

OTTAWA PARKWAY
WINDMILL DEVELOPMENT GROUP

Issued for Site Plan Control
24/11/22

ARCHITECTURAL		LAST ISSUANCE DATE
SHEET NUMBER	SHEET NAME	
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**diamond
schmitt**

PARKWAY HOUSE DEVELOPMENT

PROPERTY IDENTIFICATION NUMBER: 04282-0573(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	PSI	3.38	TOTAL GFA	35,010

*Not Including Mechanical Protrusions

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	10,015	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	613	6,603	151	1,622			613	6,603
7	3.6	764	8,223	613	6,603	151	1,622			613	6,603
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	7,855	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													Proposed unit mix number and percentage subject to modification based on further project design development	
Level	PARKWAY HOUSE(A1)				WEST TOWER (T1)				EAST TOWER (T2)					Sub-Total
	S	1B	2B	3B	S	1B	2B	3B	S	1B	2B	3B		
G														
2	1	0	4		1	6	3	1		9	6	0		37
3	1	0	0		1	6	4	1		10	6	0		42
4	1	1	10	2	1	6	4	1		10	6	0		41
5	1	1	10	2	1	6	4	1		10	6	0		41
6	2	7	0	3	1	6	4	1		10	6	0		45
7	2	7	3	3	1	6	4	1		10	6	0		45
8 MPH					1	6	4	1		9	5	0		28
9					1	6	4	1		7	5	0		24
10					1	6	4	1		5	4	1		22
11					1	6	4	1		5	4	1		22
12					1	6	4	1		5	4	1		22
13					1	6	4	1		5	4	1		22
14					1	6	4	1		5	4	1		22
15					1	6	4	1		5	4	1		22
16					1	6	4	1		5	4	1		22
17 MPH										5	4	1		10
18										5	4	1		10
19										5	4	1		10
20										5	4	1		10
21										5	4	1		10
22										5	4	1		10
23										5	4	1		10
24										5	4	1		10
25										5	4	1		10
26										5	4	1		10
27										5	4	1		10
28										5	4	1		10
MPH														
Sub-Total	8	48	19	0	15	90	59	15		170	122	19		565
Unit Count	75				119				311					
	11% 64% 25% 0%				50% 33% 0%				55% 39% 6%					
					254				311					



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

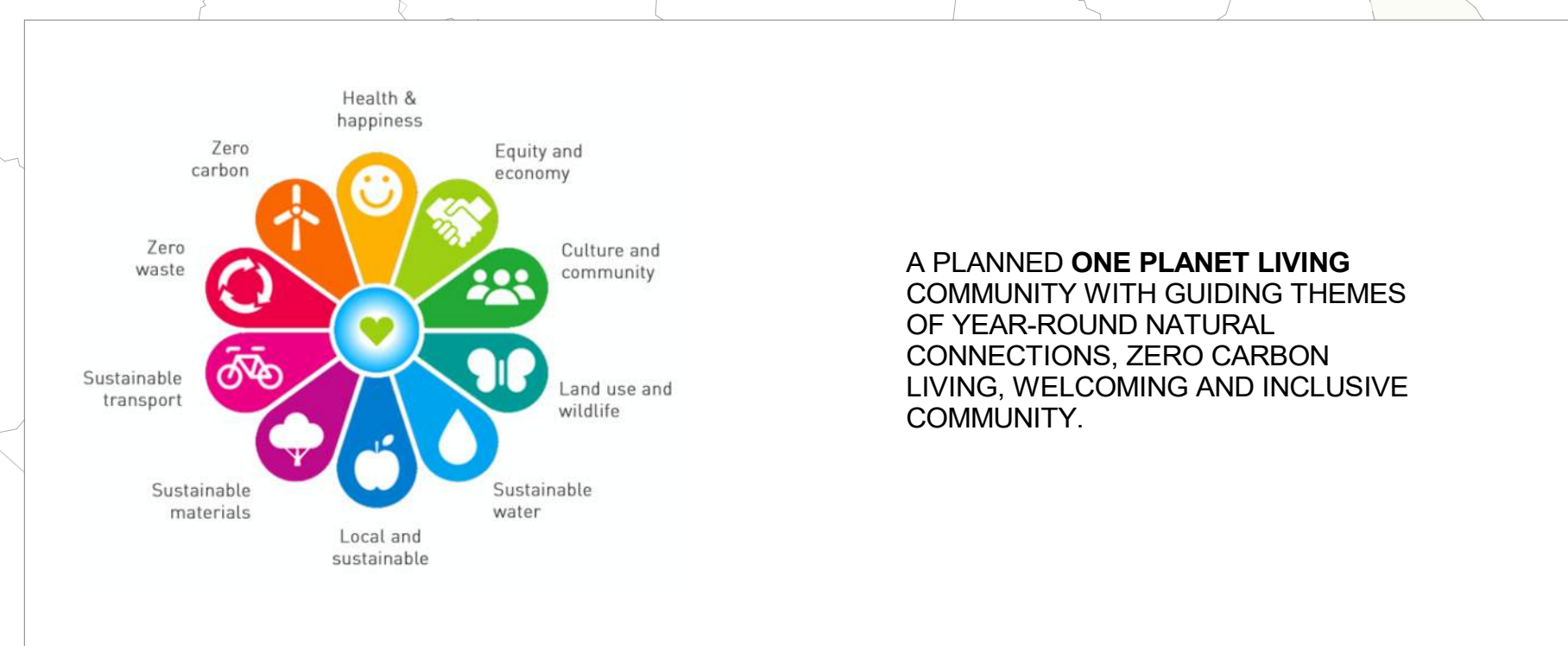
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1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

