

OTTAWA PARKWAY  
WINDMILL DEVELOPMENT GROUP

Issued for Site Plan Control  
24/11/22

ARCHITECTURAL		LAST ISSUANCE DATE
SHEET NUMBER	SHEET NAME	
A001	CONTEXT PLAN & STATISTICS	24-11-22
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A303 - T2	ELEVATIONS	24-11-22
A304 - T2	ELEVATIONS	24-11-22



Architect  
**DIAMOND SCHMITT ARCHITECTS**  
384 ADELAIDE STREET WEST, SUITE 100  
TORONTO, ON M5V 1R7  
T: (416)-862-8800

Client  
**WINDMILL DEVELOPMENTS**  
150 ELGIN, SUITE 1000  
OTTAWA ON K2P 1L4  
T: 613-820-5600

Civil  
**STANTEC**  
1331 CLYDE AVE, 300  
OTTAWA ON K2C 3G4  
T: 613-722-4420

Landscape  
**STANTEC**  
1331 CLYDE AVE, 300  
OTTAWA ON K2C 3G4  
T: 613-722-4420

Planning  
**GBA**  
1339 WELLINGTON ST W, SUITE 204  
OTTAWA ON K1Y 3B8  
T: 613-680-9450

Transportation Planning  
**CGH TRANSPORTATION INC.**  
6 PLAZA COURT  
OTTAWA ON K2H 7W1  
T: 613-697-3797

Electrical  
**SMITH + ANDERSEN**  
1600 CARLING AVE, 530  
OTTAWA ON K1Z 1G3  
T: 613-230-1186

Mechanical  
**SMITH + ANDERSEN**  
1600 CARLING AVE, 530  
OTTAWA ON K1Z 1G3  
T: 613-230-1186

Structural  
**ENTUTIVE**  
135 LAURIER AVE WEST  
OTTAWA ON K1P 5J2  
T: 343-308-9274

Environmental  
**PATERSON GROUP**  
28 CONCOURSE GATE, UNIT 1  
OTTAWA ON K2E 7T7  
T: 613-226-7381

Wind  
**GRADIENT WIND ENGINEERING INC.**  
127 WALGREEN RD  
OTTAWA ON K0A 1L0  
T: 613-836-0934

Noise  
**GRADIENT WIND ENGINEERING INC.**  
127 WALGREEN RD  
OTTAWA ON K0A 1L0  
T: 613-836-0934

Energy Modeling  
**EG BUILDING PERFORMANCE**  
20 FLORAL PARKWAY  
CONCORD ON L4K 4R1  
T: 416-645-1186

**diamond  
schmitt**



# PARKWAY HOUSE DEVELOPMENT

PROPERTY IDENTIFICATION NUMBER: 04282-0673(LT)

SITE INFORMATION		PROPOSED PROJECT INFORMATION		PROPOSED GFA	
SITE ADDRESS	2475 REGINA STREET	AVERAGE GRADE	65.5m	RESIDENTIAL GFA**	34,080
DEVELOPER	WINDMILL DEVELOPMENT	BUILDING HEIGHTS	7, 16, & 28 STOREYS*	NON-RESIDENTIAL GFA**	930
SITE AREA (sqm)	10,950 M2	FSI	3.38	TOTAL GFA	35,010

\*Not Including Mechanical Penthouses

## GROSS FLOOR AREA

GFA definition per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 1, Section 54

### PROPOSED GFA INFORMATION

	Sq M	Sq Ft	
RESIDENTIAL GFA**	34,080	366,833	97%
NON-RESIDENTIAL GFA**	930	10,015	3%
TOTAL GFA	35,010	376,848	100%

\*\*GFA exemption as per Ottawa By-Law 2008-250

\*\*\*Deduction includes floor area occupied by exterior walls and (a) floor area occupied by shared mechanical, service and electrical equipment (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings (c) bicycle parking, motor vehicle parking or loading facilities (d) common storage (f) common amenity areas

### BELOW GRADE PARKING

Level	Floor-to-Floor (m)	GCA		Res GFA**		Deductions***	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
P2	-3.0	4,781	51,466	154	1,653	4,628	49,813
P1	-4.0	4,570	49,190	173	1,864	4,397	47,326
Sub-Total	-7.0	9,351	100,656	327	3,516	9,025	97,139

### A1 (PARKWAY HOUSE FOUNDATION)

Level	Floor-to-Floor (m)	GCA		Res GFA**		Deductions***		Non-Res GFA**		Total GFA	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	3.5	1,153	12,434	89	953	126	1,367	930	10,019	1,019	10,968
2	3.2	926	9,963	674	7,259	251	2,704			674	7,259
3	3.2	926	9,963	764	8,223	162	1,740			764	8,223
4	3.2	819	8,816	666	7,167	153	1,648			666	7,167
5	3.2	819	8,816	666	7,167	153	1,648			666	7,167
6	3.2	764	8,223	603	6,503	151	1,622			603	6,503
7	3.6	764	8,223	603	6,503	151	1,622			603	6,503
MPH	4.9	137	1,475	6	65	131	1,410			6	65
Sub-Total	28.0	6,310	67,915	4,091	44,038	1,288	13,882	930	10,015	5,022	54,053

	Sq M	Sq Ft	
Total Res GFA	4,091	44,038	81%
Total Non-Res GFA	930	10,015	19%
Total GFA	5,022	54,053	100%

### T1 (WEST TOWER)

Level	Floor-to-Floor (m)	GCA		Res GFA**		Deductions***	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	4.5	779	8,388	133	1,434	646	6,952
2	3.5	731	7,865	595	6,408	135	1,457
3	3.0	800	8,611	658	7,087	142	1,524
4	3.0	800	8,611	658	7,087	142	1,524
5	3.0	800	8,611	658	7,087	142	1,524
6	3.0	800	8,611	658	7,087	142	1,524
7	3.0	800	8,611	658	7,087	142	1,524
8	3.0	800	8,611	658	7,087	142	1,524
9	3.3	800	8,611	658	7,087	142	1,524
10	3.0	800	8,611	658	7,087	142	1,524
11	3.0	800	8,611	658	7,087	142	1,524
12	3.0	800	8,611	658	7,087	142	1,524
13	3.0	800	8,611	658	7,087	142	1,524
14	3.0	800	8,611	658	7,087	142	1,524
15	3.0	800	8,611	658	7,087	142	1,524
16	3.5	800	8,611	658	7,087	142	1,524
MPH	6.0	162	1,748	8	86	153	1,650
Sub-Total	56.8	12,871	138,546	9,955	107,156	2,916	31,390

### EAST TOWER (T2)

Level	Floor-to-Floor (m)	GCA		Res GFA**		Deductions***	
		Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
G	4.5	1,180	12,703	145	1,561	386	4,155
2	3.5	1,132	12,183	934	10,048	198	2,135
3	3.0	1,180	12,703	979	10,541	201	2,162
4	3.0	1,180	12,703	979	10,541	201	2,162
5	3.0	1,180	12,703	979	10,541	201	2,162
6	3.0	1,180	12,703	979	10,541	201	2,162
7	3.5	1,180	12,703	979	10,541	201	2,162
8	3.5	1,048	11,286	854	9,188	186	2,008
9	3.5	918	9,876	762	8,195	156	1,678
10	3.0	788	8,477	637	6,856	151	1,620
11	3.0	788	8,477	637	6,856	151	1,620
12	3.0	788	8,477	637	6,856	151	1,620
13	3.0	788	8,477	637	6,856	151	1,620
14	3.0	788	8,477	637	6,856	151	1,620
15	3.0	788	8,477	637	6,856	151	1,620
16	3.0	788	8,477	637	6,856	151	1,620
17	3.0	788	8,477	637	6,856	151	1,620
18	3.0	788	8,477	637	6,856	151	1,620
19	3.3	788	8,477	637	6,856	151	1,620
20	3.0	788	8,477	637	6,856	151	1,620
21	3.0	788	8,477	637	6,856	151	1,620
22	3.0	788	8,477	637	6,856	151	1,620
23	3.0	788	8,477	637	6,856	151	1,620
24	3.0	788	8,477	637	6,856	151	1,620
25	3.0	788	8,477	637	6,856	151	1,620
26	3.0	788	8,477	637	6,856	151	1,620
27	3.0	788	8,477	637	6,856	151	1,620
28	3.5	788	8,477	637	6,856	151	1,620
MPH	6.0	248	2,674	14	153	234	2,522
Sub-Total	94.3	25,390	273,296	19,707	212,122	5,034	54,166

