

# ADELAIDE TOWER EXPANSION

17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

## REVISED SITE PLAN APPLICATION JANUARY 11, 2019

### DRAWING LIST

#### ARCHITECTURE

No.	SHEET NAME
A003	SITE PLAN
A101a	PLAN-EXISTING P4 PARKING LEVEL
A101b	PLAN-PROPOSED P4 PARKING LEVEL
A102a	PLAN-EXISTING P3 PARKING LEVEL
A102b	PLAN-PROPOSED P3 PARKING LEVEL
A103a	PLAN-EXISTING P2 PARKING LEVEL
A103b	PLAN-PROPOSED P2 PARKING LEVEL
A104a	PLAN-EXISTING P1 PARKING LEVEL
A104b	PLAN-PROPOSED P1 PARKING LEVEL
A105	SECOND FLOOR PLAN (PODIUM LEVEL)
A106	THIRD FLOOR PLAN
A107	FOURTH FLOOR PLAN
A108	FIFTH TO TENTH FLOOR PLAN-TYPICAL
A109	ELEVENTH TO TWENTY-SIXTH FLOOR PLAN-TYPICAL
A110	TWENTY SEVENTH FLOOR PLAN
A111	TWENTY EIGHTH TO TWENTY NINTH FLOOR PLAN -TYPICAL
A112	THIRTIETH FLOOR PLAN
A113	MECHANICAL PENTHOUSE FLOOR PLAN
A114	ROOF PLAN
A115	10TH FLOOR ADELAIDE ADDITION FLOOR PLAN
A301	BUILDING SECTION A
A302	BUILDING SECTION B
A401	NORTH ELEVATION
A402	EAST AND WEST ELEVATIONS
A403	SOUTH ELEVATION
Total: 25	

#### LANDSCAPE

No.	SHEET NAME
L-100	LANDSCAPING MATERIALS PLAN
L-101	LANDSCAPING MATERIALS PLAN ENLARGMENTS
L-400	LANDSCAPING PLANTING PLAN
L-500	LANDSCAPING DETAILS
L-501	LANDSCAPING DETAILS
LT-1	CURRENT VEGETATION PLAN
LT-2	PROPOSED DEVELOPMENT - CONSERVED VEGETATION
Total: 7	


#### CIVIL

No.	SHEET NAME
C-100	GENERAL PLAN OF SERVICES
C-101	GRADING PLAN
Total: 2	

Grand Total: 34

### PROJECT TEAM

#### ARCHITECTURAL:

 **IBI GROUP**  
333 Preston Street, Suite 400, Ottawa, On, Ca  
Tel (613)-225-1311 Fax: (613)-241-1130

#### LANDSCAPING:

 **IBI GROUP**  
7th Floor - 55 St. Clair Avenue West, Toronto, On, Ca  
Tel (416)-596-1930

#### STRUCTURAL:

 **Cleland Jardine Engineering Ltd.**  
200-580 Terry Fox Drive, Kanata, Ontario, Canada, K2L 4B9  
Phone: 613-591-1533x232 Fax: 613-591-1703


#### MECHANICAL:

 **Bouthillette Parizeau**  
9825 Verville Street  
Montreal, Quebec H3L 3E1  
Phone: 514-383-3747

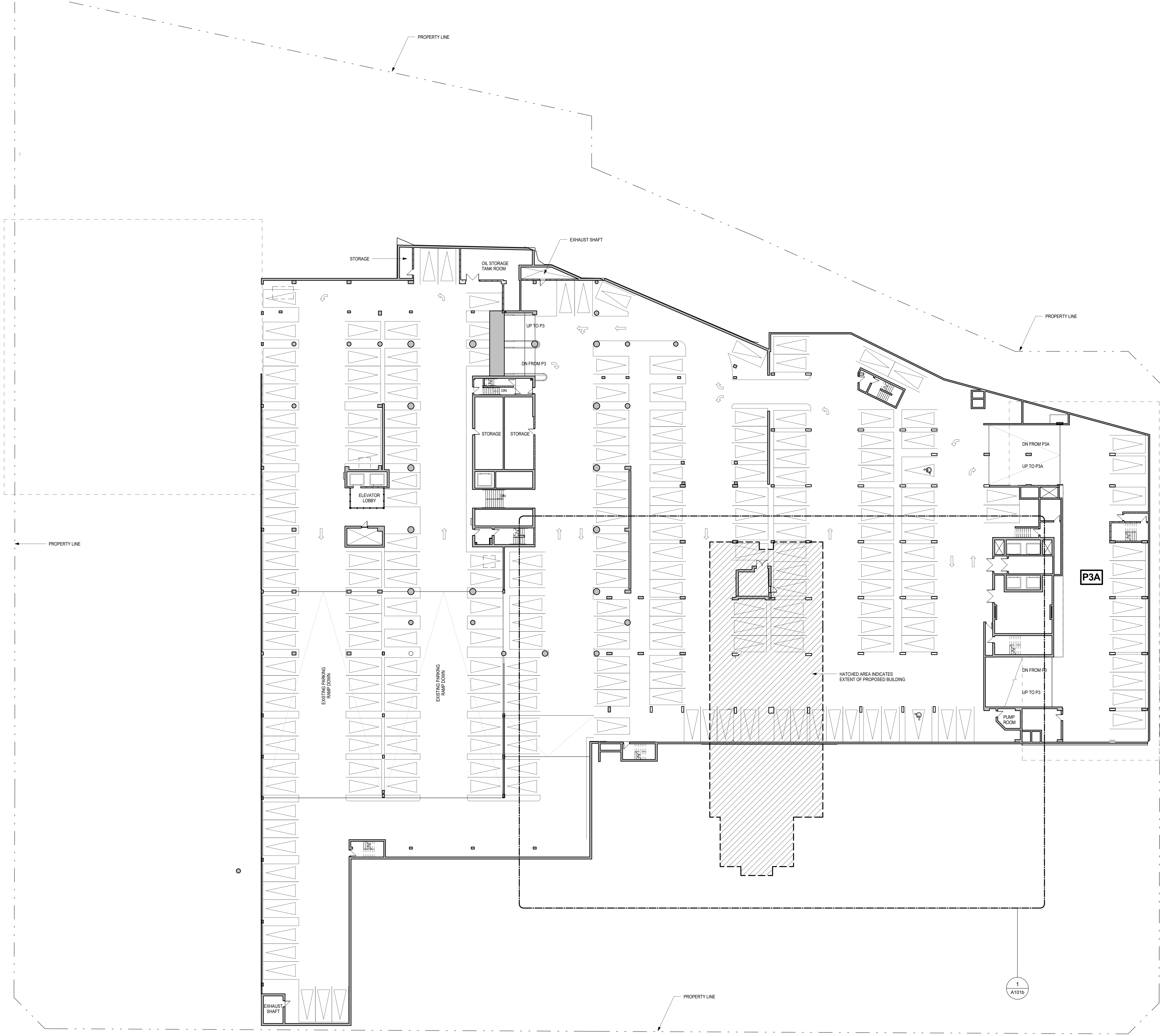
#### ELECTRICAL:

 **Bouthillette Parizeau**  
1960 Robertson Road, suite 100  
Ottawa, Ontario, K2H 5B9  
Phone: 613-596-6454

#### SURVEYOR:

 **Annis O'Sullivan Vollebakk Ltd.**  
Ontario Land Surveyors  
14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6  
Tel 613-727-0850 (Ext 237) Fax 613-727-1079





**GENERAL NOTES:**

1. ALL PARKING DIMENSIONS ARE AS SHOWN BELOW, EXCEPT WHERE INDICATED OTHERWISE.

NEW HORIZONTAL AND VERTICAL BICYCLE PARKING SPACES.

THE PREFIX 'N' INDICATES A NEW PARKING SPACE. THE NUMERAL INDICATES THE NEW PARKING SPACE'S NUMBER IN SEQUENCE. FOR EXAMPLE, N12 IS THE 12th NEW PARKING SPACE. ALL OTHER PARKING SPACES ARE EXISTING.

**LEGEND:**

- NEW STRUCTURAL CONCRETE WALL/COLUMN.
- EXISTING STRUCTURAL CONCRETE WALL/COLUMN TO REMAIN.
- NEW SLAB OPENING FOR GARAGE EXHAUST SHAFT.

**CLIENT**

**SAKTO CORPORATION**

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ISSUES	No.	DESCRIPTION	DATE
1	CLIENT REVIEW	2016-09-10	
2	SITE PLAN APPROVAL	2016-09-20	
3	REVISION 1	2017-01-24	
4	RE-ISSUED FOR SITE PLAN APPROVAL	2017-05-29	
5	ISSUED FOR PLANNING REVIEW	2018-11-30	
6	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11	

**KEYPLAN**

**CONSULTANTS**

**NORTH ARROW:**

**SEAL**

**PRIME CONSULTANT**

**IBI GROUP**  
400-333 Preston Street,  
Ottawa, ON, K1S 5N4, Canada  
Tel: 613 225 1311 fax 613 225 9888  
ibigroup.com