- ELEVATION NOTES**
1. TOPOGRAPHIC SKETCH COMPLETED BY STANTEC GEOMETRICS LTD. REFER TO SURVEY DRAWING.
 2. ELEVATION SHOWN HEREON ARE GEODETIC (CGVD-1928:1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=96.230

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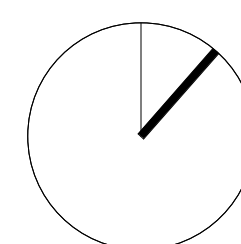


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6	24-11-22	Issued for Site Plan Control

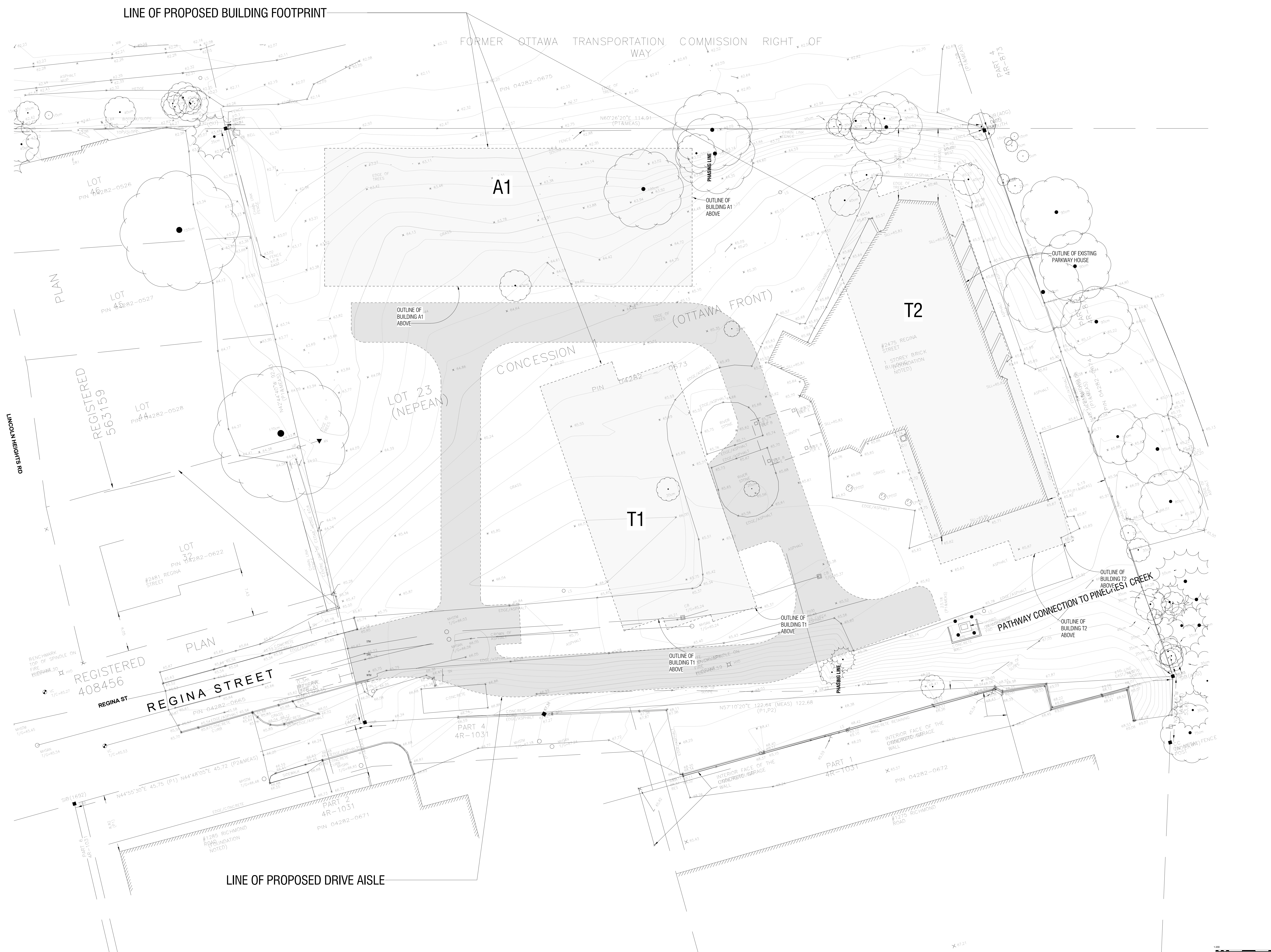
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SITE SURVEY
As Indicated
A011