## UNIT MIX

RESIDENTIAL UNIT COUNT												
Level	PARKWAY HOUSE(A1)				WEST TOWER (T1)				EAST TOWER (T2)			
	S	1B	2B	3B	S	1B	2B	3B	S	1B	2B	3B
G	1	0	4	0	1	0	0	0	0	0	0	0
2	1	0	0	0	1	0	0	0	1	0	0	0
3	1	0	0	0	1	0	0	0	1	0	0	0
4	1	10	2	0	1	6	4	1	10	6	0	0
5	1	10	2	0	1	6	4	1	10	6	0	0
6	2	7	0	0	1	6	4	1	10	6	0	0
7	2	7	3	0	1	6	4	1	10	6	0	0
8 MPH	0	0	0	0	1	6	4	1	9	5	0	0
9	0	0	0	0	1	6	4	1	7	5	0	0
10	0	0	0	0	1	6	4	1	5	4	1	0
11	0	0	0	0	1	6	4	1	5	4	1	0
12	0	0	0	0	1	6	4	1	5	4	1	0
13	0	0	0	0	1	6	4	1	5	4	1	0
14	0	0	0	0	1	6	4	1	5	4	1	0
15	0	0	0	0	1	6	4	1	5	4	1	0
16	0	0	0	0	1	6	4	1	5	4	1	0
17 MPH	0	0	0	0	0	0	0	0	5	4	1	0
18	0	0	0	0	0	0	0	0	5	4	1	0
19	0	0	0	0	0	0	0	0	5	4	1	0
20	0	0	0	0	0	0	0	0	5	4	1	0
21	0	0	0	0	0	0	0	0	5	4	1	0
22	0	0	0	0	0	0	0	0	5	4	1	0
23	0	0	0	0	0	0	0	0	5	4	1	0
24	0	0	0	0	0	0	0	0	5	4	1	0
25	0	0	0	0	0	0	0	0	5	4	1	0
26	0	0	0	0	0	0	0	0	5	4	1	0
27	0	0	0	0	0	0	0	0	5	4	1	0
28	0	0	0	0	0	0	0	0	5	4	1	0
MPH	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Total	0	48	19	0	15	90	59	15	170	122	19	565
Unit Count	75				119				311			
	11%				33%				55%			
	64%				25%				11%			
	0%				50%				33%			
	25%				8%				6%			
	254				311				565			
	100%											
	Studio				1 BED				2 BED			
	23				308				200			
	4%				53%				35%			
	34				3				0			
	4%				0%				0%			

## AMENITY AREA

Amenity Area definition per City of Ottawa Zoning By-law 2008-250 Consolidation, Part 1, Section 54. Amenity requirements per Part 5, section 337

OVERALL		Sq M	Sq Ft	
Communal Amenity	Interior	1,115	12,000	1.97 m2 per unit
	Exterior	787	8,474	1.39 m2 per unit
	Sub-Total	1,902	20,474	3.37 m2 per unit
Personal Amenity		2,426	26,109	4.29 m2 per unit
Total Amenity		4,328	46,583	7.66 m2 per unit

### A1 (PARKWAY HOUSE)

Level	Shared Amenity (Int)		Shared Amenity (Ext)		Personal Amenity	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
P1						
G						
2	136	1,459	125.12	1,347	107	1,157
3					55	597
4					145	1,569
5					52	556
6					91	982
7					44	469
M/SH						
SubTotal	136	1,459	125	1,347	484	5,320





Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
3	23-01-31	Issued for ZBA Resubmission
6	24-11-22	Issued for Site Plan Control



NORTH EAST VIEW FROM PARKWAY



WEST VIEW FROM REGINA ENTRY



SOUTH VIEW LOOKING TOWARD CENTRE GREEN

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No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

- ELEVATION NOTES
1. TOPOGRAPHIC SKETCH COMPLETED BY STANTEC GEOMETRICS LTD. REFER TO SURVEY DRAWING.
  2. ELEVATION SHOWN HEREON ARE GEODETIC (COVID-1928-1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION+5.220

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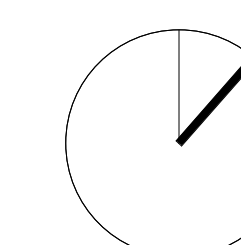




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No.	Date	Description
6	24-11-22	Issued for Site Plan Control

**ELEVATION NOTES**

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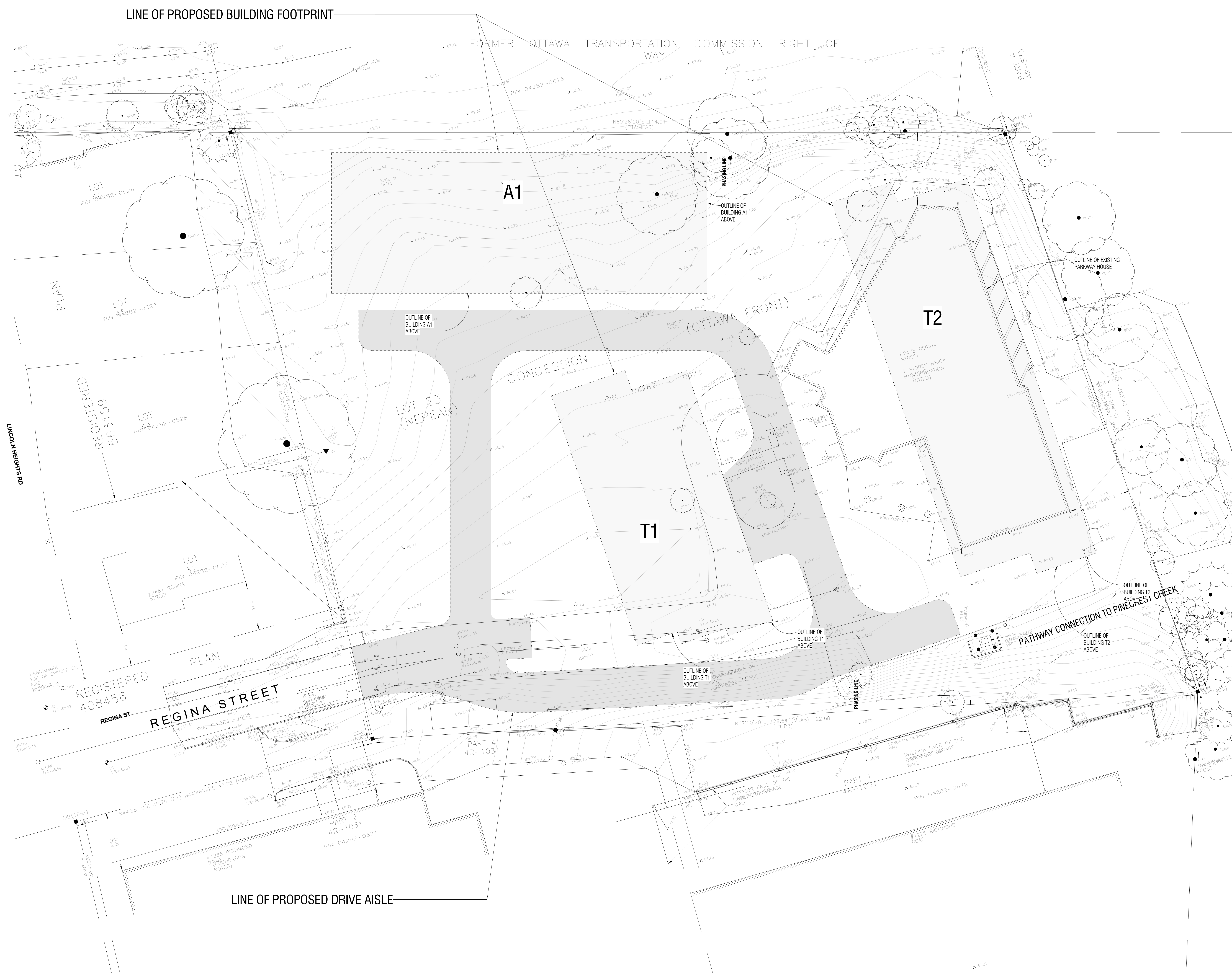
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## SITE SURVEY

**A011**





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GENERAL NOTES - PLANS:

- REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
- ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
- FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
- ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B.
- REFER TO A150 SERIES FOR ENLARGED PLANS.
- REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

PHASE I PARKING SUMMARY

ALL PARKING STALLS ARE 2.8M X 5.2M PER BY-LAW  
2021-2018/2020 OTHER THAN TYPE A AND TYPE B  
ACCESSIBLE PARKING STALLS ARE TYPE A 3.4M X 5.2M,  
TYPE B 2.4M X 5.2M