**PROJECT**

**ADELAIDE TOWER EXPANSION**  
17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

**PROJECT NO:**  
112516

**DRAWN BY:**  
H SEMPLE

**PROJECT MGR:**  
IBI

**CHECKED BY:**  
APPROVER

**SCALE:**  
1:200

**DATE:**  
11/15/18

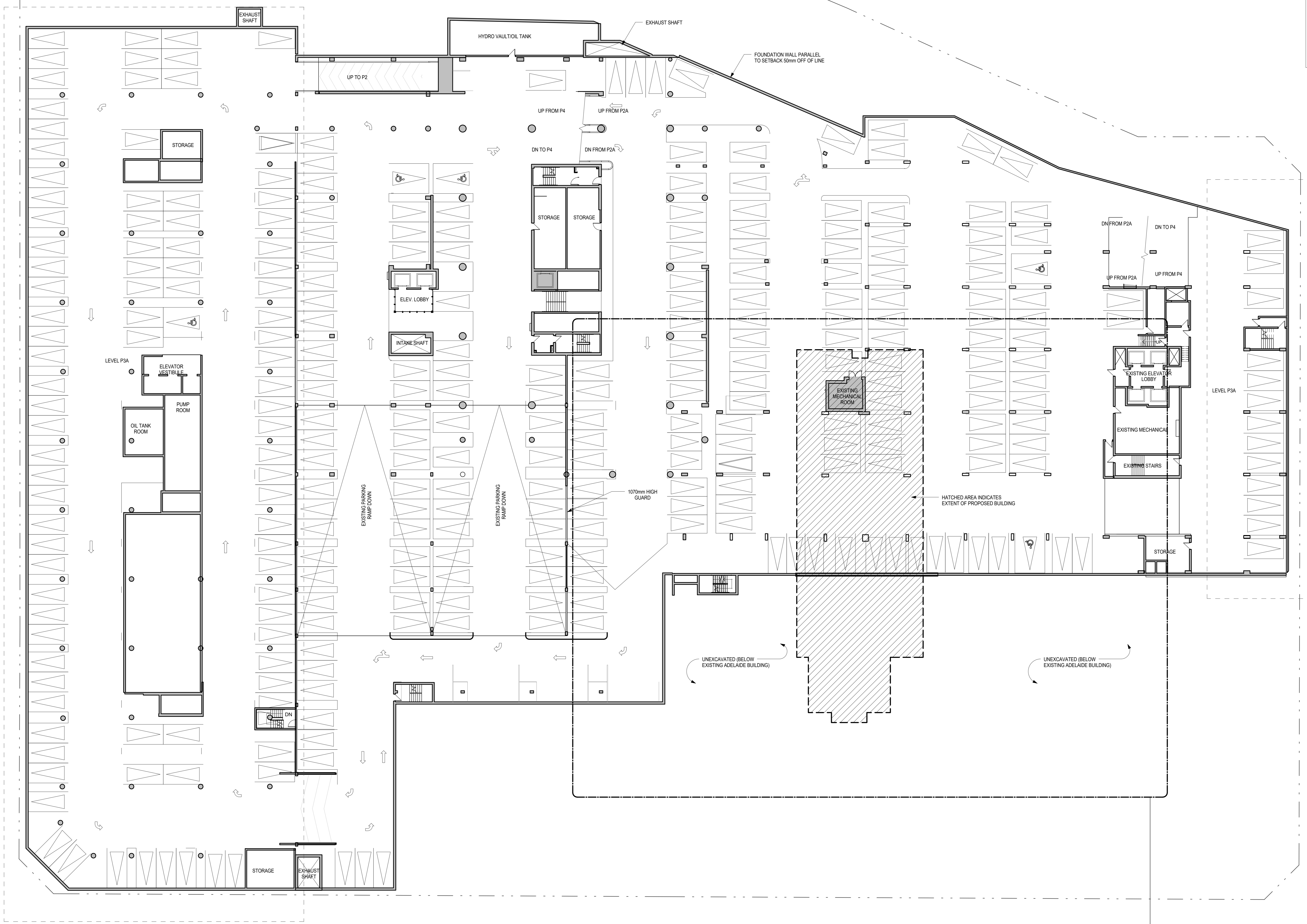
**SHEET TITLE**

**PLAN-EXISTING P4 PARKING LEVEL**

**SHEET NUMBER**  
A101a

**ISSUE**  
6





**GENERAL NOTES:**

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**CLIENT**

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**CONSULTANTS**

**PRIME CONSULTANT**

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**DRAWN BY:**  
IBI

**CHECKED BY:**  
H. SEMPLE

**PROJECT MGR:**  
IBI

**APPROVED BY:**  
Approver

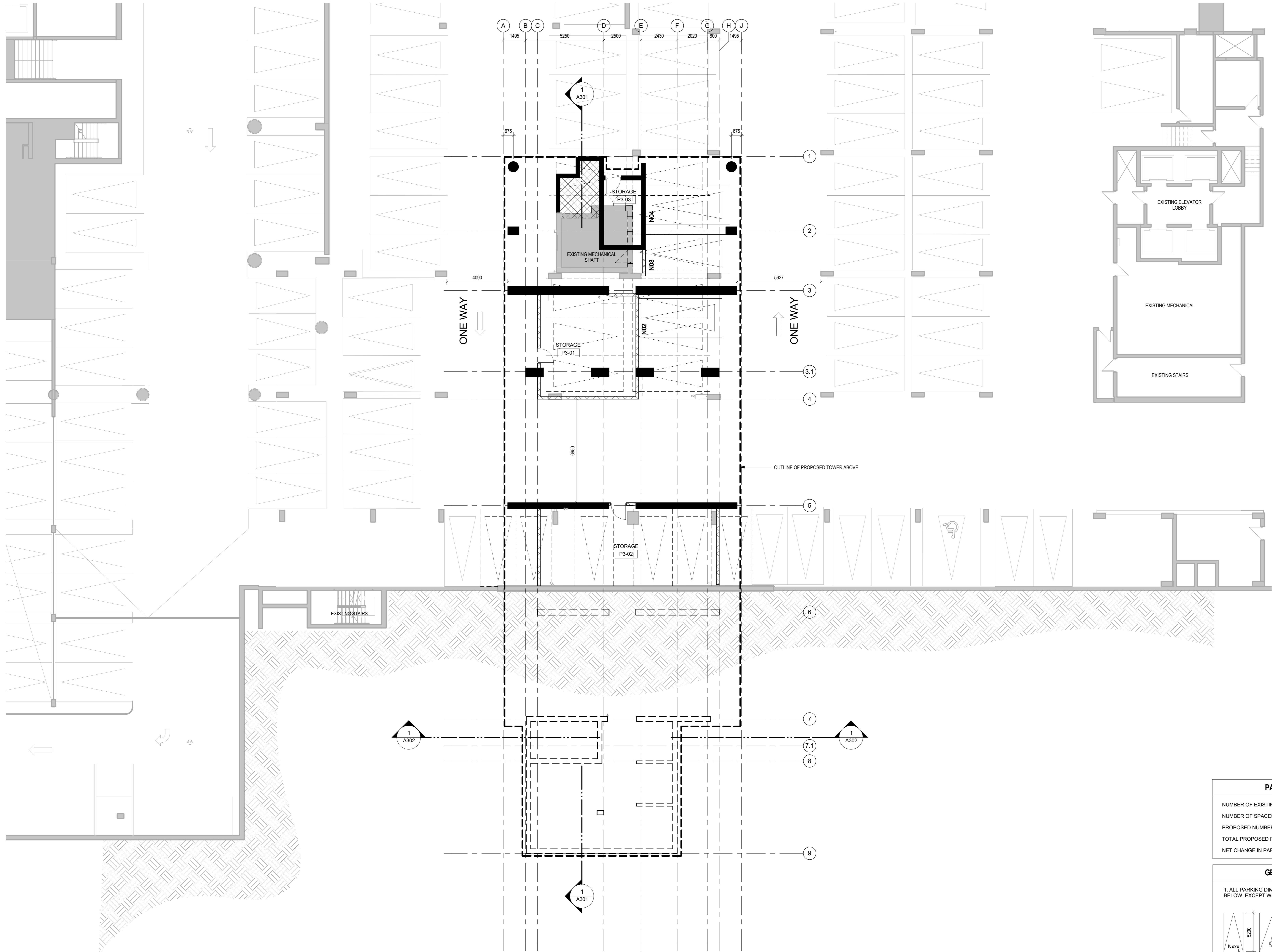
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1 : 200

**DATE:**  
11/15/18

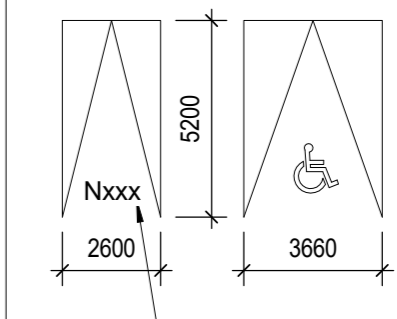
**SHEET TITLE**

**PLAN-EXISTING P3 PARKING LEVEL**

SHEET NUMBER	ISSUE
A102a	6




PARKING COUNT:	
NUMBER OF EXISTING PARKING SPACES:	307
NUMBER OF SPACES TO BE REMOVED:	14
PROPOSED NUMBER OF NEW PARKING SPACES:	5
TOTAL PROPOSED PARKING SPACES AT P3:	298
NET CHANGE IN PARKING AT P3:	-9

GENERAL NOTES:	
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LEGEND:	
	NEW STRUCTURAL CONCRETE WALL/COLUMN
	EXISTING STRUCTURAL CONCRETE WALL/COLUMN TO REMAIN
	NEW SLAB OPENING FOR GARAGE EXHAUST SHAFT

CLIENT

SAKTO CORPORATION



PRESTON  
SAKTO CORPORATION SQUARE

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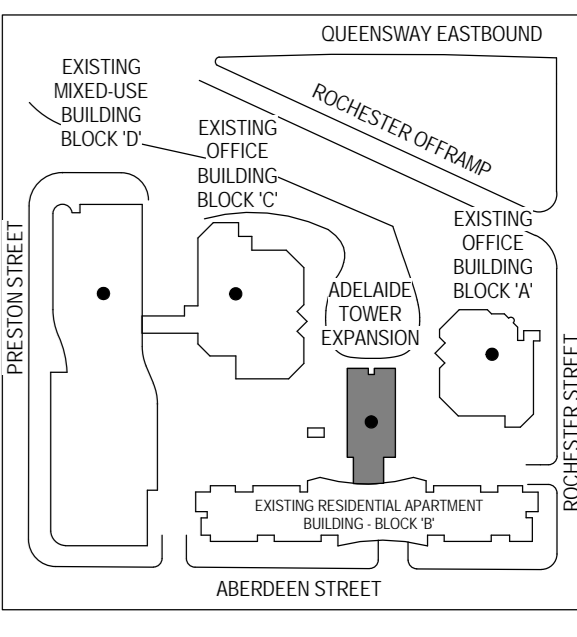
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KEYPLAN