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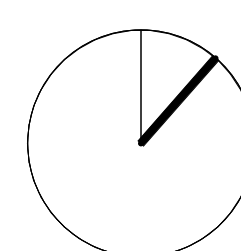
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GENERAL NOTES - PLANS:

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 MUCT, DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR WALL, PARTITION, EFFECT PARTITION ABOVE CEILING AND GABLE AS REQUIRED. MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED IF THERE IS NO CHANCE OF COLLISION.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITION AT STEEL WALLS.
6. DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
7. INCREASE THICKNESS OF WALLS OR FURNITURE WALL, THEREBY 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 BUILDINGS TO BE COVERED WITH FURNITURE TYPE 1141S.
10. REFER TO A110 SERIES FOR ENLARGED PANELS.
11. REFER TO INTERIOR DESIGN DRAWINGS FOR ADDITIONAL REQUIREMENTS TO BE MAINTAINED.

ELEVATION NOTES

1. TOPOGRAPHIC SKETCH COMPLETED BY STANTEC GEOMETRICS LTD. REFER TO SURVEY DRAWING.
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GENERAL NOTES - PLANS:

1. REFERENCE TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. REFERENCE TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE DOOR, MUCTH INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITION, EFFECT PARTITION ABOVE CEILING AND GROUND 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 TYPE #148.
- 7.2. REFER TO A150 SERIES FOR ENLARGED PLANS.
8. ADDITIONAL REQUIREMENTS FOR ENLARGED PLANS.

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LEVEL 2 FLOOR PLAN

A102





Issued		
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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 ELEMENS 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 PLUMB HEIGHT CONSTRUCTION OF INTERIOR PARTITION, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. OFFSETTING OF PARTITIONS WILL ONLY BE PERMITTED IF THE PARTITION CANNOT BE MAINTAINED UNIMPAIRED.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND TO STEEL AT STEEL WALLS AND PARTITIONS.
6. DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
7. INCREASE THICKNESS OF WALLS OR FLOOR OVER WALL OR FLOOR WHERE REQUIRED TO SUPPORT MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND ALL SERVICES WHERE FIRE RESISTANCE IS REQUIRED.
8. FOR DIMENSIONS OF CONCRETE PARTITION TO SLAB EDGE DRAWINGS.
9. AT AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURNITURE TYPE #144.
10. REFER TO A100 SERIES FOR ENLARGED PLANS.
11. REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES.
12. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

Contractor Must Check & Verify all Dimensions on the Job

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LEVEL 3 FLOOR PLAN

A103

Autodesk Doc:10211000-01-Phase Planning-2024-11-05-ARCH-Q&A-T1 Building-2024.rvt

1/2/2024 2:23:27 PM

1
LEVEL 04
A104 1:200

1:200
0 2m 4m

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1	22-05-23	Issued for ZBA
2	22-10-23	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control
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 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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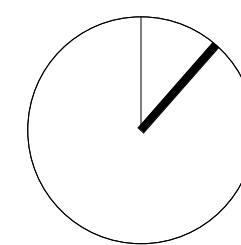
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LEVEL 4 FLOOR PLAN
As Indicated

A104

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:

- 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. REFERENCE TO BUILDING ELEMENTS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. REFERENCE TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MUCH INTERFERENCE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITION, EFFECT PARTITION ABOVE CEILING AND GROUND 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 WALLS 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 TYPE #148.
- 7.2. REFER TO A150 SERIES FOR ENLARGED PLANS.
8. ADDITIONAL INTERIOR DESIGN DRAWINGS FOR ADDITIONAL REQUIREMENTS.