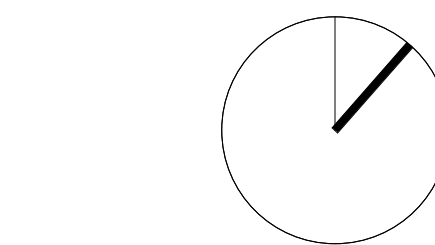
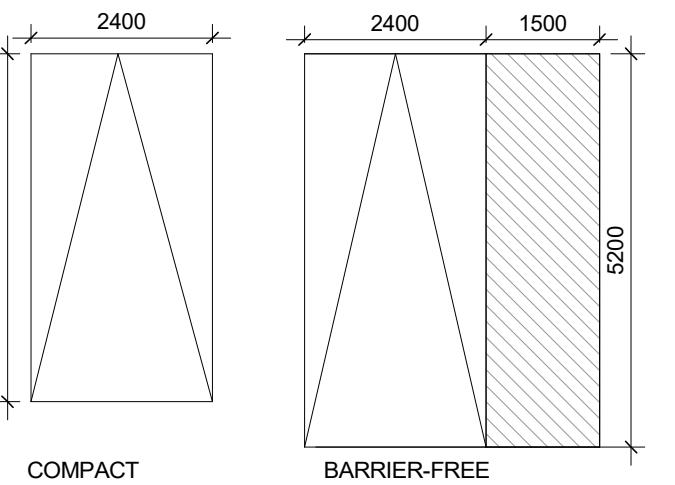
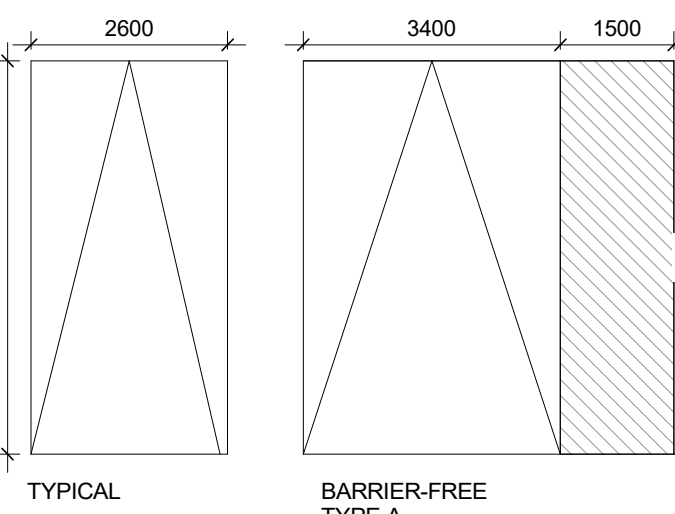
L01 - 19 SPACES  
2 TYPE A ACCESSIBLE SPACES  
P01 - 28 SPACES  
1 TYPE A ACCESSIBLE SPACES  
1 TYPE B ACCESSIBLE SPACES  
P02 - 52 SPACES  
1 TYPE B ACCESSIBLE SPACES  
TOTAL 104 SPACES

ALL BICYCLE PARKING RACKS ARE STAGED 1.05M X 0.8M

L01 - 19 TEMPORARY SPACES  
P01 - 258 LONG TERM SPACES

TOTAL 277 BICYCLE PARKING SPACES

PARKING

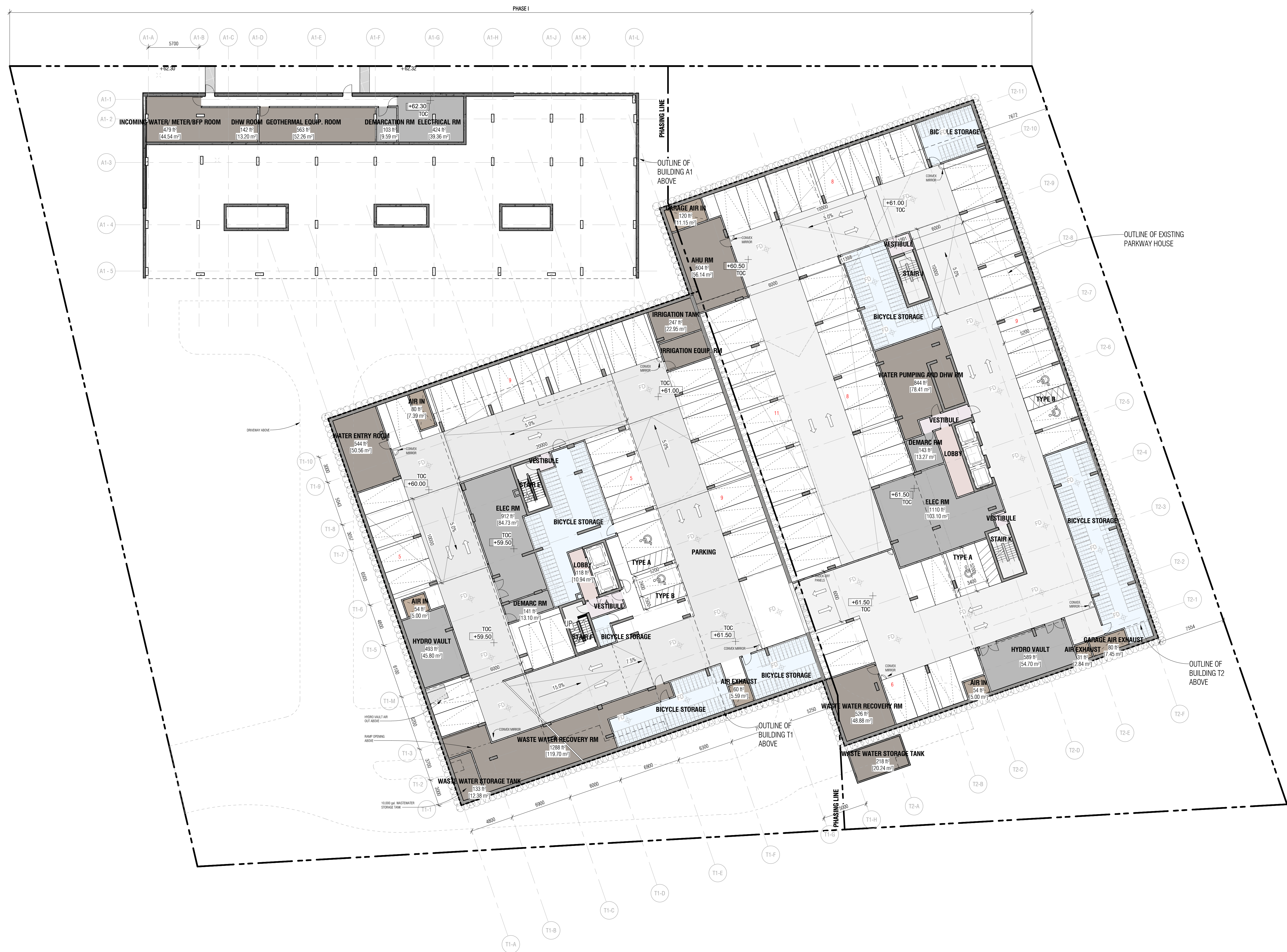


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- GENERAL NOTES - PLANS:

1. REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MOIST, INCHES INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITION, PARTITION, ROOF, CEILING AND SOFFIT AS REQUIRED. MAINTAIN FIRE SEPARATION/SLAB REQUIRED PARTITION.
4. SPECIFY PARTITIONS TO BE REMOVED OR EXEMPTED WHERE DUCTWORK CAN NOT BE POSITIONED.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITION AT STEEL STUD PARTITIONS.
6. ALL DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
7. IN CASE OF THICKNESS OF FLOOR OR FLOOR WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND SUCH SERVICES WHERE APPLICABLE.
8. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
9. IN CASE OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURNITURE TYPE F148.
9. REFER TO A100 SERIES FOR ENLARGED PLANS.
10. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