CONSULTANTS

NORTH ARROW:

SEAL



PRIME CONSULTANT



IBI GROUP  
400-333 Preston Street,  
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tel 613 225 1311 fax 613 225 9888  
ibigroup.com

PROJECT

ADELAIDE TOWER EXPANSION

17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

PROJECT NO:

112516

DRAWN BY:

IBI

CHECKED BY:

H. SEMPLE

PROJECT MGR:

IBI

APPROVED BY:

Approver

SCALE:

As indicated

DATE:

11/16/18

SHEET TITLE

PLAN-PROPOSED P3 PARKING LEVEL

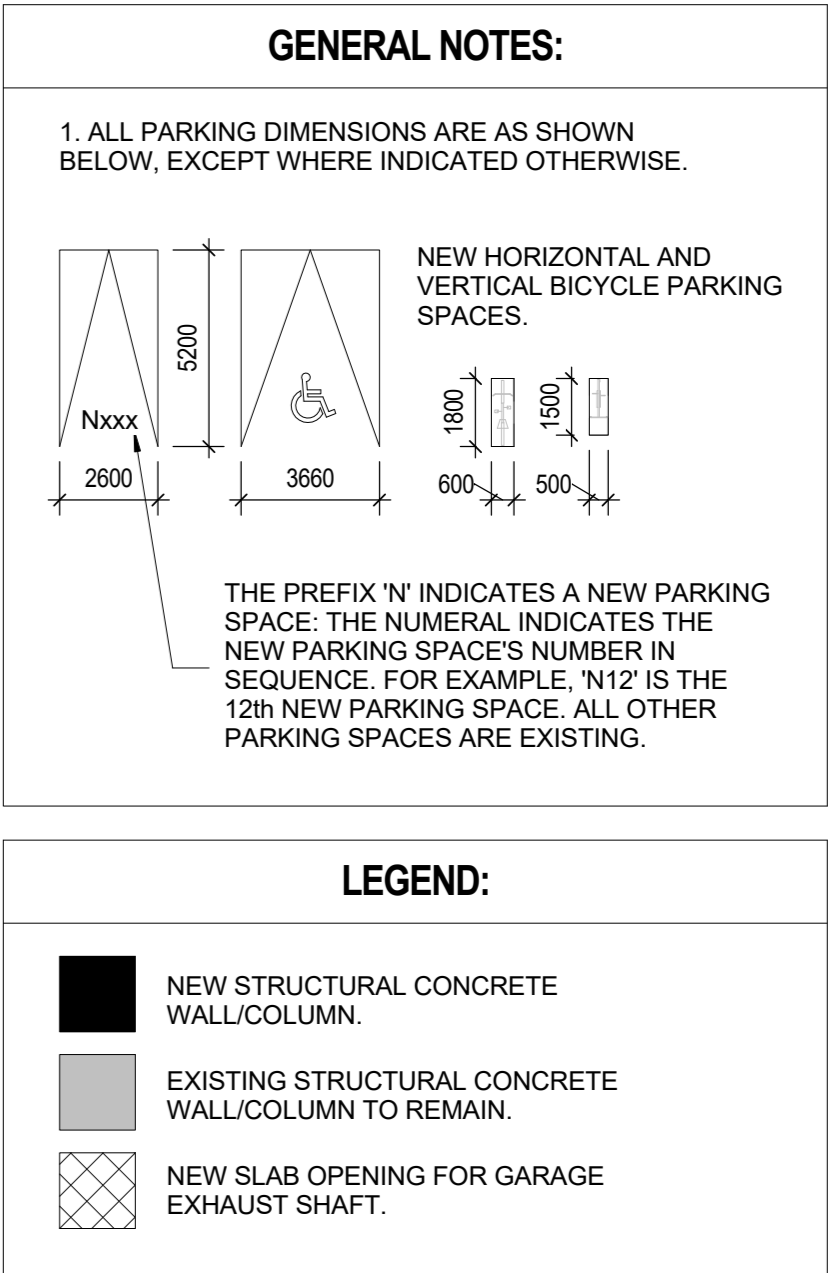
SHEET NUMBER

A102b

ISSUE

6

1/11/2019 3:41:02 PM



**KEYPLAN**

EXISTING MIXED-USE BUILDING BLOCK 'D'

EXISTING OFFICE BUILDING BLOCK 'A'

EXISTING OFFICE BUILDING BLOCK 'A'

ADLAIDE TOWER

EXISTING MIXED-USE BUILDING BLOCK 'D'

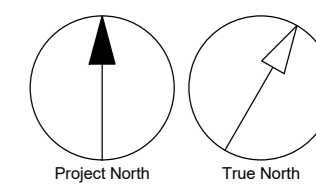
QUEENSWAY EASTBOUND

ROCHESTER OFF-RAMP

ABERDEEN STREET

PROPOSED DEVELOPMENT

NORTH ARROW®



ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
HEATHER M. SEMPLE  
LICENCE  
7379

**[ B ]**

PROJECT NO: 112516	
DRAWN BY: IBI	CHECKED BY: H.SEMPLE
PROJECT MGR: IBI	APPROVED BY: Approver
SCALE: 1 : 200	DATE: 11/16/18

SHEET NUMBER	ISSUE
A103a	6



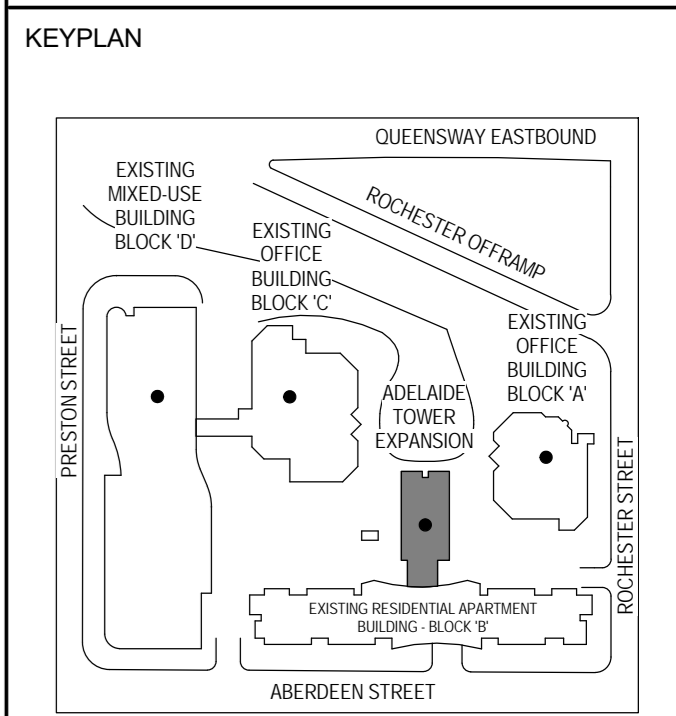
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**SAKTO CORPORATION**

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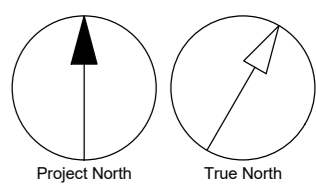
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CONSULTANTS

NORTH ARROW:



SEAL



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ibigroup.com

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**ADELAIDE TOWER EXPANSION**  
17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

**PROJECT NO:**  
112516

<b>DRAWN BY:</b> IBI	<b>CHECKED BY:</b> H. SEMPLE
<b>PROJECT MGR:</b> IBI	<b>APPROVED BY:</b> Approver

**SCALE:**  
As indicated

**DATE:**  
11/16/18

**SHEET TITLE**  
**PLAN-PROPOSED P2 PARKING LEVEL**

<b>SHEET NUMBER</b> <b>A103b</b>	<b>ISSUE</b> <b>6</b>
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**PARKING COUNT:**

NUMBER OF EXISTING PARKING SPACES:	383
NUMBER OF SPACES TO BE REMOVED:	18
PROPOSED NUMBER OF NEW PARKING SPACES:	05
TOTAL PROPOSED PARKING SPACES AT P2:	370
NET CHANGE IN PARKING AT P2:	-13

**GENERAL NOTES:**

1. ALL PARKING DIMENSIONS ARE AS SHOWN BELOW, EXCEPT WHERE INDICATED OTHERWISE.

NEW HORIZONTAL AND VERTICAL BICYCLE PARKING SPACES.

THE PREFIX 'N' INDICATES A NEW PARKING SPACE. THE NUMERAL INDICATES THE NEW PARKING SPACE'S NUMBER IN SEQUENCE. FOR EXAMPLE, 'N12' IS THE 12th NEW PARKING SPACE. ALL OTHER PARKING SPACES ARE EXISTING.

**LEGEND:**

	NEW STRUCTURAL CONCRETE WALL/COLUMN
	EXISTING STRUCTURAL CONCRETE WALL/COLUMN TO REMAIN
	NEW SLAB OPENING FOR GARAGE EXHAUST SHAFT

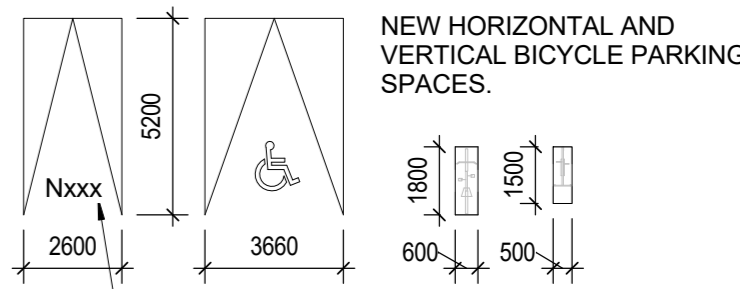
PRESTON STREET

ABERDEEN STREET

ROCHESTER STREET

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LEGEND:

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- EXISTING STRUCTURAL CONCRETE WALL/COLUMN TO REMAIN.
- NEW SLAB OPENING FOR GARAGE EXHAUST SHAFT.