Contractor Must Check & Verify all Dimensions on the Job

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LEVEL 8/ A1 MPH FLOOR PLAN

A108



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. REFER TO BUILDING ELEMENS SCHEDULE FOR EXTERIOR WALL, PARTITION, ROOF, CEILING AND SOFFIT TYPES.
2. NEED FOR MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
3. AT LOCATIONS WHERE MECH. DUCTS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR WALLS, PARTITIONS, CEILING, ROOF, CEILING AND BRACCS ARE REQUIRED. MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. ALL MECH. DUCT PARTITIONS MUST BE PERMITTED TO HAVE DUCTWORK CAN BE POSITIONED.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND PARTITIONS. AT STEEL WALLS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD OR OTHERS NOTED HEREIN.
6. INCREASE THICKNESS OF FLOOR OR SLAB FLOOR OUT WALL TO BE 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.
8. AT AREAS OF EXPOSED SPANDREL PANEL, AT INTERIOR OF BUILDING TO BE COVERED WITH FURNITING TYPE AT F145.
9. REFER TO A110 SERIES FOR ENLARGED PLANS.
10. FOR INTERIOR DESIGN DRAWINGS FOR ALL ADDITIONAL PARTITIONS THAT MAY BE REQUIRED.

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:

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 INTERIOR DOORS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITION, INTERCEPT PARTITION, CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. DO NOT ALLOW 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 WALLS, DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD WHERE OTHERWISE NOTED.
6. 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.
7. FOR DIMENSIONS OF CONCRETE, REFER TO SLAB EDGE DRAWINGS.
8. ALL AREAS OF EXPOSED SPANDREL PANEL, AT INTERIOR OF BUILDING TO BE COVERED WITH FURNITURE TYE.
9. REFER TO A150 SERIES FOR ENLARGED PLANS.
10. 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 17/ T1 MPH FLOOR PLAN

A111



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 INTERIOR DOORS INTERFERE WITH FULL HEIGHT CONSTRUCTION OF INTERIOR PARTITION, INTERCEPT PARTITION, CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. DO NOT ALLOW 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 PARTITION AT STEEL WALLS.
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

