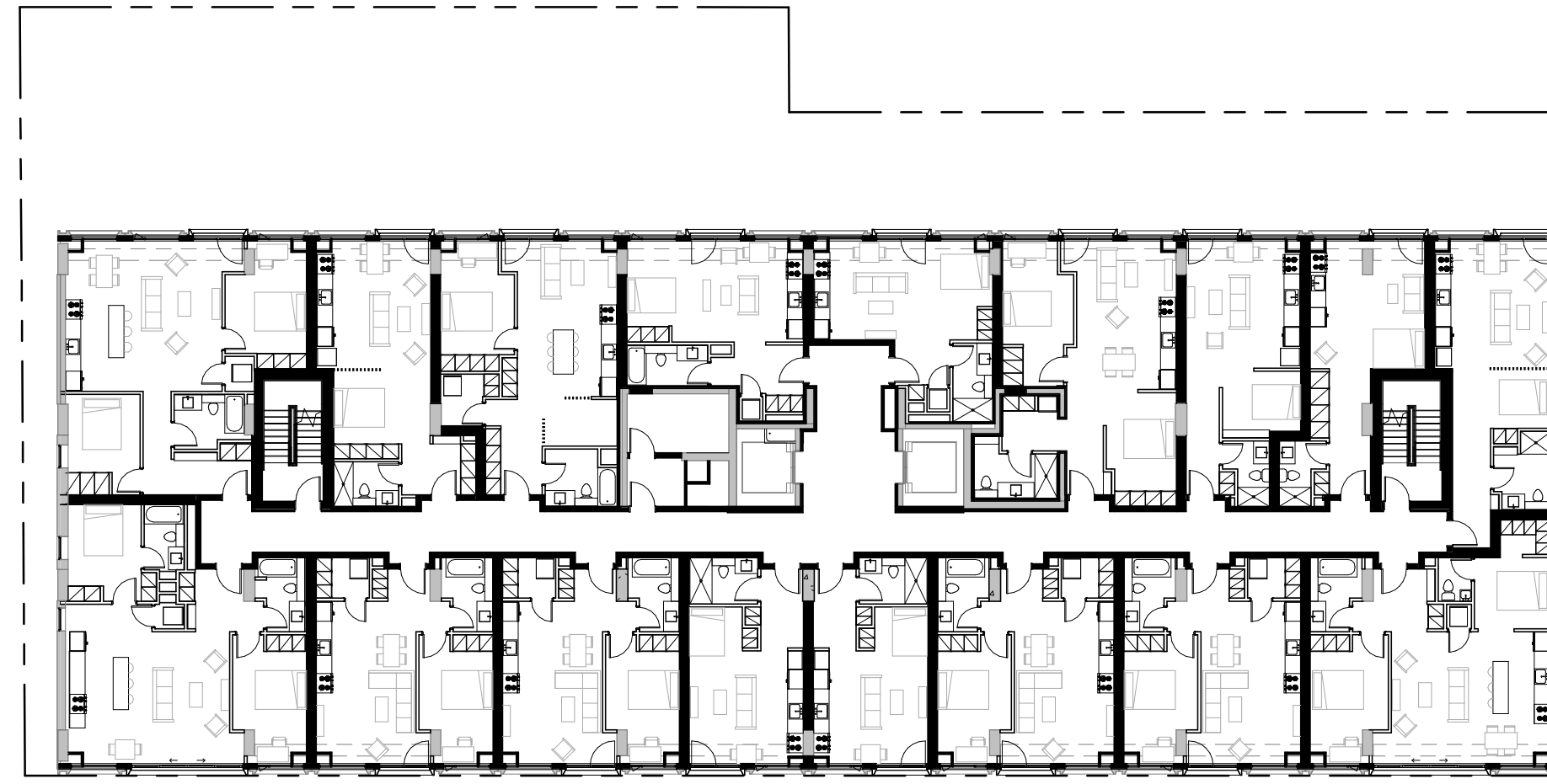
3 BASEMENT FLOOR MAP
A2-000 1:250
A5-100



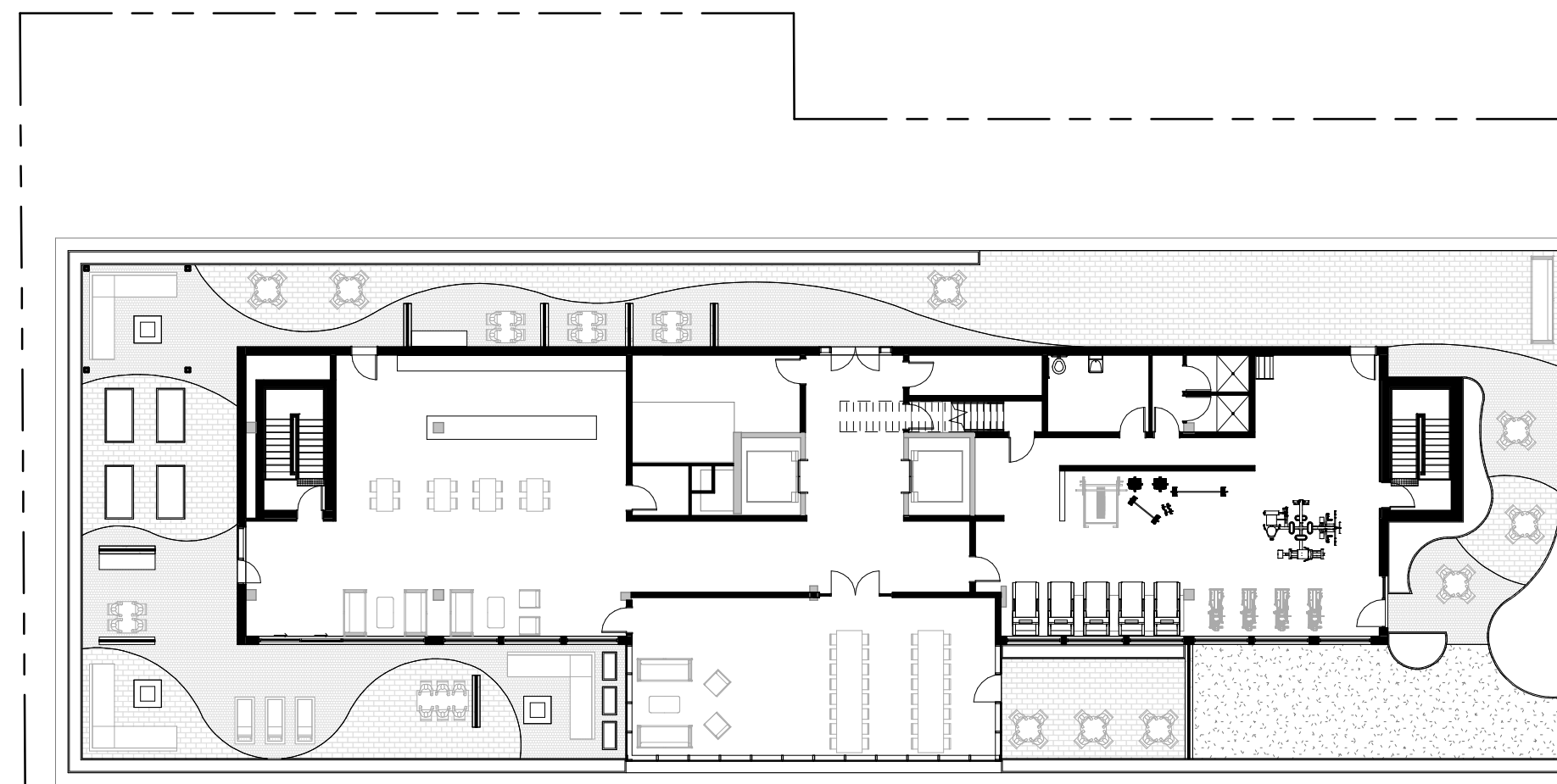
1 GROUND LEVEL FLOOR MAP
A2-000 1:250
A0-200