CLIENT  
SAKTO CORPORATION



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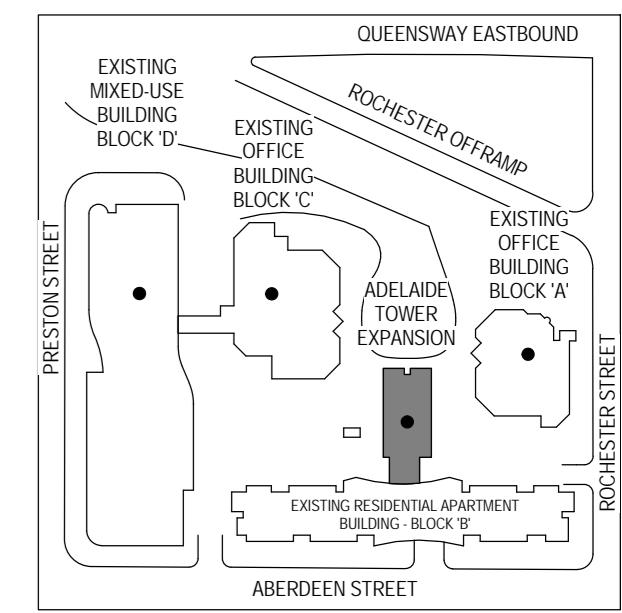
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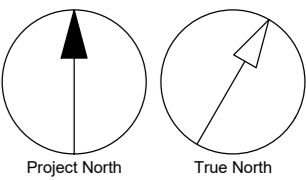
NO.	DESCRIPTION	DATE
1	CLIENT REVIEW	2016-09-19
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5	ISSUED FOR PLANNING REVIEW	2018-11-30
6	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11

KEYPLAN



CONSULTANTS

NORTH ARROW:



SEAL



PRIME CONSULTANT



PROJECT  
ADELAIDE TOWER EXPANSION  
17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

PROJECT NO:

112516

DRAWN BY:

IBI

PROJECT MGR:

IBI

SCALE:

1 : 200

DATE:

11/16/18

SHEET TITLE

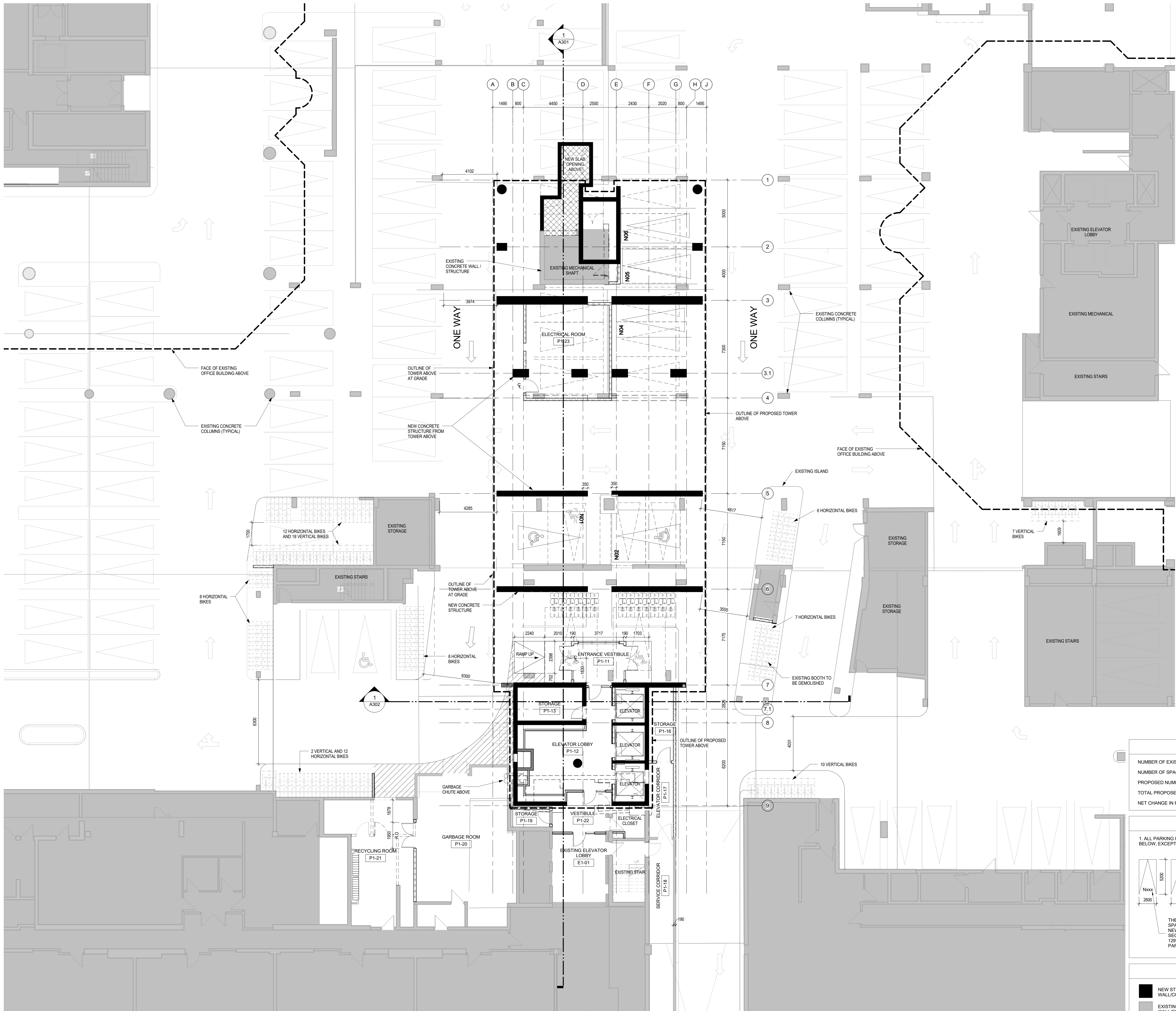
PLAN-EXISTING P1 PARKING LEVEL

SHEET NUMBER

A104a

ISSUE

6

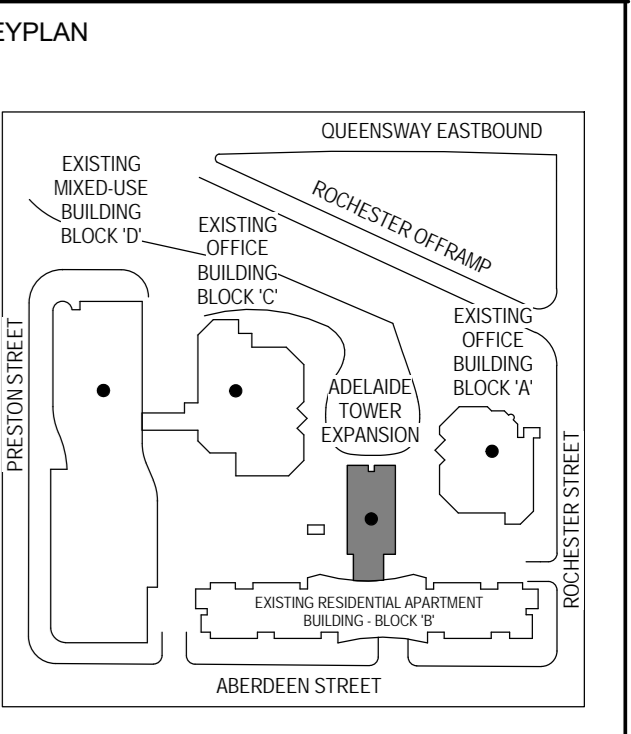


CLIENT  
**SAKTO CORPORATION**  
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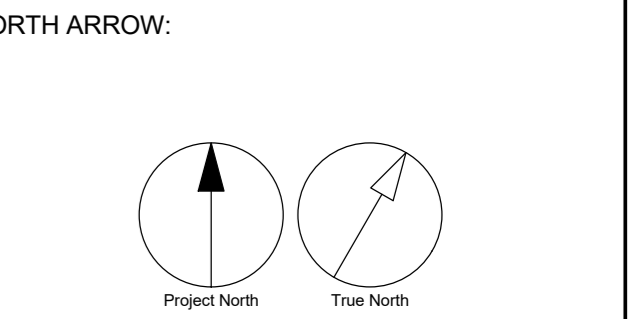
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CONSULTANTS



**PARKING COUNT:**

NUMBER OF EXISTING PARKING SPACES:	142
NUMBER OF SPACES TO BE REMOVED:	15
PROPOSED NUMBER OF NEW PARKING SPACES:	06
TOTAL PROPOSED PARKING SPACES AT P1:	133
NET CHANGE IN PARKING AT P1:	-9

**GENERAL NOTES:**

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**LEGEND:**

	NEW STRUCTURAL CONCRETE WALL/COLUMN
	EXISTING STRUCTURAL CONCRETE WALL/COLUMN TO REMAIN
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**PRIME CONSULTANT**  
**IBI GROUP**  
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ibi@ibi.com

**PROJECT**  
**ADELAIDE TOWER EXPANSION**  
17 Aberdeen Street  
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K1S 3J3