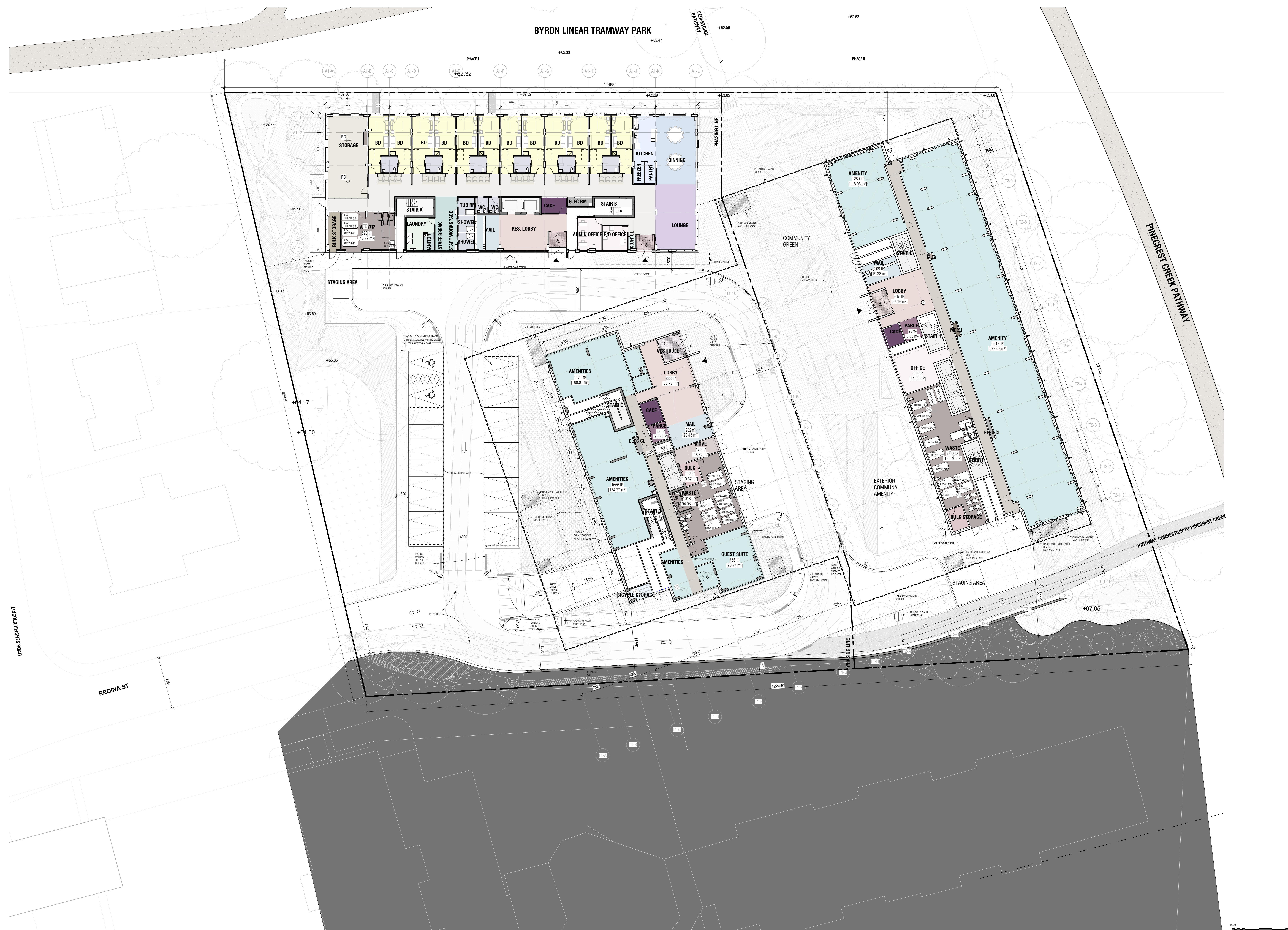
- ELEVATION NOTES**
1. TOPOGRAPHIC SKETCH COMPLETED BY STANTEC GEOMETICS LTD. REFER TO SURVEY DRAWING.
  2. ELEVATION SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET CRS NETWORK MONUMNET: OTTAWA ELEVATION=95.230

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GENERAL NOTES - PLANS:

1. REFER TO BUILDING EMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MUCT, INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITION, OFFSET PARTITION ABOVE CEILING AND GABLE AS REQUIRED. MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED IF THE PARTITION CAN BE PROPERLY FINISHED.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITION AT STEEL WALLS AND PARTITION. DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD WHERE OTHERWISE NOTED.
6. INCREASE THICKNESS OF WALL OR FLOOR OR WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND ALL SERVICES WHERE REQUIRED.
7. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
- 7.1. ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF PARTITION TO BE COVERED WITH FURNITURE T148.
- 7.2. REFER TO A150 SERIES FOR ENLARGED PLANS.
8. ADDITIONAL NOTES TO INTERIOR DESIGN DRAWINGS.
9. ADDITIONAL NOTES TO INTERIOR DESIGN DRAWINGS.

Contractor Must Check & Verify all Dimensions on the Job

Do Not Scale Drawings.

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Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

GENERAL NOTES - PLANS:

1. REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE DOOR, INTERIOR INTERFERENCE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITION OR INTERIOR PARTITION, ROOF, CEILING AND BRACE ARE REQUIRED, MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. DO NOT PERMIT PARTITIONS TO BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS AT STEEL FRAMING.
6. ALL DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD WHERE OTHERWISE NOTED.
7. INCREASE THICKNESS OF FLOOR OR SLAB FLOOR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND ALL SERVICES WHERE APPLICABLE.
8. FOR DIMENSIONS OF CONCRETE, REFER TO SLAB EDGE DRAWINGS.
9. ALL AREAS OF EXPOSED SPANDREL PANEL, AT INTERIOR OF BUILDING TO BE COVERED WITH FURNITURE TYE.
10. REFER TO A150 SERIES FOR ENLARGED PLANS.
11. SEE ARCHITECT'S DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

Contractor Must Check & Verify all Dimensions on the Job

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### LEVEL 3 FLOOR PLAN

A103



11/2/2024 2:33:27 PM Autodesk Docs\1211050-Office Parkway 2542\11050-ARCH-Q04A\11 Building-045.rvt



Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

- GENERAL NOTES - PLANS:
- REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
  - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
  - AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
  - ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
  - INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
  - FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
  - ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B.
  - REFER TO A150 SERIES FOR ENLARGED PLANS.
  - REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

Contractor Must Check & Verify all Dimensions on the Job.

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LEVEL 4 FLOOR PLAN

As Indicated

A104









Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

GENERAL NOTES - PLANS:

- REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
- ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
- FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
- ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B.
- REFER TO A150 SERIES FOR ENLARGED PLANS.
- REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

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Autodesk Doc:1211005-01-Phase Planning-2024-11-05-ARCH-Q00A-T1 Building-2024-11-05

11/22/2024 2:54:04 PM

1  
LEVEL 07  
A107 1:200

10m  
0m 2m 4m 6m

Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

- GENERAL NOTES - PLANS:
- REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
  - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
  - AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
  - ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
  - INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
  - FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
  - ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B.
  - REFER TO A150 SERIES FOR ENLARGED PLANS.
  - REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

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LEVEL 7 FLOOR PLAN  
As Indicated

A107

diamond  
schmitt







Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

GENERAL NOTES - PLANS:

1. REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
6. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
7. ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B.
8. REFER TO A150 SERIES FOR ENLARGED PLANS.
9. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

Contractor Must Check & Verify all Dimensions on the Job.

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Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

GENERAL NOTES - PLANS:

1. REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
4. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
5. INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
6. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
7. ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B.
8. REFER TO A150 SERIES FOR ENLARGED PLANS.
9. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

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Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

GENERAL NOTES - PLANS:

1. REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MUECH, INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITION, OFFSET PARTITION ABOVE CEILING AND GASKS AS REQUIRED. MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED IF THE PARTITION CAN BE PROPERLY FINISHED.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITION AT STEEL WALLS AND PARTITION. DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD OTHERWISE OTHERWISE NOTED.
6. INCREASE THICKNESS OF WALLS OR FLOOR OR WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND ALL SERVICES WHERE GASKS ARE REQUIRED.
7. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
- 7.1. ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF PARTITION TO BE COVERED WITH FURNITURE T148.
- 7.2. REFER TO A150 SERIES FOR ENLARGED PLANS.
8. ADDITIONAL NOTES TO INTERIOR DESIGN DRAWINGS.
9. ADDITIONAL NOTES TO INTERIOR DESIGN DRAWINGS.

Contractor Must Check & Verify all Dimensions on the Job

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**LEVEL 10-16 TYP. FLOOR PLAN**

## A110







Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

GENERAL NOTES - PLANS:

- REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
- ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
- FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
- ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B.
- REFER TO A150 SERIES FOR ENLARGED PLANS.
- REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

Contractor Must Check & Verify all Dimensions on the Job.

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Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

GENERAL NOTES - PLANS:

- REFER TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITIONS, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/SOUND RATING OF PARTITION. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED WHERE DUCTWORK CANNOT BE POSITIONED.
- ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL STUD PARTITIONS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- INCREASE THICKNESS OF WALLS OR FURR OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND BACK OF PANELS WHERE APPLICABLE.
- FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
- ALL AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURRING TYPE F14B.
- REFER TO A150 SERIES FOR ENLARGED PLANS.
- REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

Contractor Must Check & Verify all Dimensions on the Job.