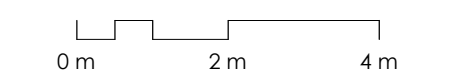
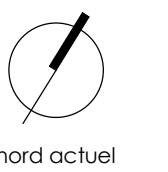
4 LEVEL 02 FLOOR MAP
A2-000 1:250
A0-200



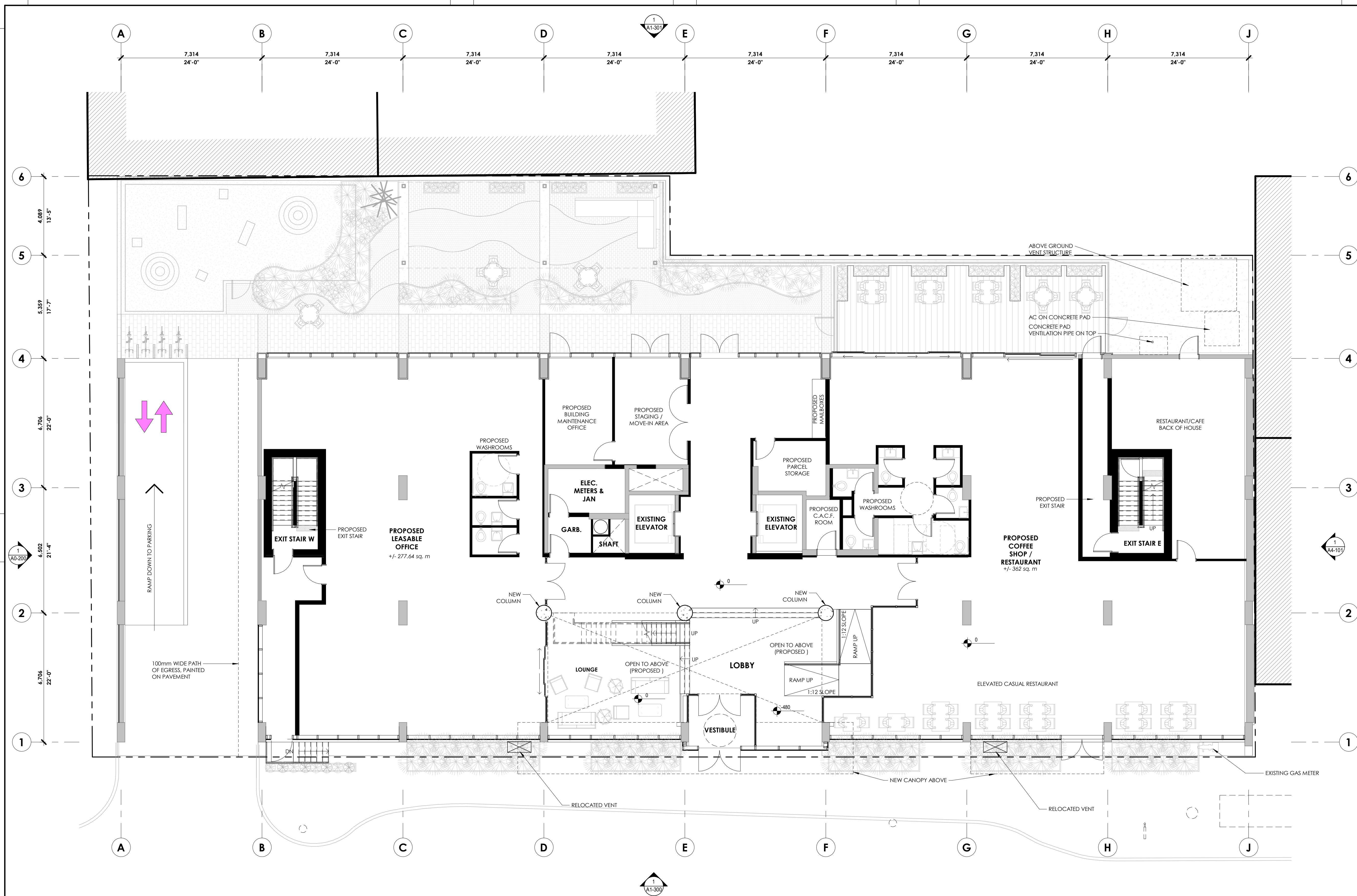
5 LEVELS 03 TO 11 (TYPICAL) FLOOR MAP
A2-000 1:250
A0-200