**PROJECT NO.:**  
112516

**DRAWN BY:**  
H SEMPLE

**CHECKED BY:**  
APPROVER

**PROJECT MGR:**  
IBI

**APPROVED BY:**  
APPROVER

**SCALE:**  
As indicated

**DATE:**  
11/19/18

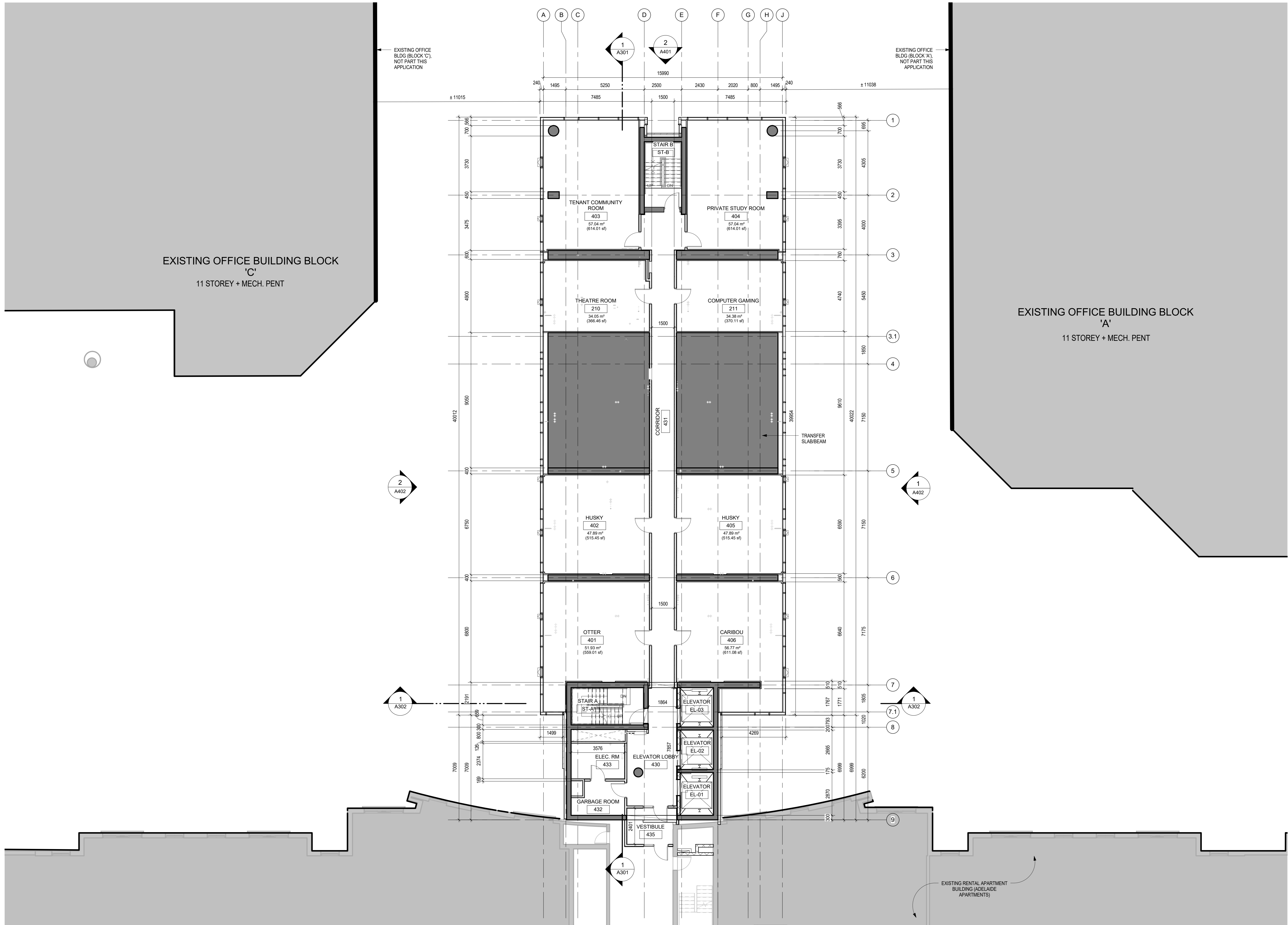
**SHEET TITLE**  
**PLAN-PROPOSED P1 PARKING LEVEL**

**SHEET NUMBER**  
**A104b**

**ISSUE**  
**6**







CLIENT

SAKTO CORPORATION

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PRESTON SQUARE

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR PLANNING REVIEW	2018-11-30
2	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11

KEYPLAN

CONSULTANTS

NORTH ARROW:

SEAL

PRIME CONSULTANT

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tel: 613 225 1311 fax: 613 225 9888  
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PROJECT

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PROJECT NO:

112516

DRAWN BY:

IBI

CHECKED BY:

H. SEMPLE

PROJECT MGR:

IBI

APPROVED BY:

Approver

SCALE:

1:100

DATE:

11/19/18

SHEET TITLE

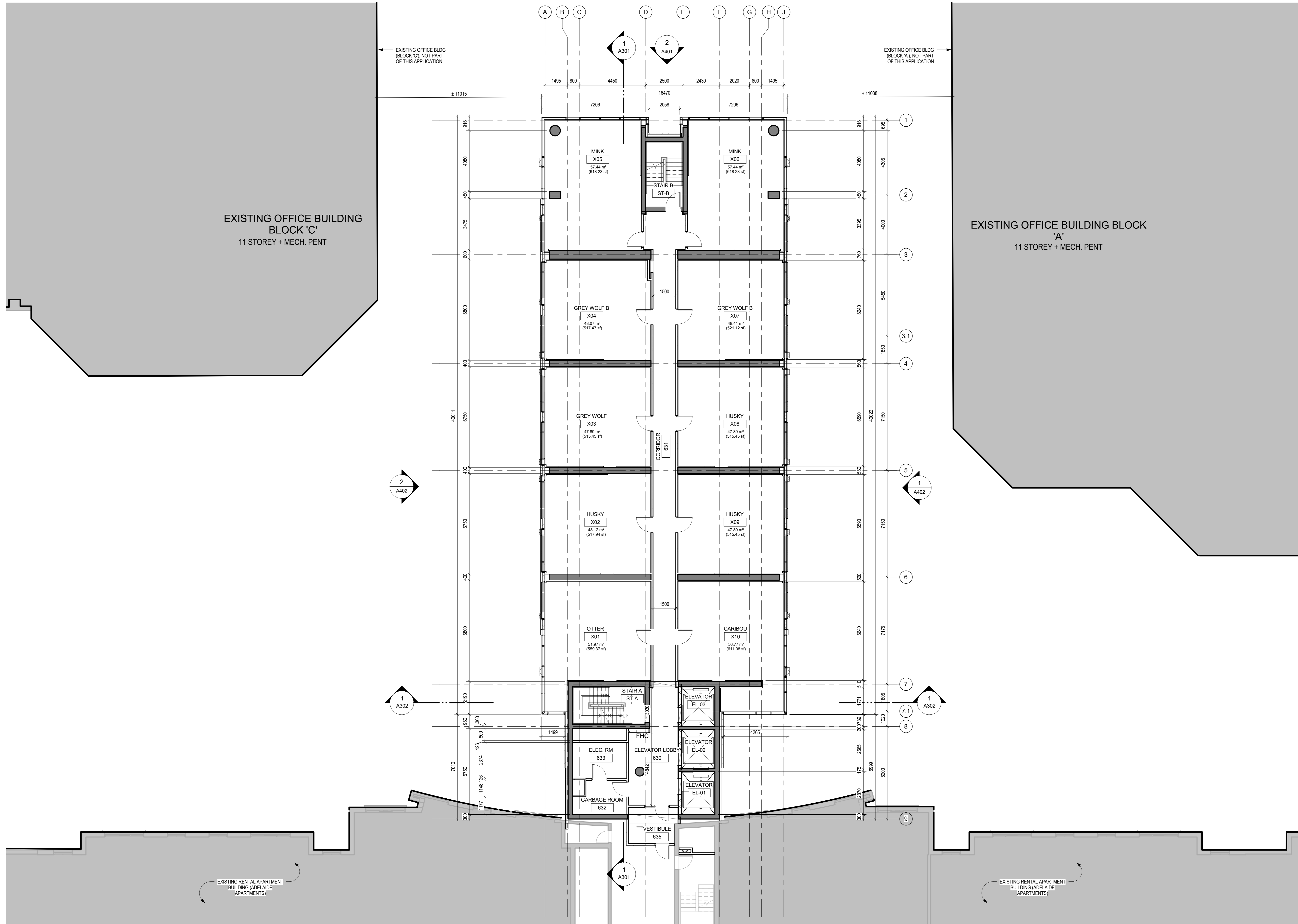
FOURTH FLOOR PLAN

SHEET NUMBER

A107

ISSUE

2



CLIENT

SAKTO CORPORATION

SAKTO CORPORATION

PRESTON SQUARE

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ISSUES		DATE
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KEYPLAN

CONSULTANTS

NORTH ARROW:

SEAL

PRIME CONSULTANT

PROJECT

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Ottawa, Ontario, Canada  
K1S 3J3

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112516

DRAWN BY:

IBI

CHECKED BY:

H. SEMPLE

PROJECT MGR:

IBI

APPROVED BY:

Approver

SCALE:

1 : 100

DATE:

11/20/18

SHEET TITLE

FIFTH TO TENTH FLOOR  
PLAN-TYPICAL

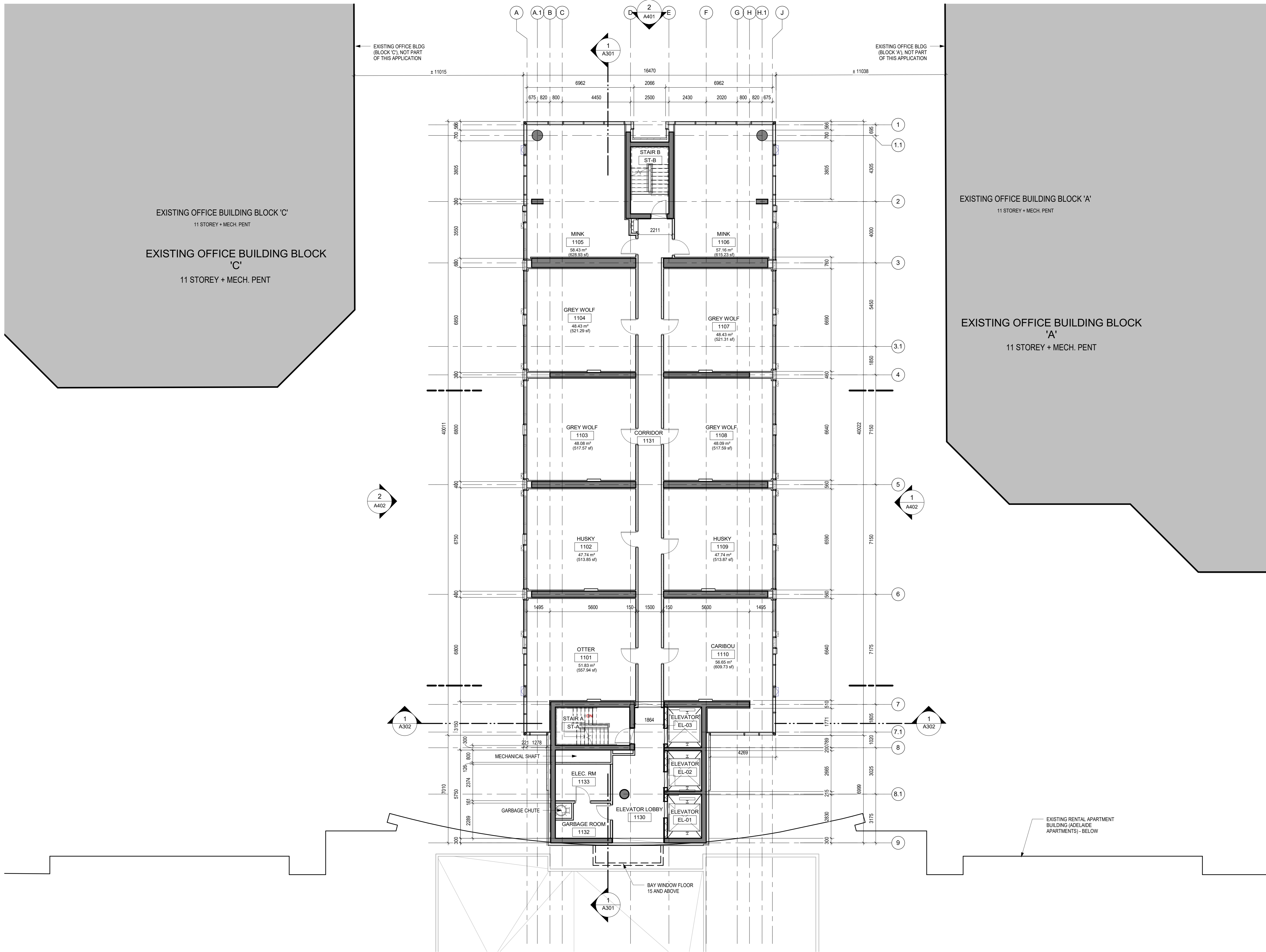
SHEET NUMBER

A108

ISSUE

2

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ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR PLANNING REVIEW	2018-11-30
2	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11

KEYPLAN

CONSULTANTS

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PROJECT

ADELAIDE TOWER EXPANSION

17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

PROJECT NO:

112516

DRAWN BY:

IBI

CHECKED BY:

H. SEMPLE

PROJECT MGR:

IBI

APPROVED BY:

Approver

SCALE:

1 : 100

DATE:

11/22/18

SHEET TITLE

ELEVENTH TO TWENTY-FIFTH FLOOR PLAN-TYPICAL

SHEET NUMBER

A109

ISSUE

2

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Journal of Management Education

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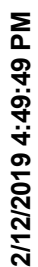
**ADELAIDE TOWER EXPANSION**  
17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

SHEET TITLE  
TWENTY SIXTH FLOOR PLAN

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The site plan shows a rectangular plot bounded by Preston Street to the west, Ardeeden Street to the south, and Rochester Street to the east. The northern boundary is defined by the Queensway Eastbound and Rochester off-ramp. Within the plot, several buildings are identified: an existing mixed-use building (Block D) on the west side, an existing office building (Block C) in the center, an existing office building (Block A) on the east side, and an existing residential apartment building (Block K) on the south side. A shaded area between Block C and Block K indicates the 'Arlado Towers Expansion'. A north arrow is located in the upper right corner of the plan.

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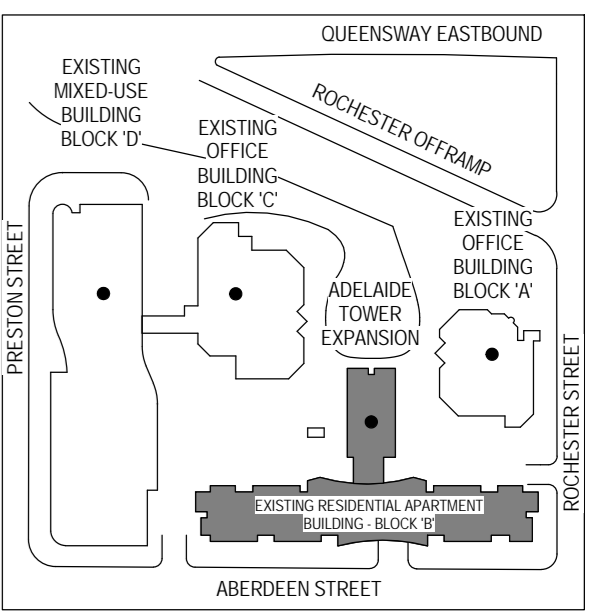
PROJECT  
**ADELAIDE TOWER EXPANSION**  
17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

SHEET TITLE  
MECHANICAL PENTHOUSE  
FLOOR PLAN

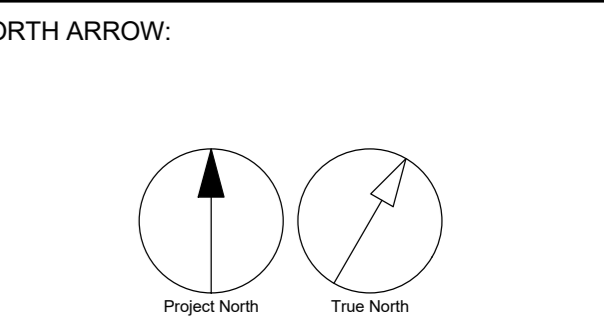
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NO.	DESCRIPTION	DATE
1	CLIENT REVIEW	2016-08-19
2	SITE PLAN APPROVAL	2016-09-20
3	SITE PLAN APPROVAL REVISION 1	2017-01-24
4	RE-ISSUED FOR SITE PLAN APPROVAL	2017-05-29
5	ISSUED FOR PLANNING REVIEW	2018-11-30
6	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11