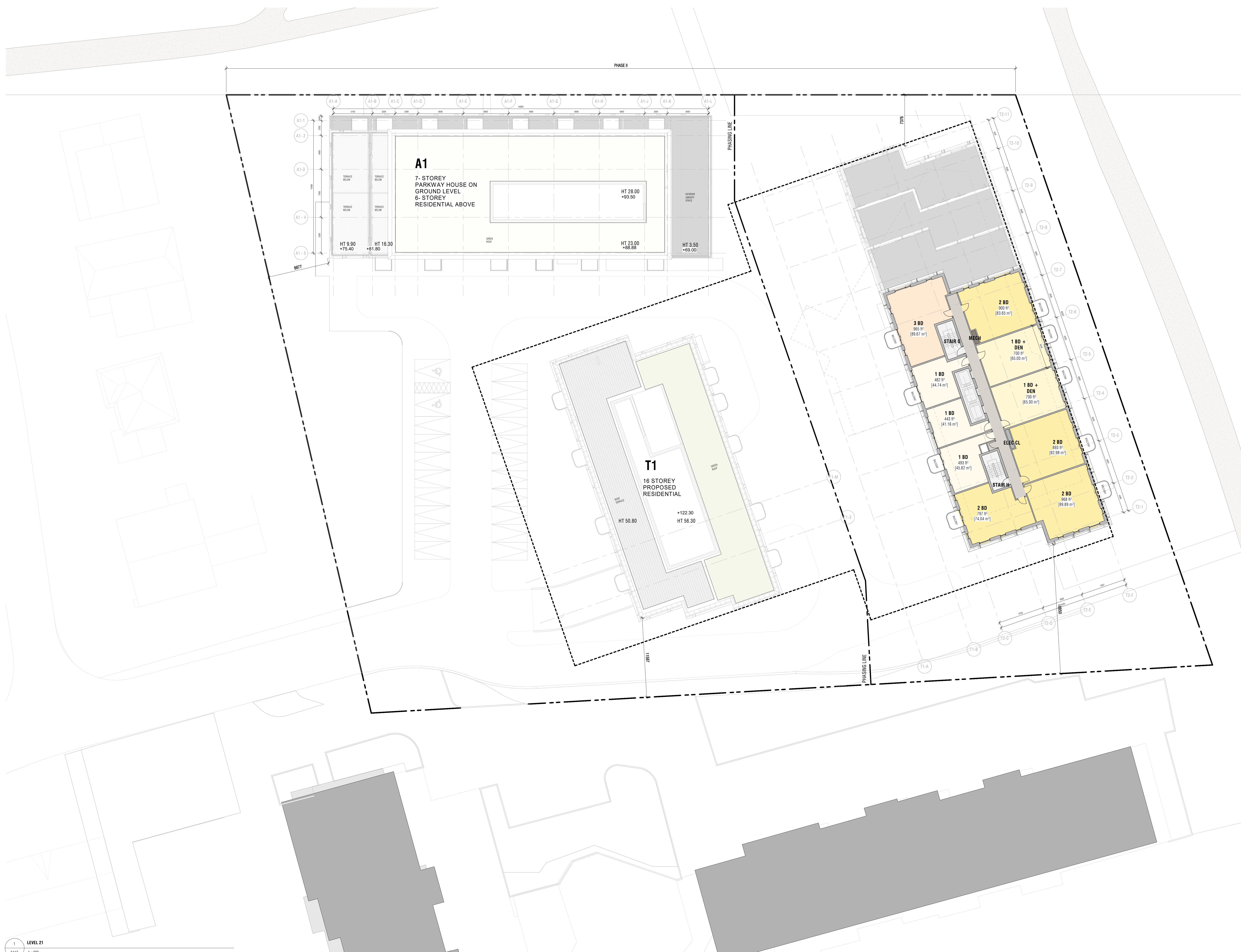
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LEVEL 18-28 TYP. FLOOR PLAN

A112





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
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:

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 PLUMB HEIGHT CONSTRUCTION OF INTERIOR PARTITION, OFFSET PARTITION ABOVE CEILING AND BRACE AS REQUIRED. MAINTAIN FIRE SEPARATION SOUND RATING OF PARTITION.
4. OFFSETTINGS OF PARTITIONS WILL ONLY BE PERMITTED IF THEY DO NOT CAUSE THE PARTITION TO BE EXPOSED.
5. ALL DIMENSIONS ARE TAKEN TO FACE OF MASONRY OR CONCRETE AT MASONRY AND CONCRETE WALLS AND TO STEEL AT STEEL WALLS.
6. DIMENSIONS ARE TAKEN TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
7. INCREASE THICKNESS OF WALLS OR FLOOR OVER WALL OR FLOOR WHERE REQUIRED TO PROVIDE FOR MECHANICAL AND ELECTRICAL PANELS AND SERVICES. MAINTAIN FIRE SEPARATION AROUND ALL SERVICES WHERE FIRE RESISTANCE IS REQUIRED.
8. FOR DIMENSIONS OF CONCRETE REFER TO SLAB EDGE DRAWINGS.
9. AT AREAS OF EXPOSED SPANDREL PANEL AT INTERIOR OF BUILDING TO BE COVERED WITH FURNITURE TYPE #144.
10. REFER TO A100 SERIES FOR ENLARGED PLANS.
11. REFER TO INTERIOR DESIGN DRAWINGS FOR FINISHES.
12. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.