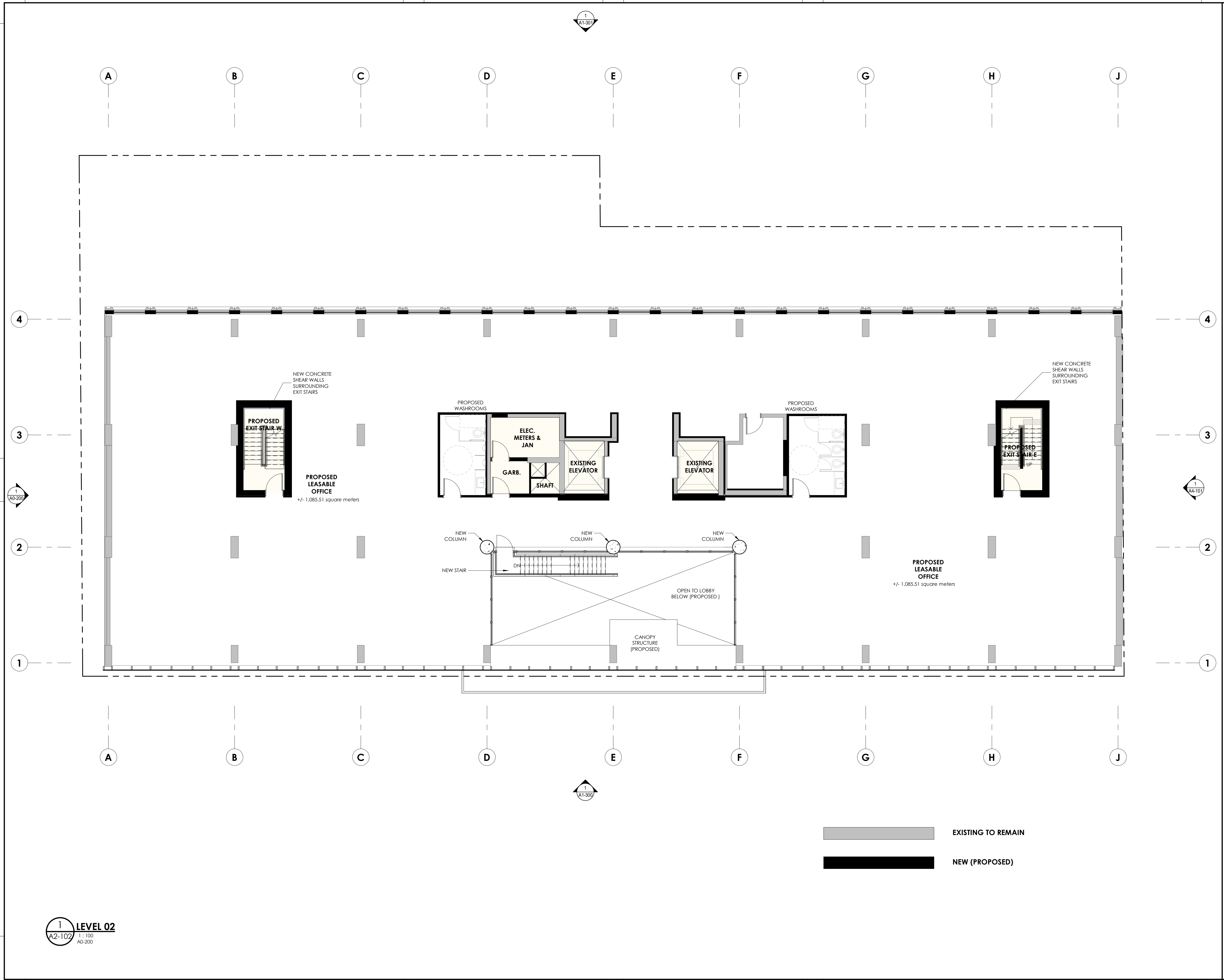
7 LEVEL 12 (MAIN ROOF) FLOOR MAP
A2-000 1:250
A0-200

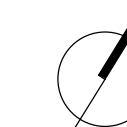
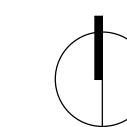






EXISTING TO REMAIN
NEW (PROPOSED)





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2. DO NOT SCALE THE DRAWINGS.
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1
A1-301

A

B

C

D

E

F

G

H

J

BARRIER FREE UNIT DESIGN:

15% OF SUITES OF VARYING TYPES (STUDIO, 1BDRM, 2BDRM) TO BE DESIGNED AS BARRIER FREE UNITS.

15% OF 17 = 2.55 SUITES (OR 3 PER FLOOR)

PROPOSED: x03 (1 BED), x05 (STUDIO), x15 (2 BED)

REQUIREMENTS:
1100mm MIN. OPEN FLOOR AREA TO A BEDROOM, BATHROOM, KITCHEN
1100mm CLEAR BETWEEN KITCHEN & ISLAND (IF THERE IS AN ISLAND)
1500mm TURNING CIRCLE IN ONE BATHROOM

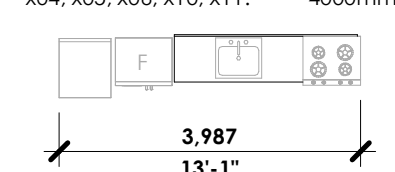
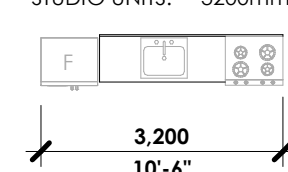
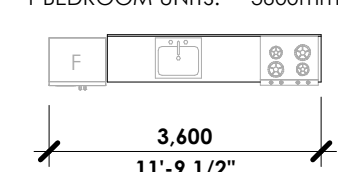
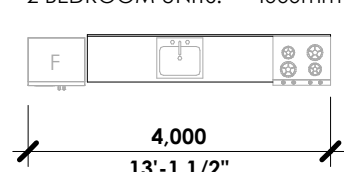
4 KITCHEN TYPES:

2 BEDROOM UNITS: 4000mm

1 BEDROOM UNITS: 3600mm

STUDIO UNITS: 3200mm

x04, x05, x06, x10, x11: 4000mm



4

3

2

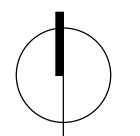
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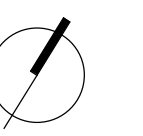
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1



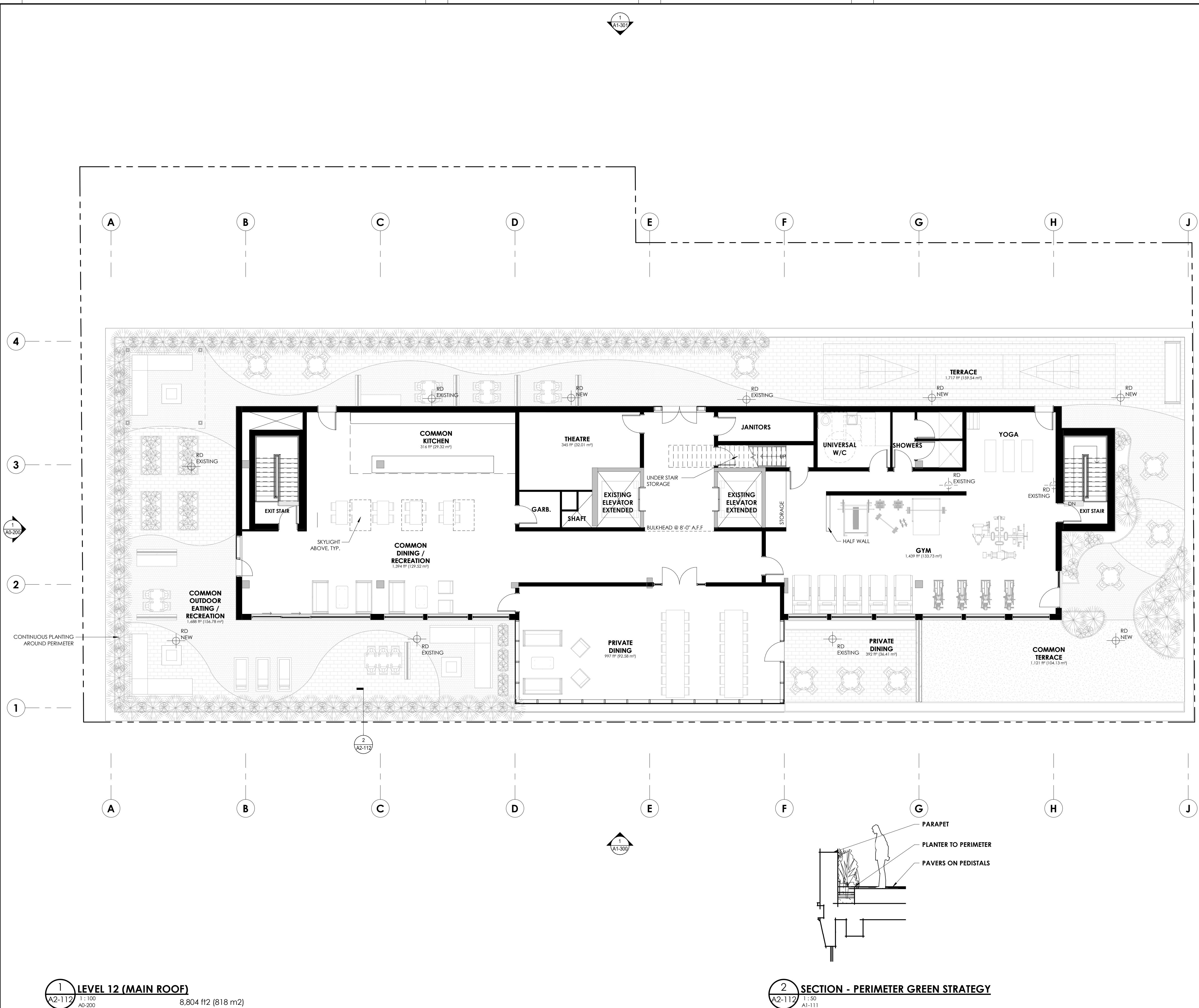
nord du projet
project north



nord actuel
true north



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1 LEVEL 12 (MAIN ROOF)
A2-112 1:100 AO-200 8,804 ft² (818 m²)

2 SECTION - PERIMETER GREEN STRATEGY
A2-112 1:50 A1-111



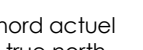
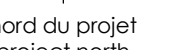
530 - 1600 Carling Avenue Ottawa Ontario K1Z 1G3
t 613 230 1186 smithandandersen.com

MEP engineers | ingénieur MEP



205 - 720 Bathurst Street Toronto Ontario M5S 2R4
t 647 933 1151 forestandfield.ca

landscape architects | architectes paysagistes



project north true north

ISSUED FOR SITE PLAN CONTROL	DEC 06, 2019
ISSUED FOR PRE CONSULTATION	JUL 24, 2019

ISSUED FOR PRE-CONSULTATION JUL 28, 2017

no revisions _____ date _____

stamp | timbre



linebox
STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
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project title