## KEYPLAN



## CONSULTANTS



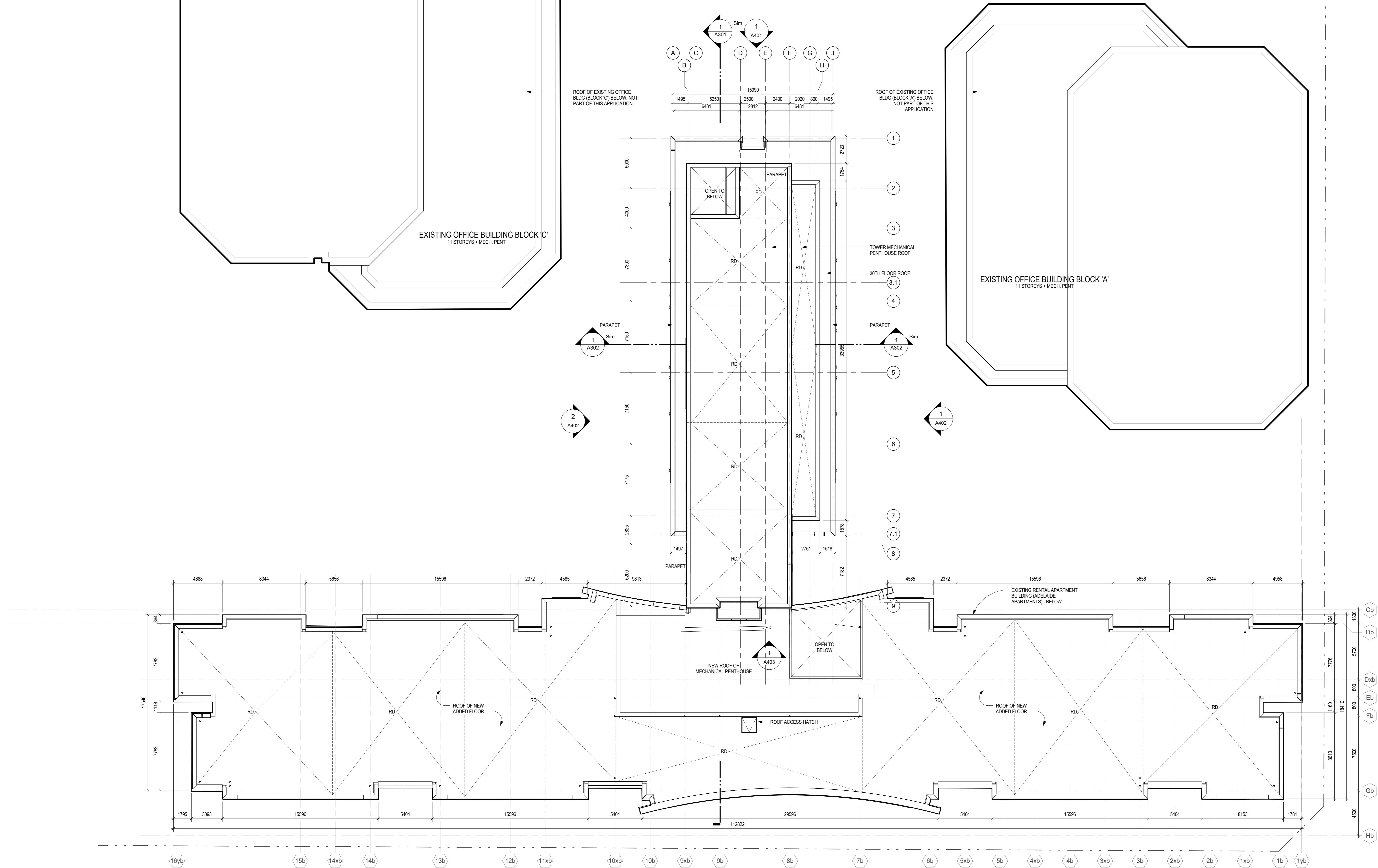
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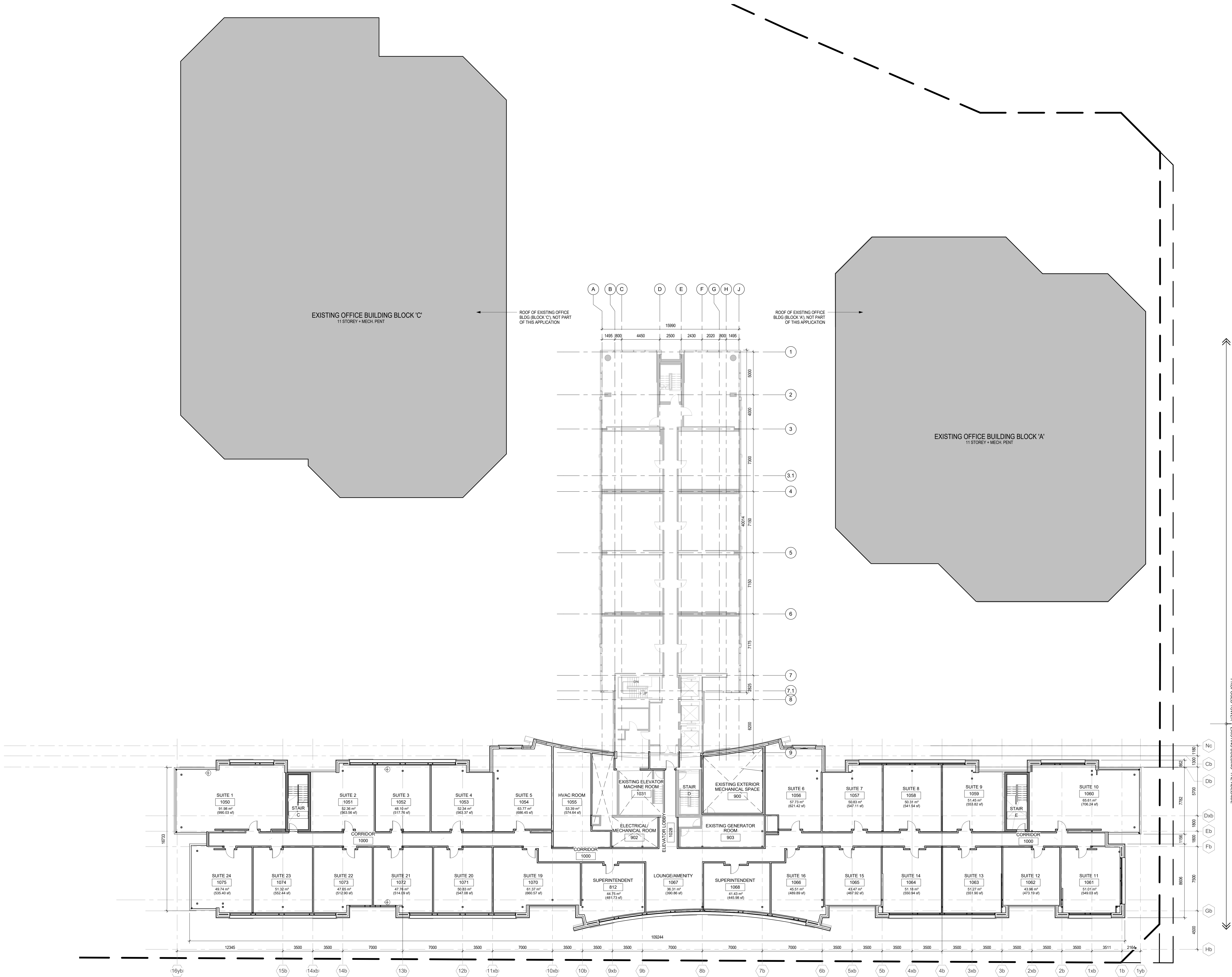
PROJECT  
ST. LAZARE TOWER EXPANSION  
17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

PROJECT NO: 2516	
AWN BY:	CHECKED BY: <b>H.SEMPLE</b>
PROJECT MGR:	APPROVED BY: <b>Approver</b>
DATE:	DATE:

HEET TITLE  
ROOF PLAN

EET NUMBER	ISSUE
A114	6





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ISSUES	No.	DESCRIPTION	DATE
1	CLIENT REVIEW	2016-09-10	
2	SITE PLAN APPROVAL	2016-09-20	
3	SITE PLAN APPROVAL	2017-01-24	
4	REVISION 1	2017-05-29	
5	RE-ISSUED FOR SITE PLAN APPROVAL	2017-05-29	
6	ISSUED FOR PLANNING REVIEW	2018-11-30	

KEYPLAN

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PROJECT

ADELAIDE TOWER EXPANSION

17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

PROJECT NO:

112516

DRAWN BY:

IBI

CHECKED BY:

H. SEMPLE

PROJECT MGR:

IBI

APPROVED BY:

Approver

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DATE:

11/22/18

SHEET TITLE

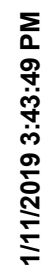
10TH FLOOR ADELAIDE  
ADDITION FLOOR PLAN

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A115

ISSUE

5







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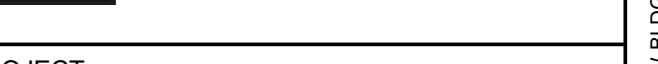
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ADELAIDE TOWER EXPANSION

PROJECT NO:

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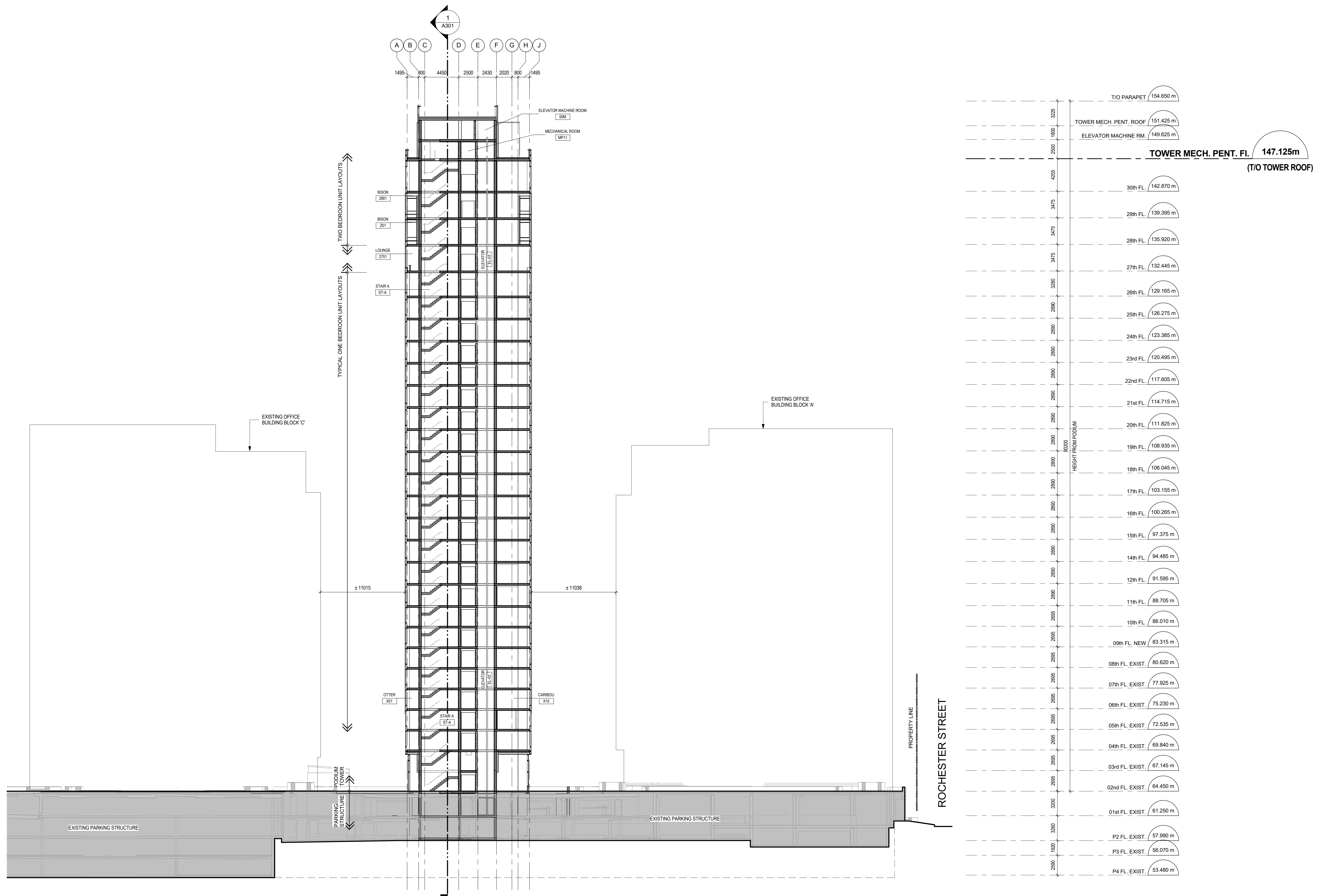
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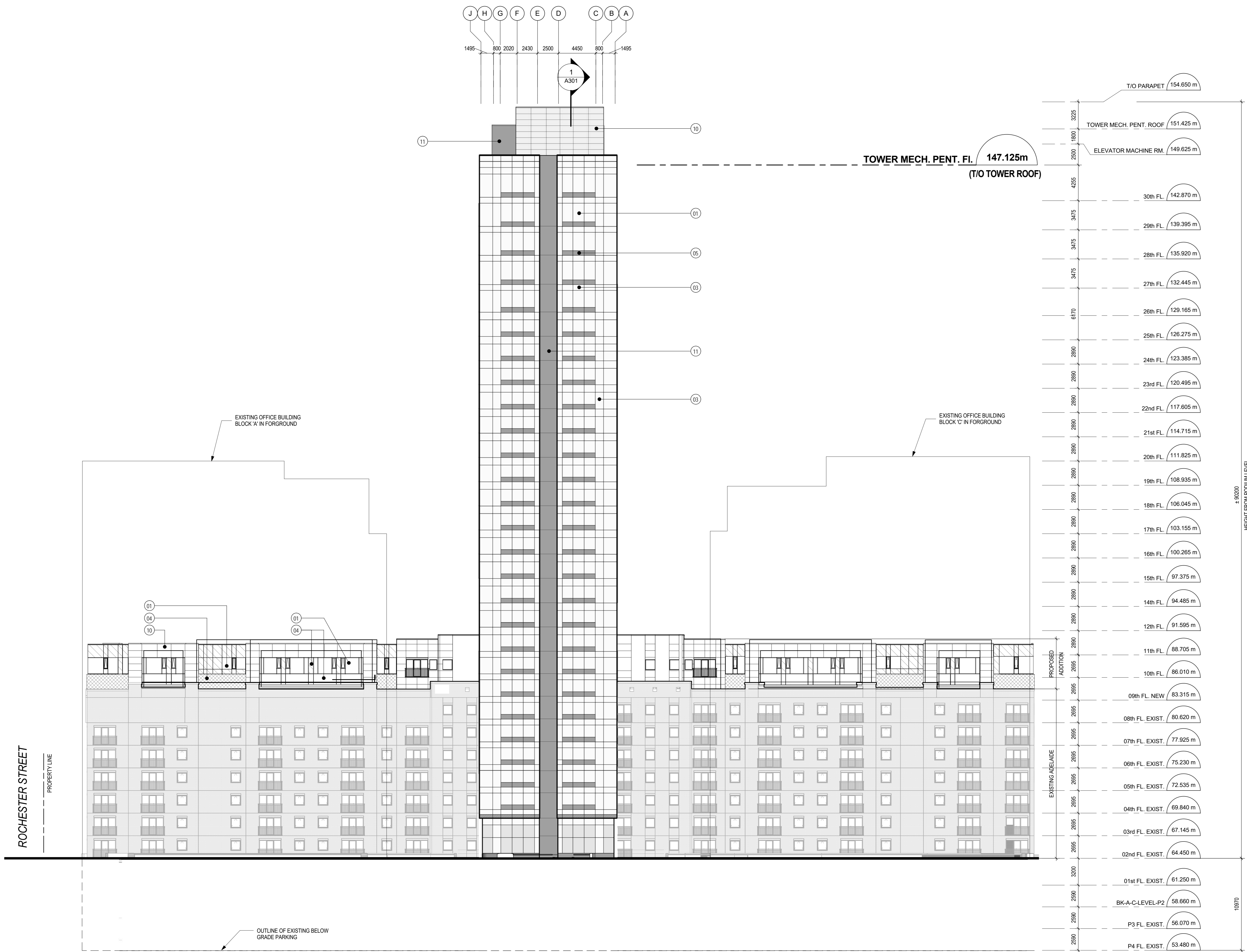
EET TITLE