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Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
4	24-03-08	Issued for Site Plan Control
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

GENERAL NOTES - PLANS:

1. PREPARE BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. PREPARE MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS
3. LOCATE LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR WALLS AND PARTITIONS, ROOF, CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION/ SOUND RATING OF PARTITION.
4. REPAIR CRACKS IN EXISTING WALLS OR PARTITIONS WHERE DUCTWORK CANNOT BE POSITIONED.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS AT STEEL BEAMS. ALL DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
6. INCREASE THICKNESS OF WALLS OR FURF OUT WALL THICKNESS AS REQUIRED TO ACCOMMODATE MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND ALL WALLS WHERE APPLICABLE.
7. FOR DIMENSIONS OF CONCRETE FOR SLAB EDGE DRAWINGS.
8. FOR AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR WALLS TO BE COVERED WITH FLUORIMET F148
9. REFER TO A150 SERIES FOR ENLARGED PLANS
10. FOR BUILDING DESIGN DRAWINGS SEE A150
11. ADDITIONAL PARTITIONS THAT MAY BE REQUIRED

Contractor Must Check & Verify all Dimensions on the Job

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**LEVEL T2 MPH FLOOR PLAN**  
As indicated

**A113**

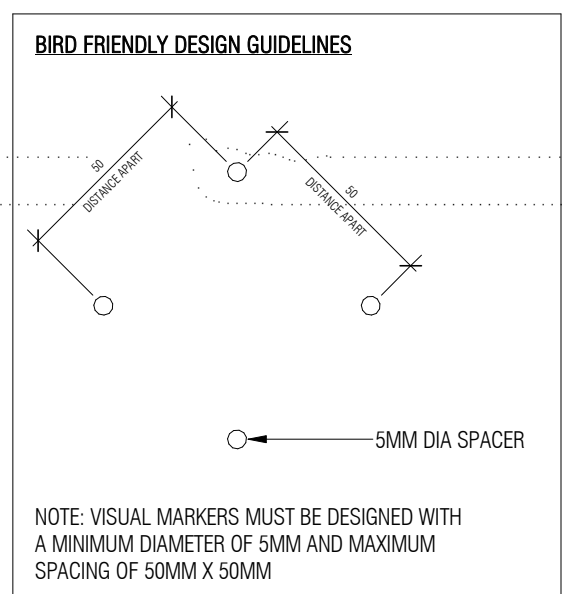
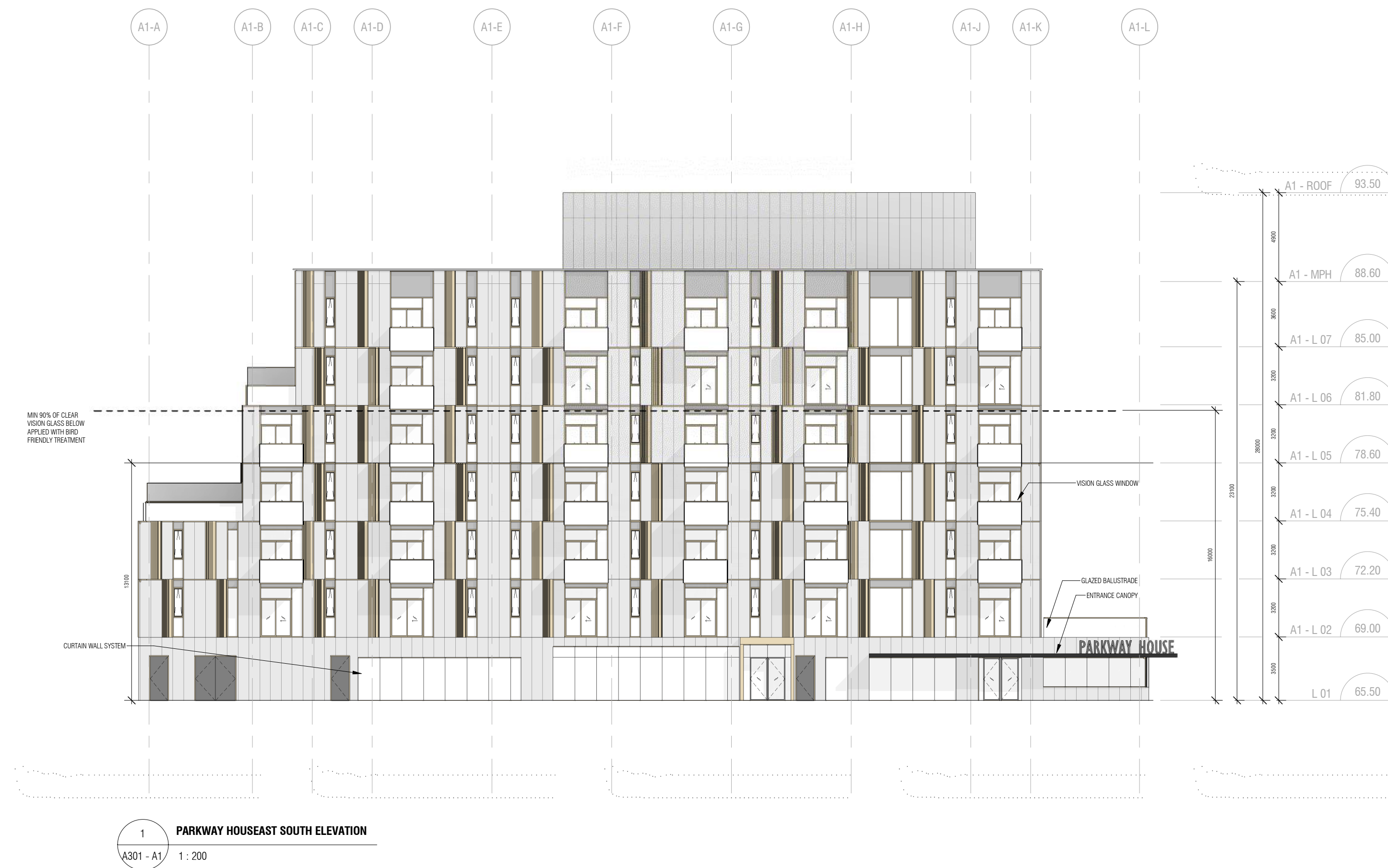
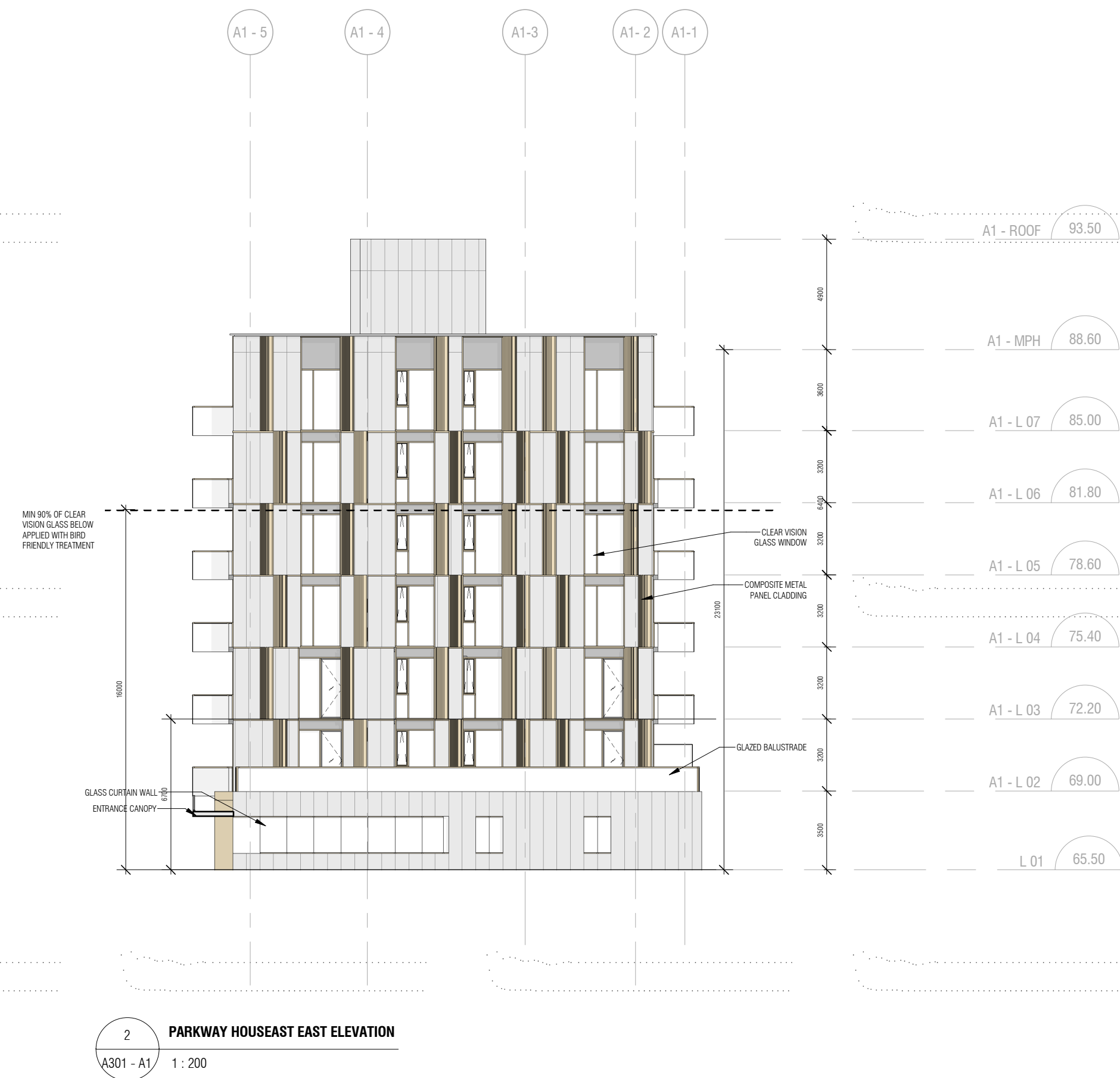