473 ALBERT

PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

**LEVEL 13 (MECH.
PENTHOUSE) FLOOR PLAN**

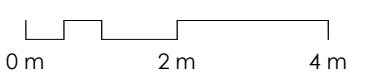
project number | numero du projet 159

drawn | dessiné CK / MP

checked | verifié JM / AR

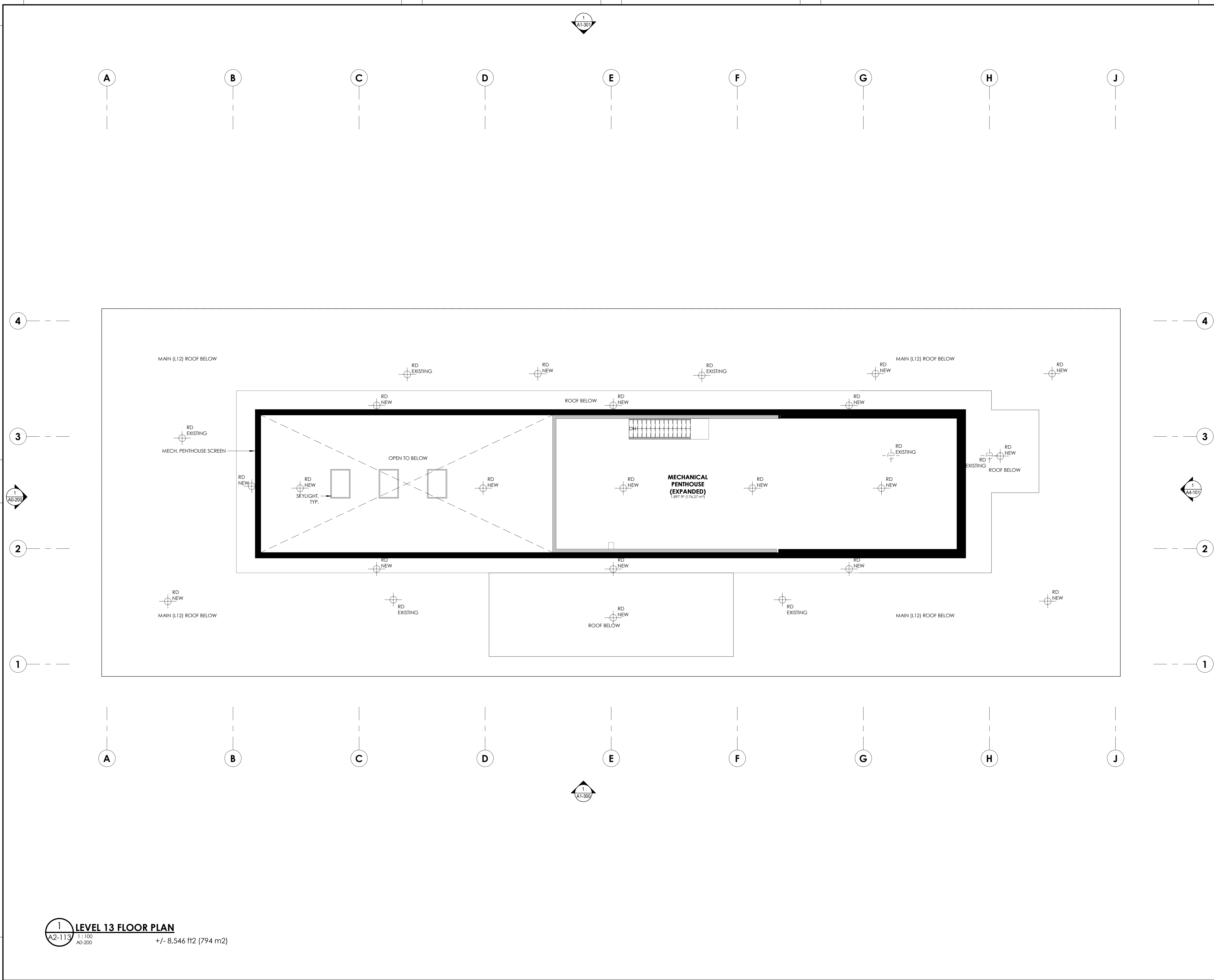
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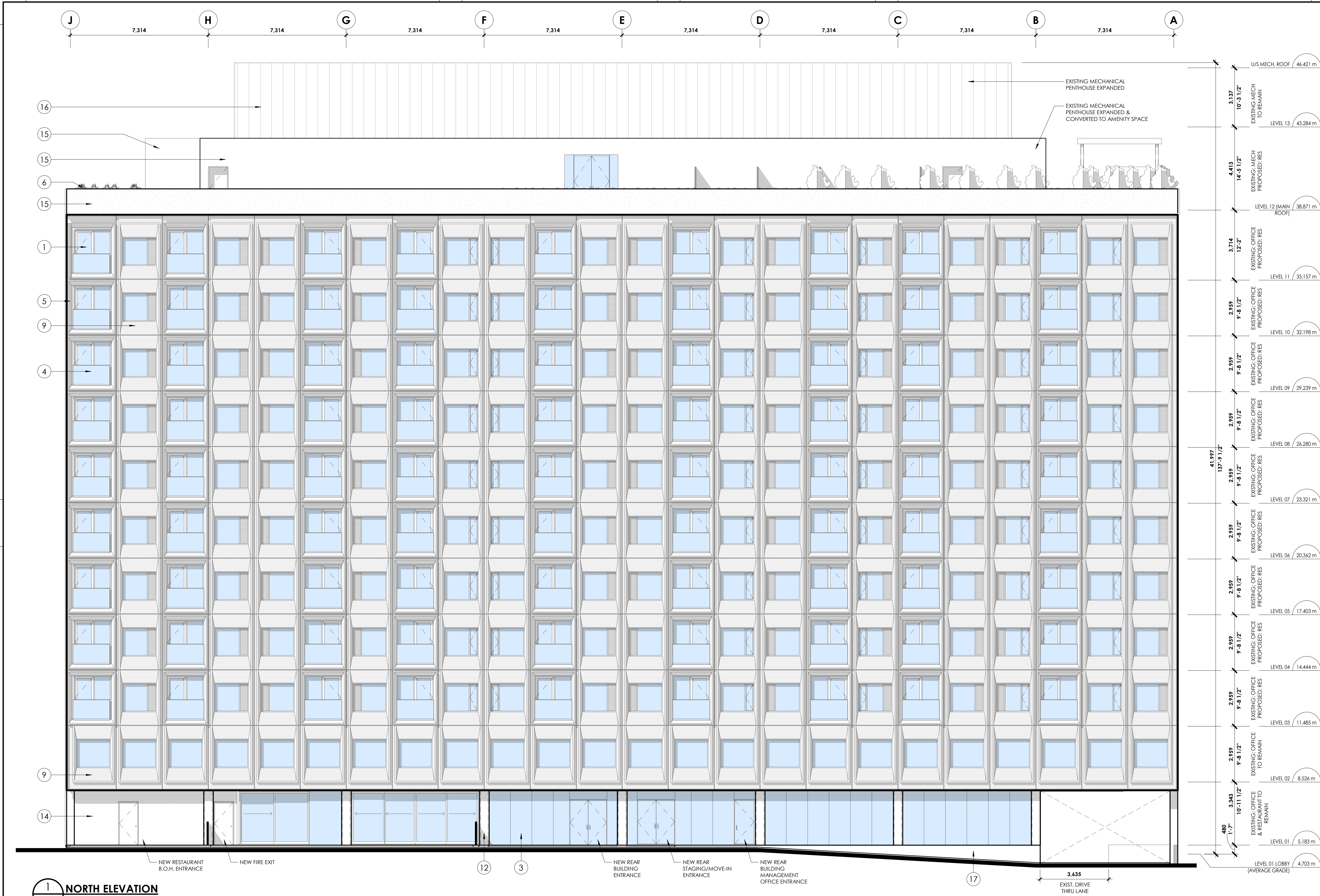
scale | échelle 1 : 100