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LEGEND		
1)	VISION GLASS CLEAR (TYPE 1)	
2)	VISION GLASS CLEAR (TYPE 2)	
3)	GLASS SPANDREL - SANDBLAST (TYPE 1)	
4)	GLASS SPANDREL - SANDBLAST (TYPE 2)	
5)	GLASS SPANDREL - ACID ETCH	
6)	METAL SPANDREL - 75mm PROUD	
7)	METAL SPANDREL - 50mm PROUD	
8)	METAL SPANDREL (TYPE 1)	
9)	METAL SPANDREL (TYPE 2)	
10)	METAL PANEL (TYPE 1 - ANODIZED ALUM)	
11)	METAL PANEL (TYPE 2 - DARK GREY)	
12)	ILLUMINATED PANEL	
13)	RESERVED (NOT USED)	
14)	LOUVRES	
15)	GLASS GUARD	
16)	EXISTING VISION GLASS	
17)	EXISTING BRICK	
18)	EXISTING GUARD	

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6	ISSUED FOR PLANNING REVIEW	2018-11-30
7	ISSUED FOR REVISED SITE PLAN APPLICATION	2019-01-11

KEYPLAN

CONSULTANTS

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ONTARIO ASSOCIATION OF ARCHITECTS

Heather Semple

HEATHER SEMPLE

LICENCE 7379

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PROJECT

ADELAIDE TOWER EXPANSION

17 Aberdeen Street  
Ottawa, Ontario, Canada  
K1S 3J3

PROJECT NO:

112516

DRAWN BY:

IBI

CHECKED BY:

H SEMPLE

PROJECT MGR:

IBI

APPROVED BY:

Approver

SCALE:

As indicated

DATE:

11/22/18

SHEET TITLE

NORTH ELEVATION

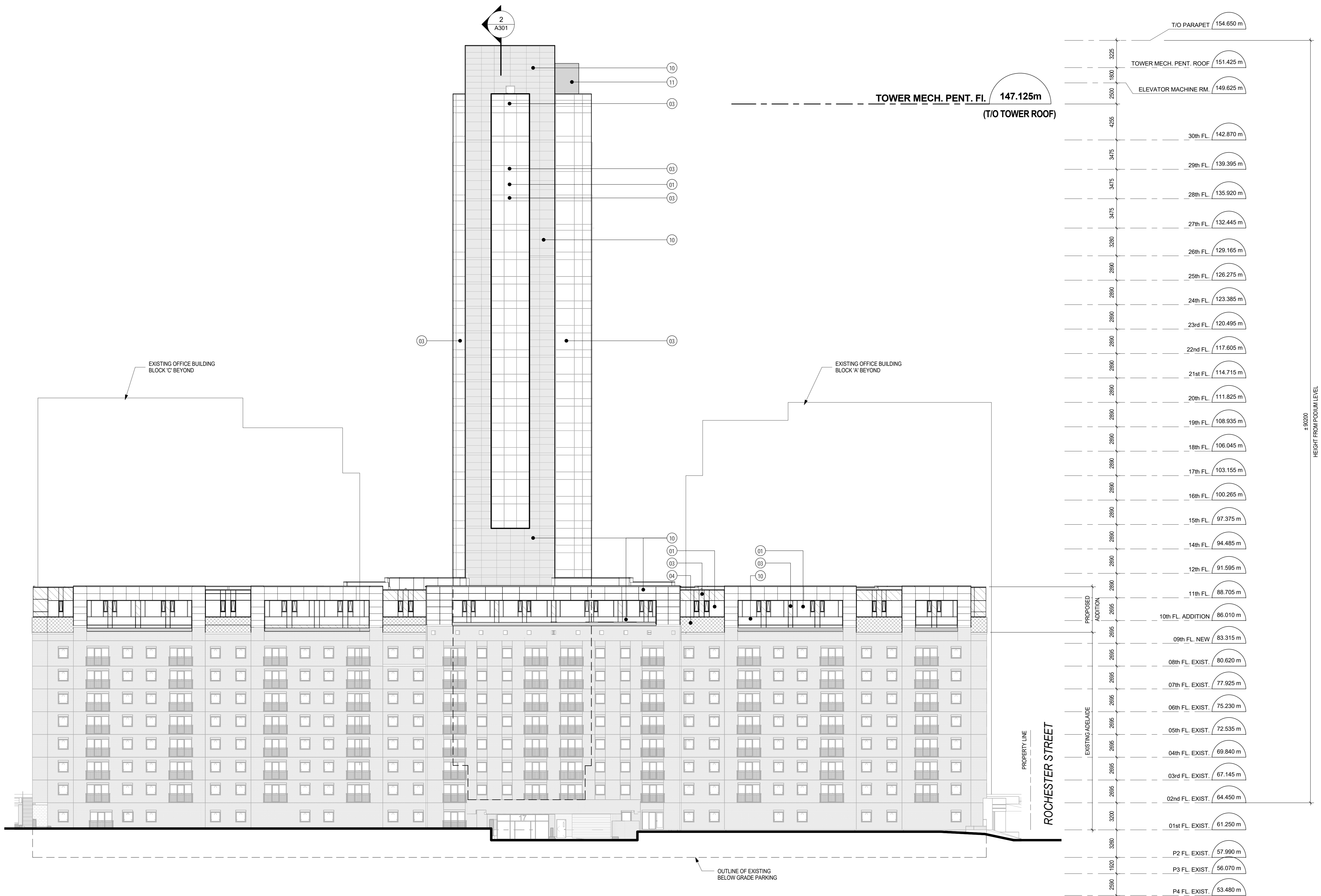
SHEET NUMBER

A401

ISSUE

6

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LEGEND	
1) VISION GLASS CLEAR (TYPE 1)	
2) VISION GLASS CLEAR (TYPE 2)	
3) GLASS SPANDREL - SANDBLAST (TYPE 1)	
4) GLASS SPANDREL - SANDBLAST (TYPE 2)	
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15) GLASS GUARD	
16) EXISTING VISION GLASS	
17) EXISTING BRICK	
18) EXISTING GUARD	

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PROJECT

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Ottawa, Ontario, Canada  
K1S 3J3

PROJECT NO:

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DRAWN BY:

Author

CHECKED BY:

Checker

PROJECT MGR:

Designer

APPROVED BY:

Approver

SCALE:

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SOUTH ELEVATION

SHEET NUMBER

A403

ISSUE

2