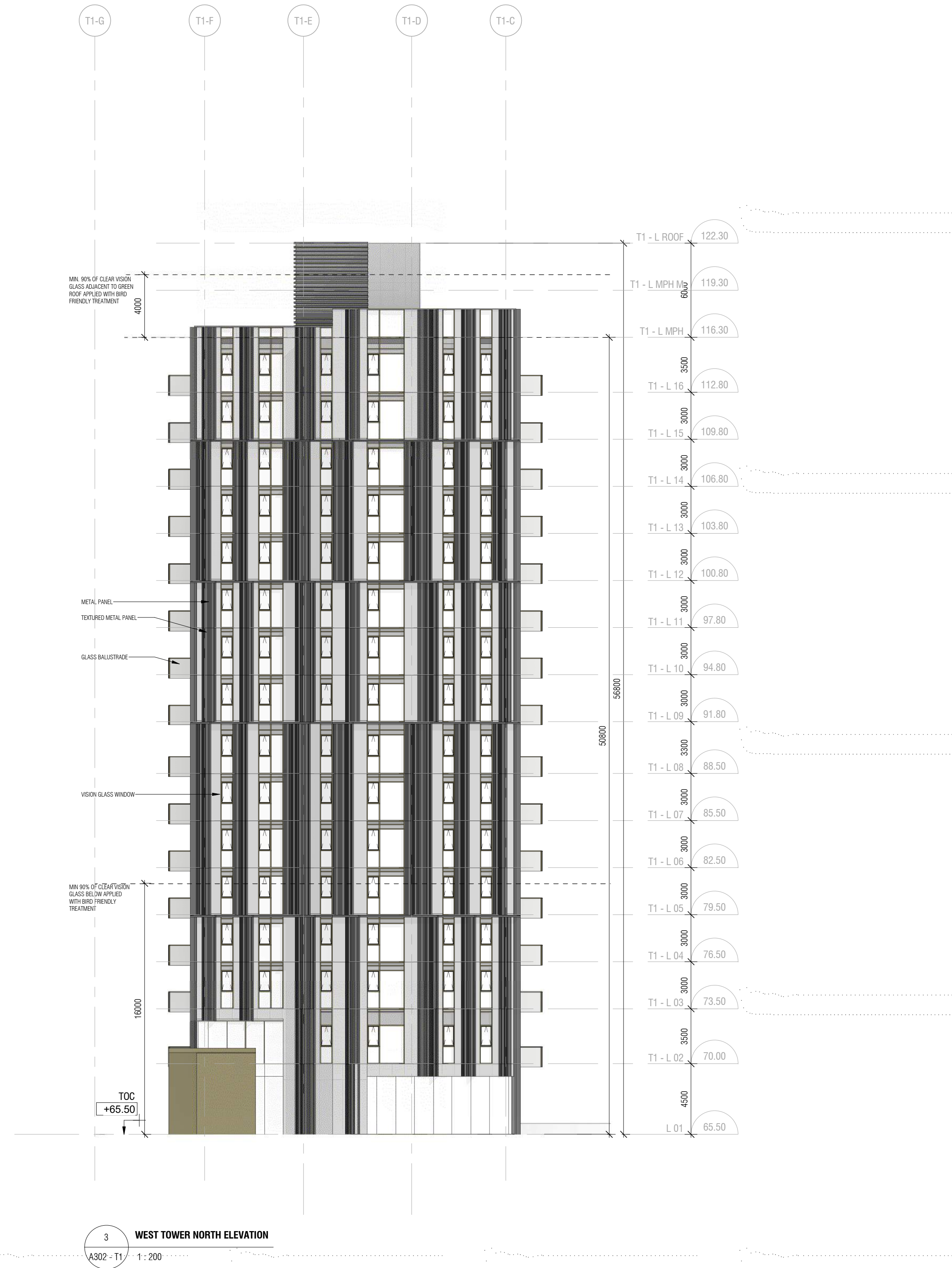
Issued	No.	Date	Description
1	22-05-13		Issued for ZBA
4	24-03-08		Issued for Site Plan Control Phase 2
5	24-03-08		Issued for Schematic Design
6	24-11-22		Issued for Site Plan Control



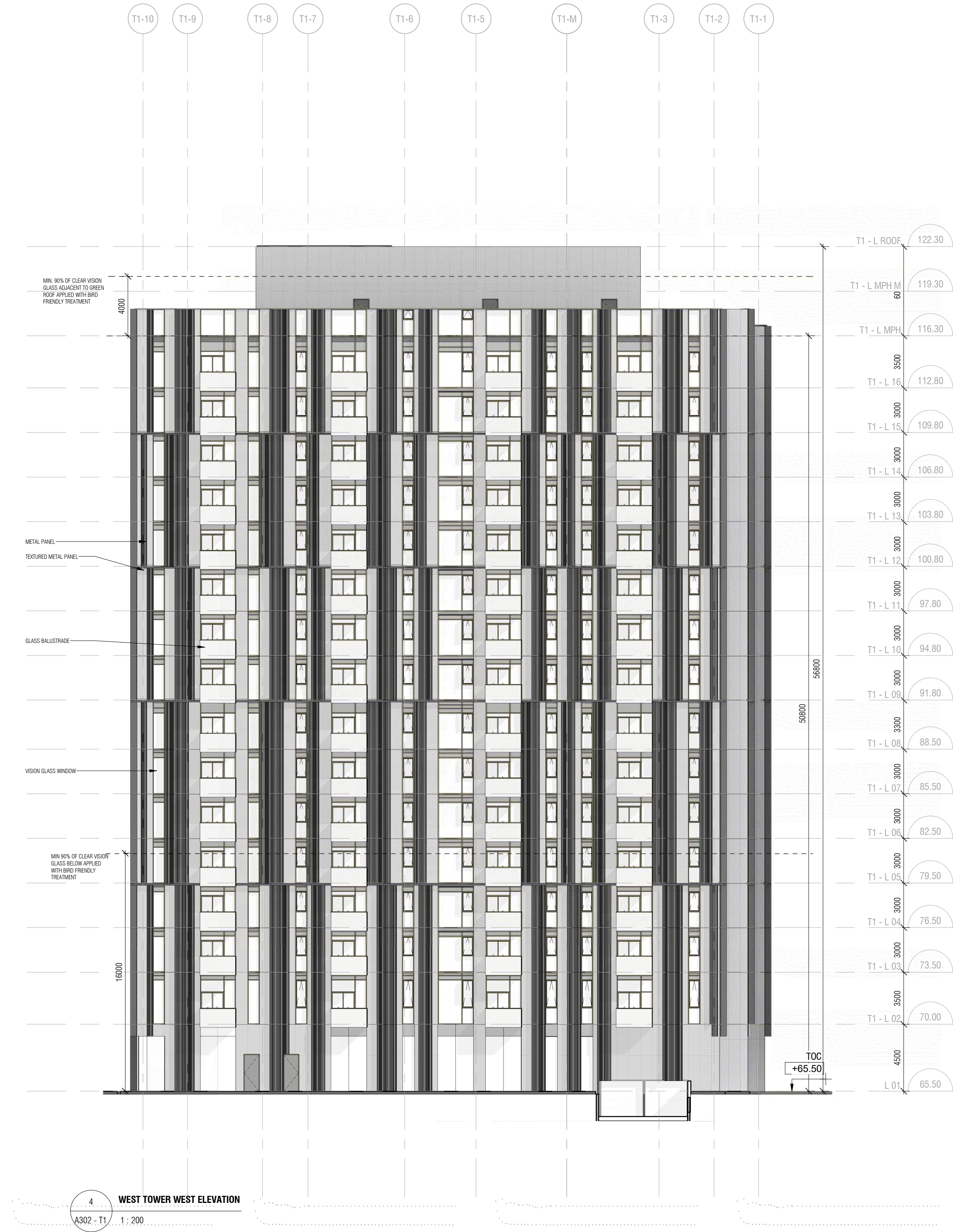
Contractor Must Check & Verify all Dimensions on the Job.  
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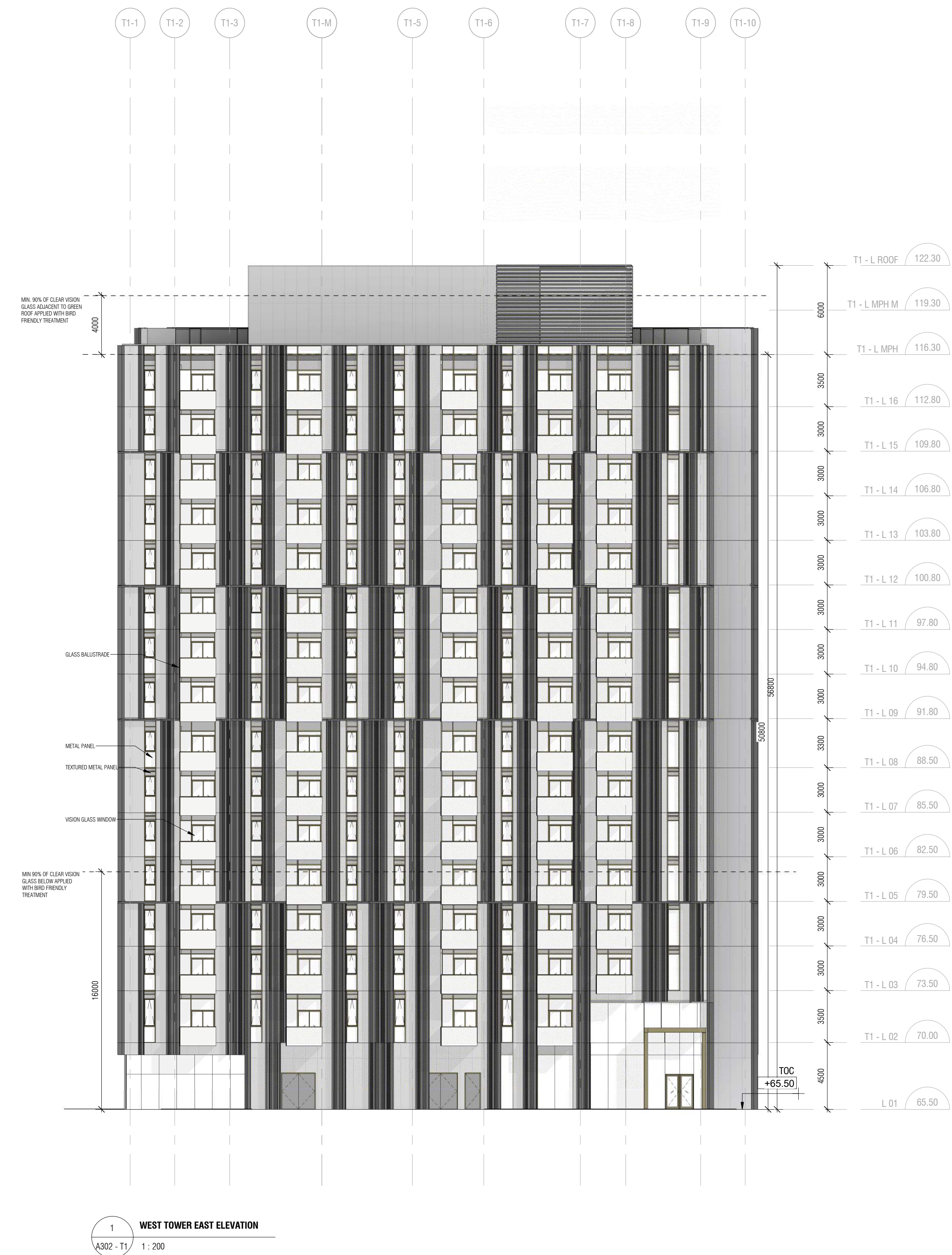
3 WEST TOWER NORTH ELEVATION  
A302-T1 1:200