drawing number | numéro du dessin

A2-113





1 NORTH ELEVATION
A4-102 1:100
A2-101

MATERIAL LEGEND

TAG	PATTERN	DESCRIPTION	TAG	PATTERN	DESCRIPTION	TAG	PATTERN	DESCRIPTION	TAG	PATTERN	DESCRIPTION	TAG	PATTERN	DESCRIPTION
1		CLEAR GLASS (WINDOW) REFER TO WINDOW SCHEDULE, BRONZE COLOUR FRAMED, DOUBLE GLAZED, LOW E COATING AS PER MANUFACTURER'S SPECIFICATIONS	5		BRONZE COLOUR PROFILED CLADDING	9		EXISTING RIB PROFILED PRECAST PANEL	13		EXISTING CLAY BRICK MASONRY	17		SMOOTH CONCRETE
2		CLEAR GLASS (FRAMELESS GLAZING) FRAMELESS, SILICONE JOINTED EXTERIOR GLAZING, DOUBLE GLAZED, LOW E COATING AS PER MANUFACTURER'S SPECIFICATIONS	6		BRONZE COLOURED PROFILED METAL CAPPING AND FLASHING PARAPET	10		EXISTING PARGING ON CIP CONCRETE STRUCTURE	14		EXTERIOR TREATED WOOD			
3		CLEAR GLASS (FRAMELESS GLAZING) BRONZE COLOUR FRAMED GLAZING, DOUBLE GLAZED, LOW E COATING AS PER MANUFACTURER'S SPECIFICATIONS	7		BLACK METAL SIGNAGE ON STAND-OFFS	11		AGGREGATED CONCRETE FINISH	15		WHITE METAL PANEL FINISH			
4		EXTERIOR GLASS JULIET GUARD RECTANGULAR PROFILE, BRONZE COLOUR HANDRAIL AND CAPPING	8		WEATHERING STEEL EXTRUSION	12		EXPOSED CONCRETE	16		CLEAR POLYCARBONATE SCREEN L13 MECH PENTHOUSE			



owner | propriétaire



structural engineers | ingénieur structure



530 - 1600 Carling Avenue Ottawa Ontario K1Z 1G3
t 613 230 1186 smithandandersen.com

MEP engineers | ingénieur MEP



civil engineers | ingénieur civil



205 - 720 Bathurst Street Toronto Ontario M5S 2R4
t 647 933 1151 forestandfield.ca

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ISSUED FOR SITE PLAN CONTROL DEC 06, 2019
ISSUED FOR PRE-CONSULTATION JUL 26, 2019

no revisions date

stamp | timbre



architect | architecte



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project title

473 ALBERT
PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

NORTH ELEVATION

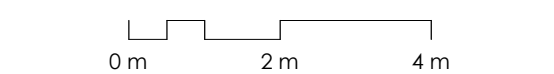
project number | numéro du projet **159**

drawn | dessiné **CK / MP**

checked | vérifié **JM / AR**

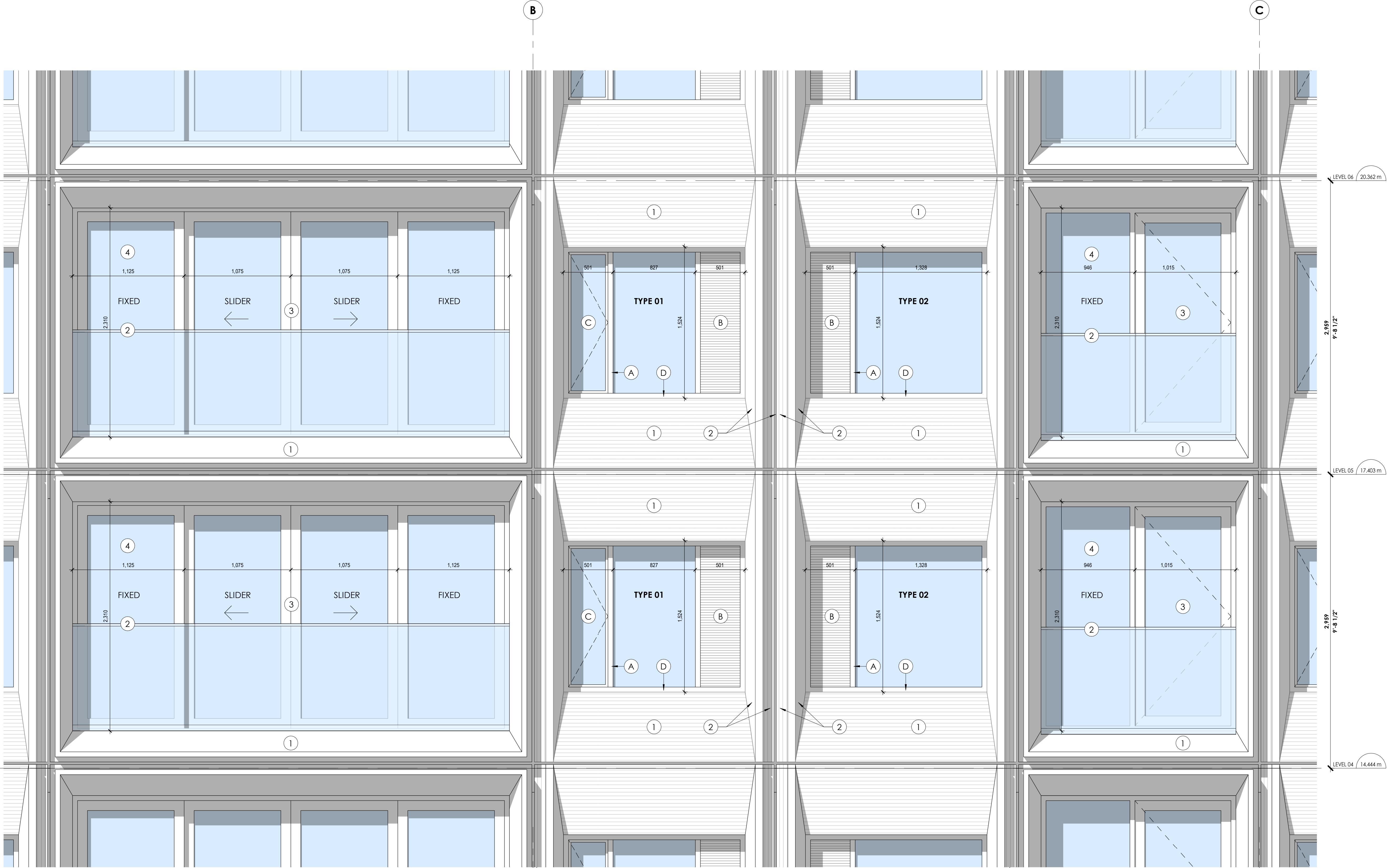
date | date **DEC 06, 2019**

scale | échelle **1:100**



drawing number | numéro du dessin

A4-102



DOUBLE JULIET:
DOUBLE WIDTH BRONZE COLOURED FRAMED JULIET BALCONY INSERTION, EXISTING CONC. PANELS REMOVED

- 1 BRONZE COLOURED PROFILED COVER
- 2 GLASS BALUSTRADE WITH RECTANGULAR PROFILE, BRONZE COLOURED HANDRAIL + CAPPING
- 3 DOUBLE SLIDING GLASS DOORS, BRONZE COLOURED FRAMED
- 4 FIXED BRONZE COLOURED FRAMED GLAZED SIDE LIGHT

EXISTING PANELS:
PRECAST CONCRETE PANELS

- 1 ANGLED, RIBBED PROFILE TO TOP + BASE EXPANSION JOINT TO ADJACENT MATERIALS.
- 2 SMOOTH-FACED, ANGLED VERTICAL PROFILES; WITH RIBBED INFILL SECTION AND MASTIC SEALED EXPANSION JOINT.

NEW WINDOWS - TYPE 01 + TYPE 02, REPLACE EXISTING W/ BRONZE COLOURED FRAMED, DOUBLE-GLAZED WINDOWS

- A BRONZE COLOURED FRAMED FIXED WINDOW
- B PROFILED BRONZE COLOURED VENTED PANEL TO HVAC EXHAUSTS
- C OPERABLE VENT WINDOW
- D BRONZE COLOURED, PROFILED METAL SILL

SINGLE JULIET BALCONIES:
BRONZE COLOURED FRAMED JULIET BALCONY INSERTION, EXISTING CONC. PANEL REMOVED

- 1 BRONZE COLOURED PROFILED COVER
- 2 GLASS BALUSTRADE WITH RECTANGULAR PROFILE, BRONZE COLOURED HANDRAIL + CAPPING
- 3 INWARD OPENING, BRONZE COLOURED FRAMED, GLASS DOOR
- 4 FIXED BRONZE COLOURED FRAMED GLAZED SIDE LIGHT