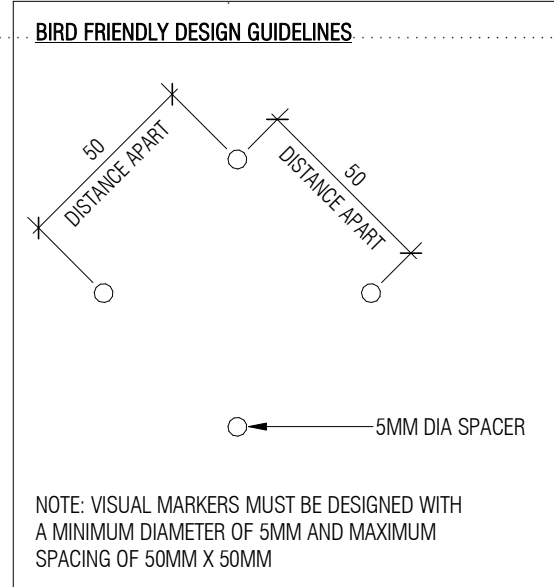
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A302-T1 1:200



2 WEST TOWER SOUTH ELEVATION  
A302-T1 1:200



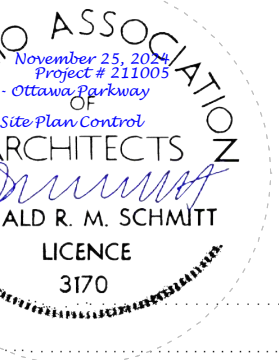
1 WEST TOWER EAST ELEVATION  
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Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