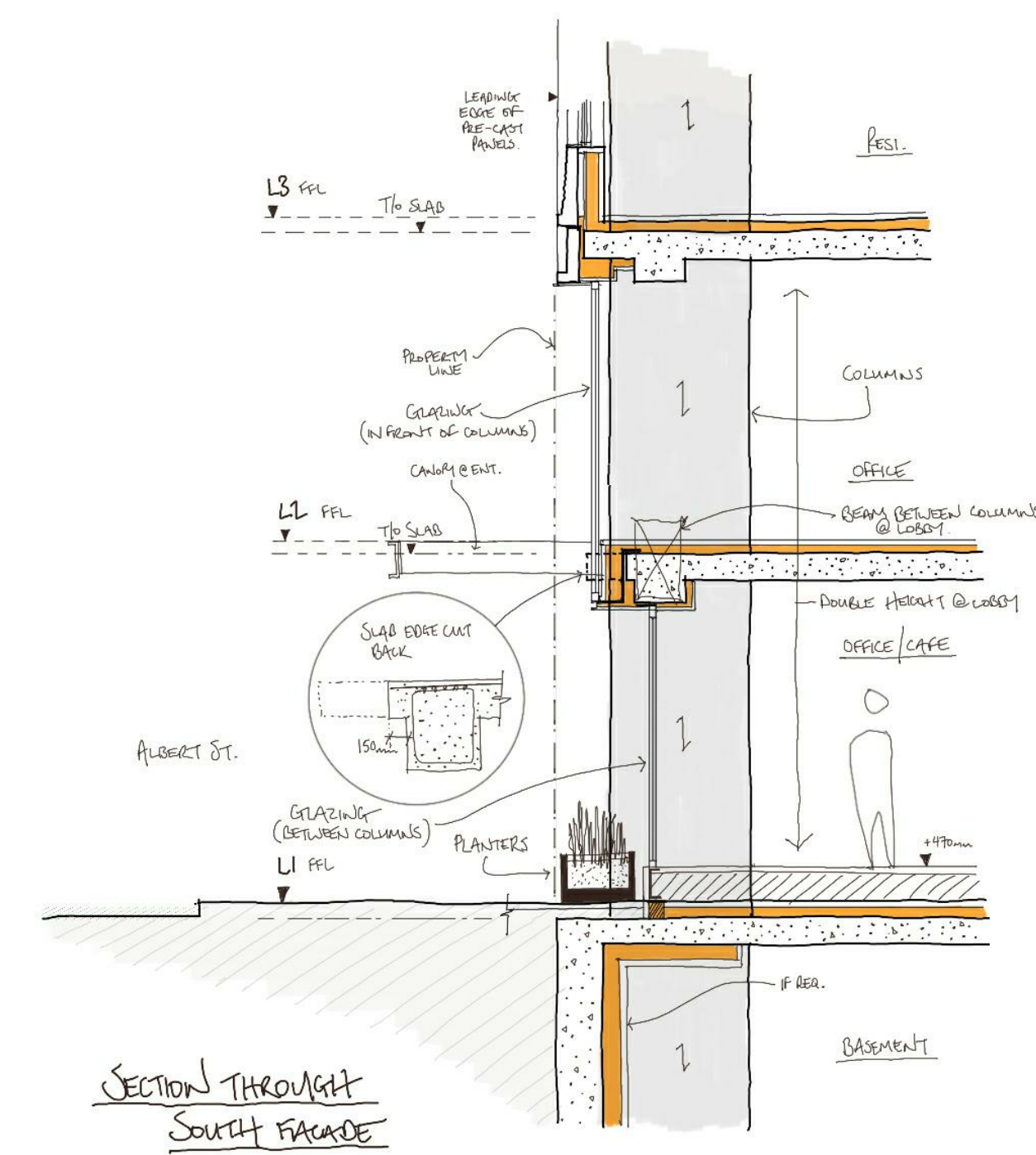
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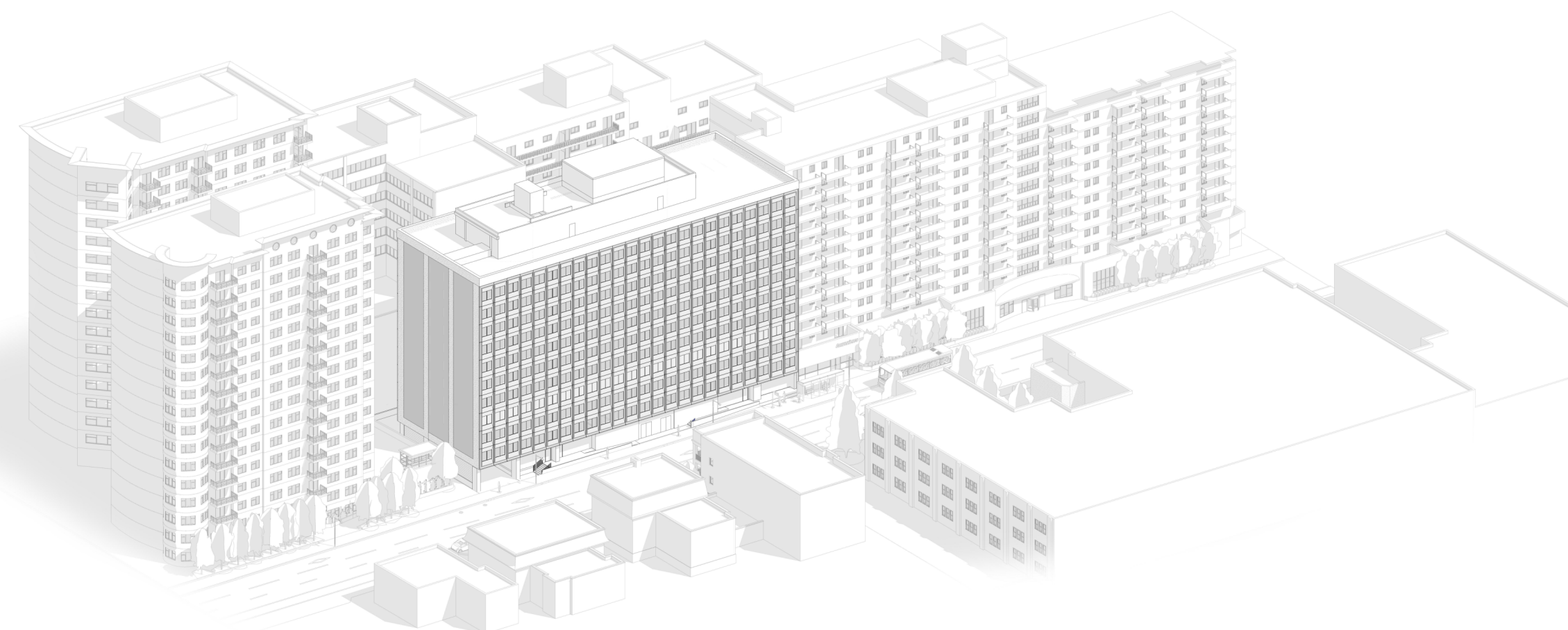
FRONT ELEVATION BASE DETAIL



SECTION ELEVATION DETAIL



SECTION DETAIL THROUGH SOUTH FACADE



EXISTING ISOMETRIC VIEW OF SITE



PROPOSED ISOMETRIC VIEW OF SITE



EXISTING VIEW FROM SOUTH



PROPOSED VIEW FROM SOUTH

no revisions _____ date _____

stamp | timbre



architect | architecte

linebox
STUDIO

general notes | note générale

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project title

473 ALBERT

PROPOSED MIXED-USE RENOVATION

473 ALBERT STREET | OTTAWA | ONTARIO | CANADA

drawing title | titre du dessin

3D VIEWS

project number | numéro du projet **159**

drawn | dessiné **CK / MP**

checked | vérifié **JM / AR**

date | date **DEC 06, 2019**

scale | échelle

0 m 2 m 4 m

drawing number | numéro du dessin

A4-300