diamond  
schmitt

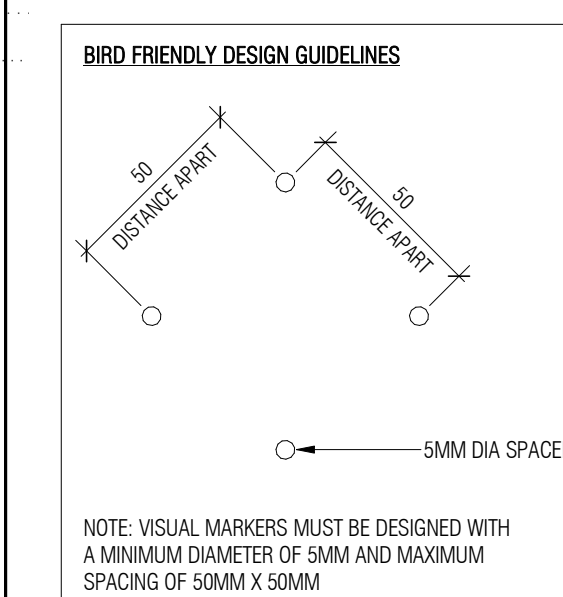


ELEVATIONS  
As Indicated

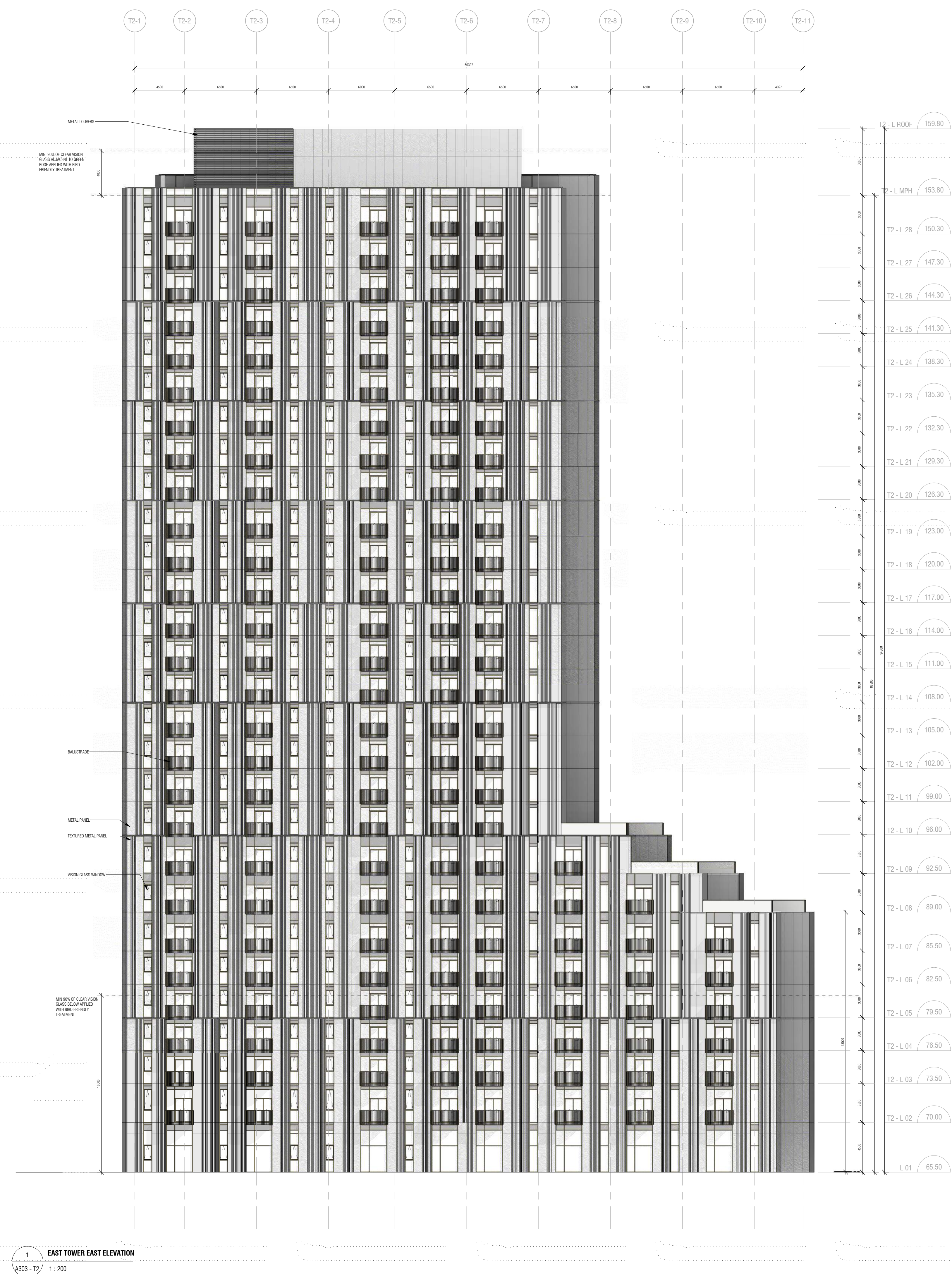
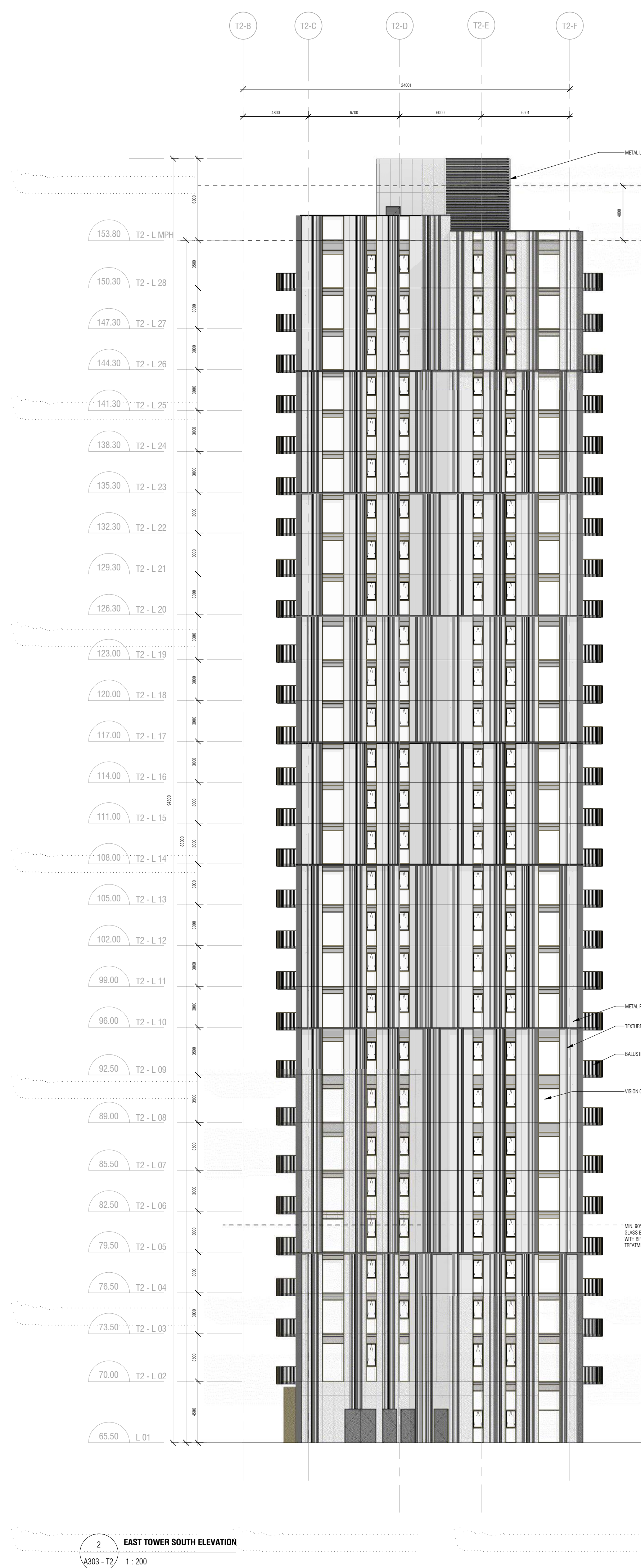
A302 - T1



Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
3	23-01-31	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control



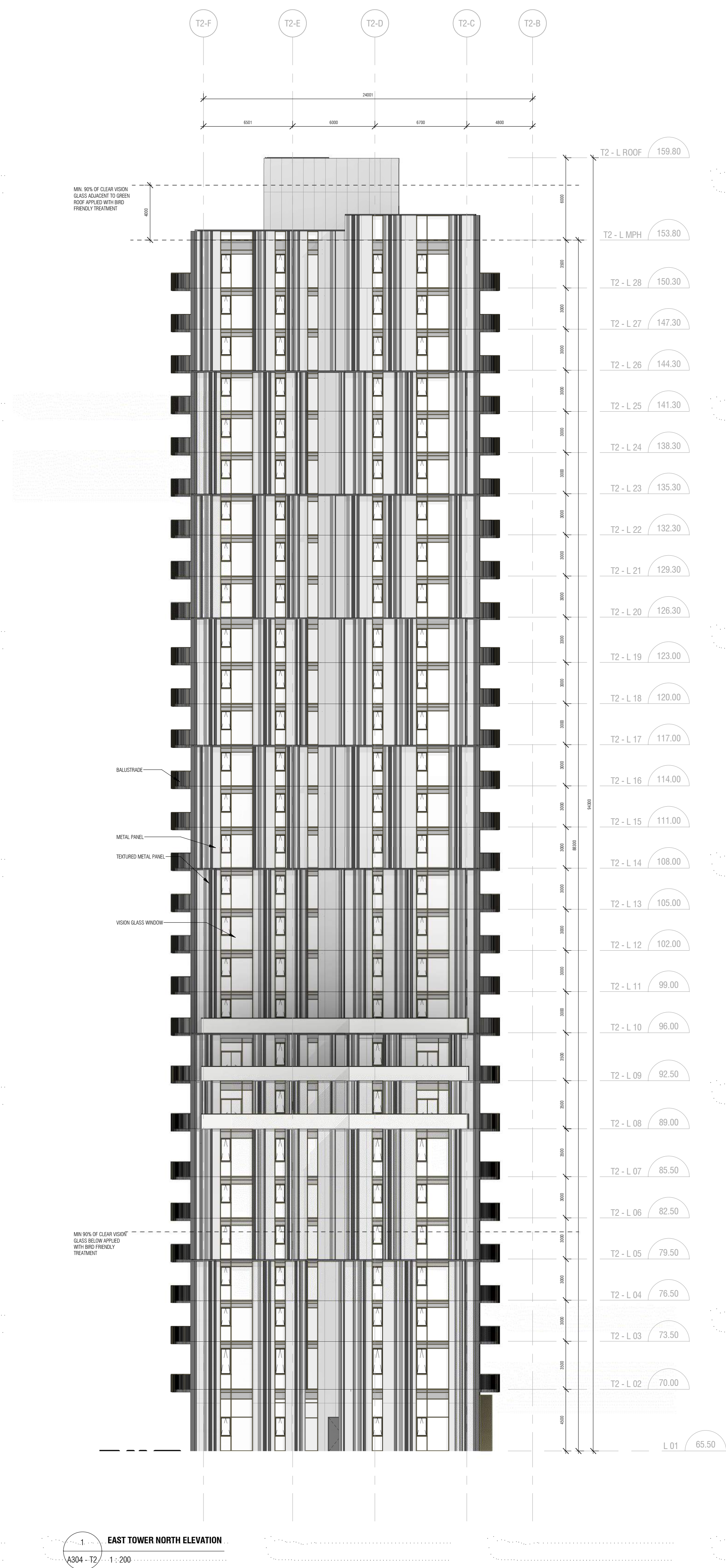
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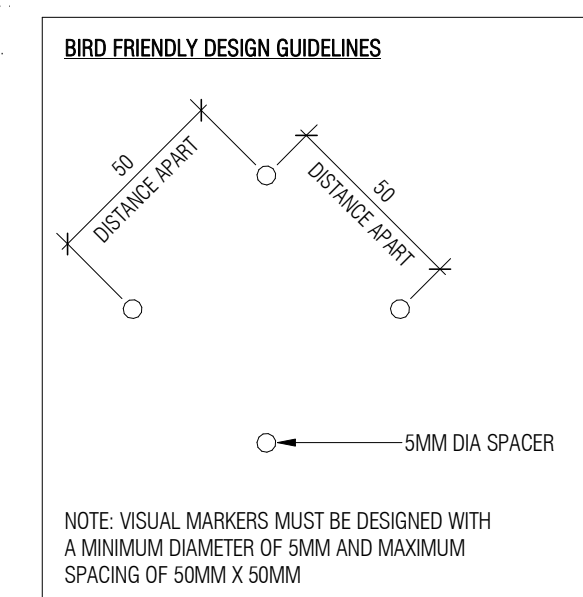
Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
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1 EAST TOWER NORTH ELEVATION  
A304 - T2 1:200



2 EAST TOWER WEST ELEVATION  
A304 - T2 1:200



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