Contractor Must Check & Verify all Dimensions on the Job

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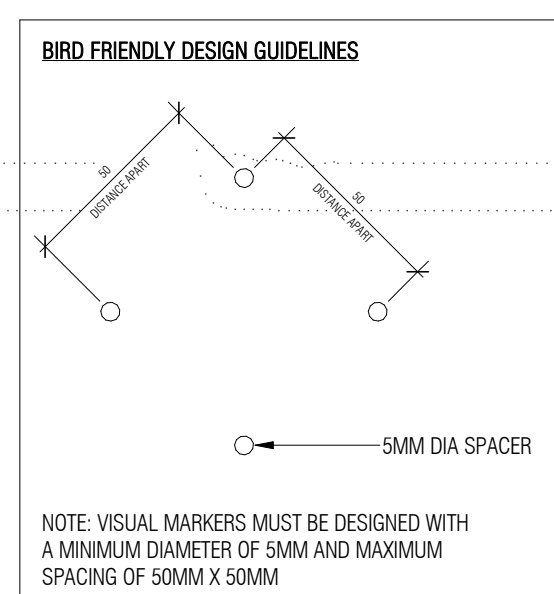
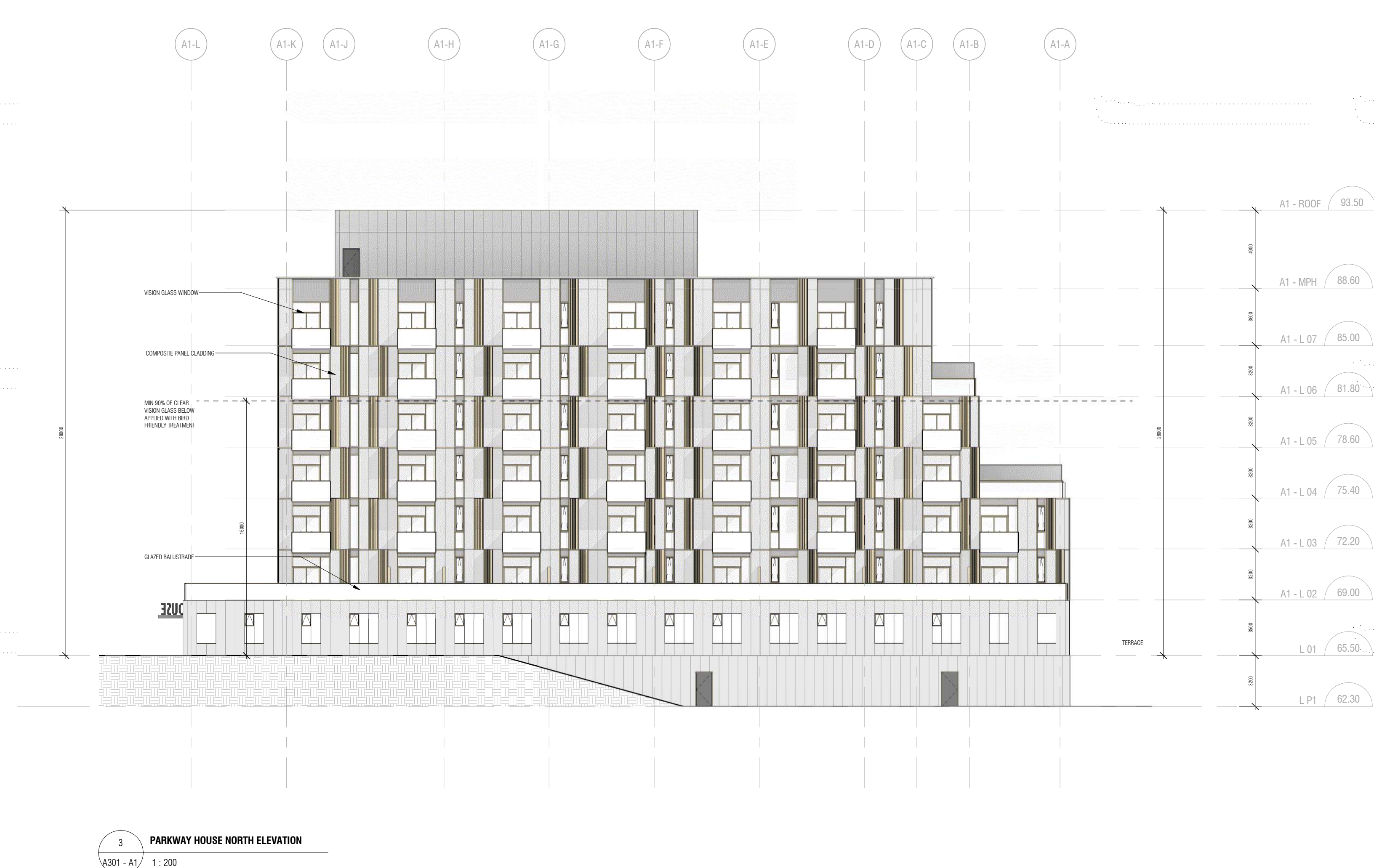
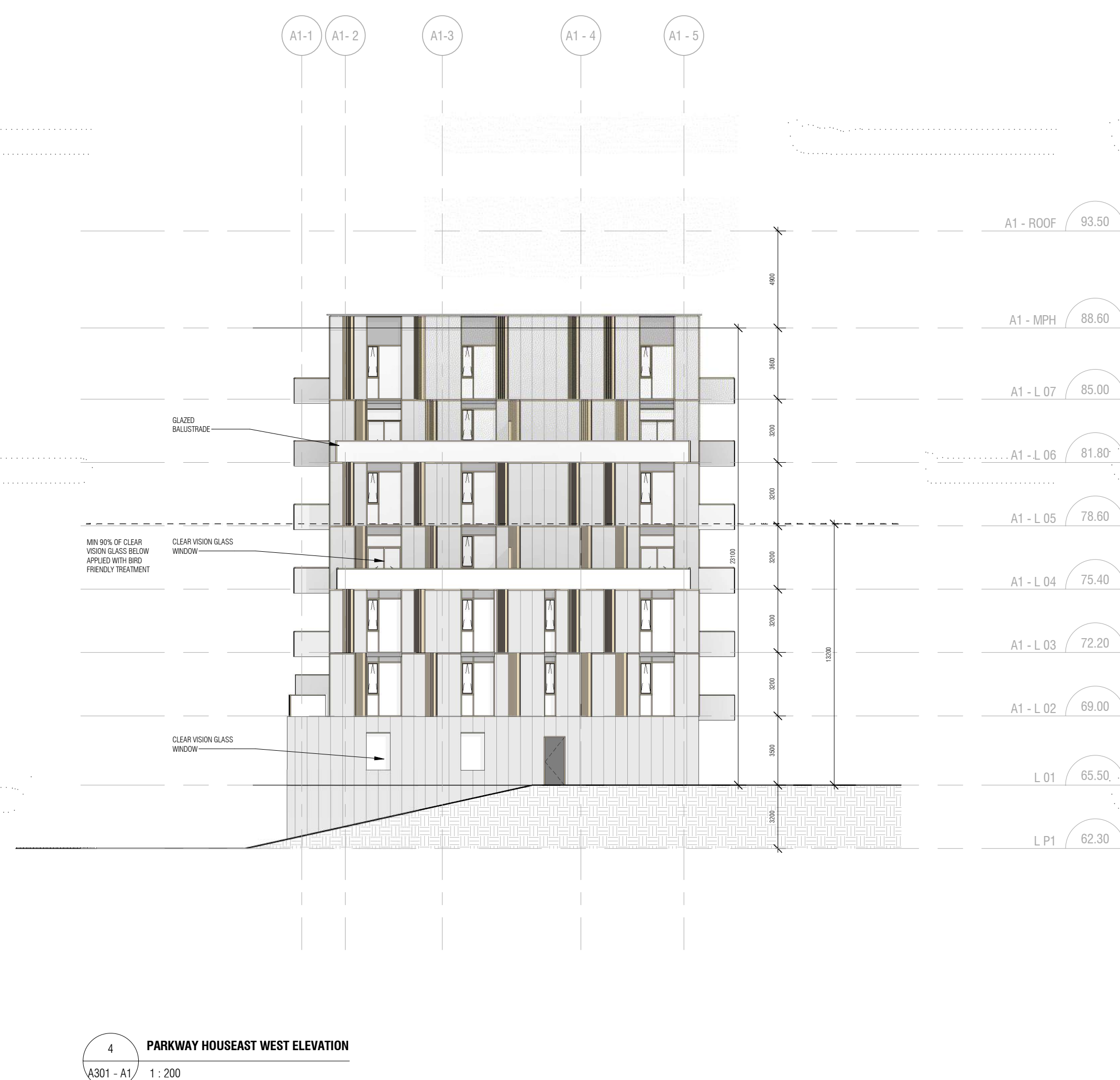
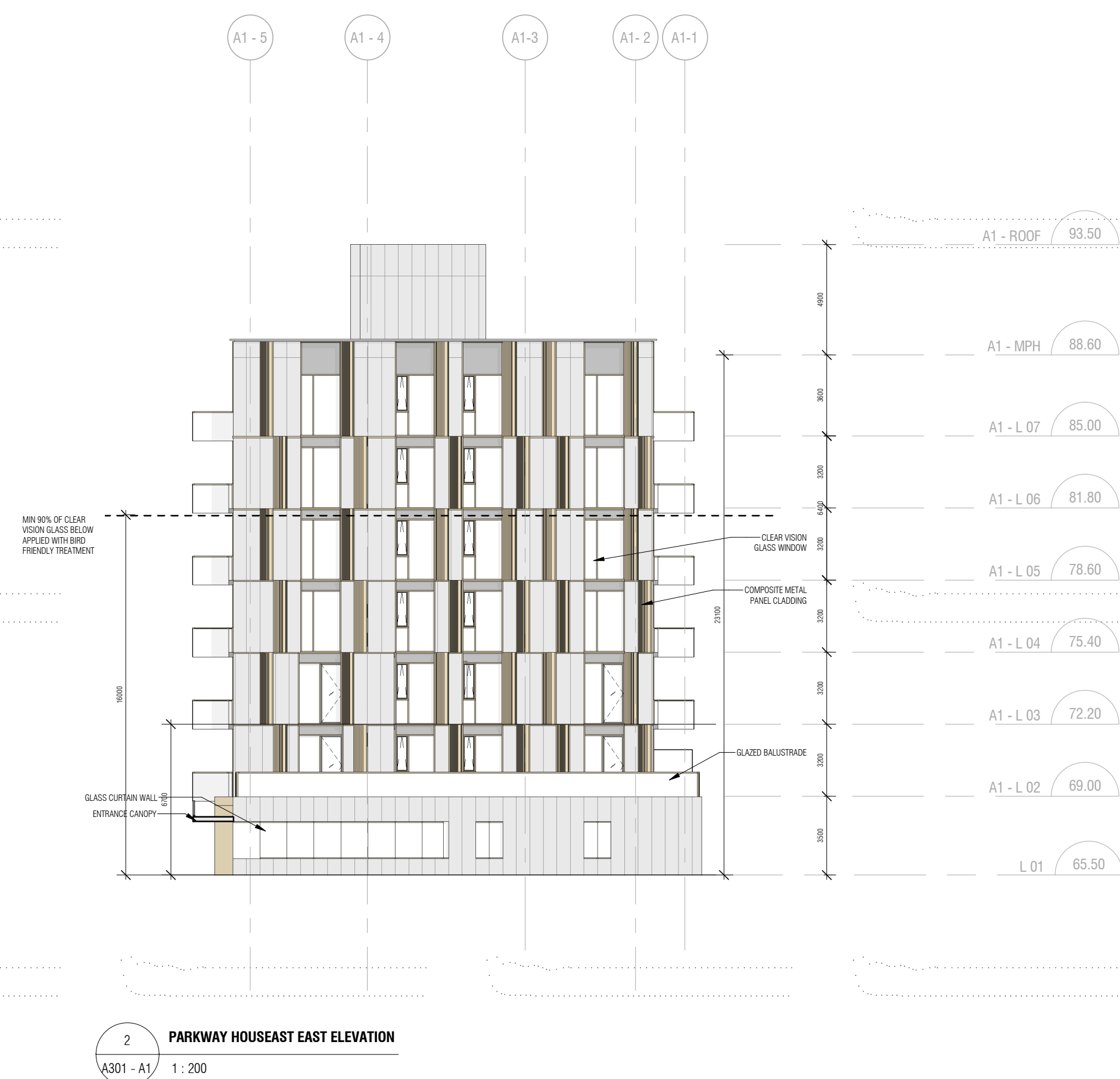
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ROOF PLAN
As indicated

A114

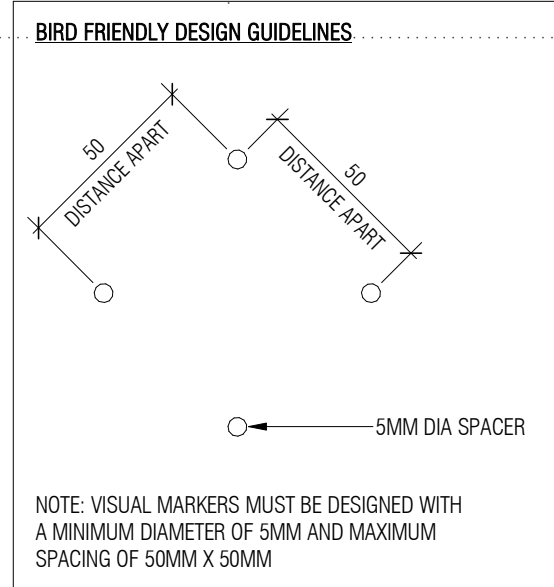
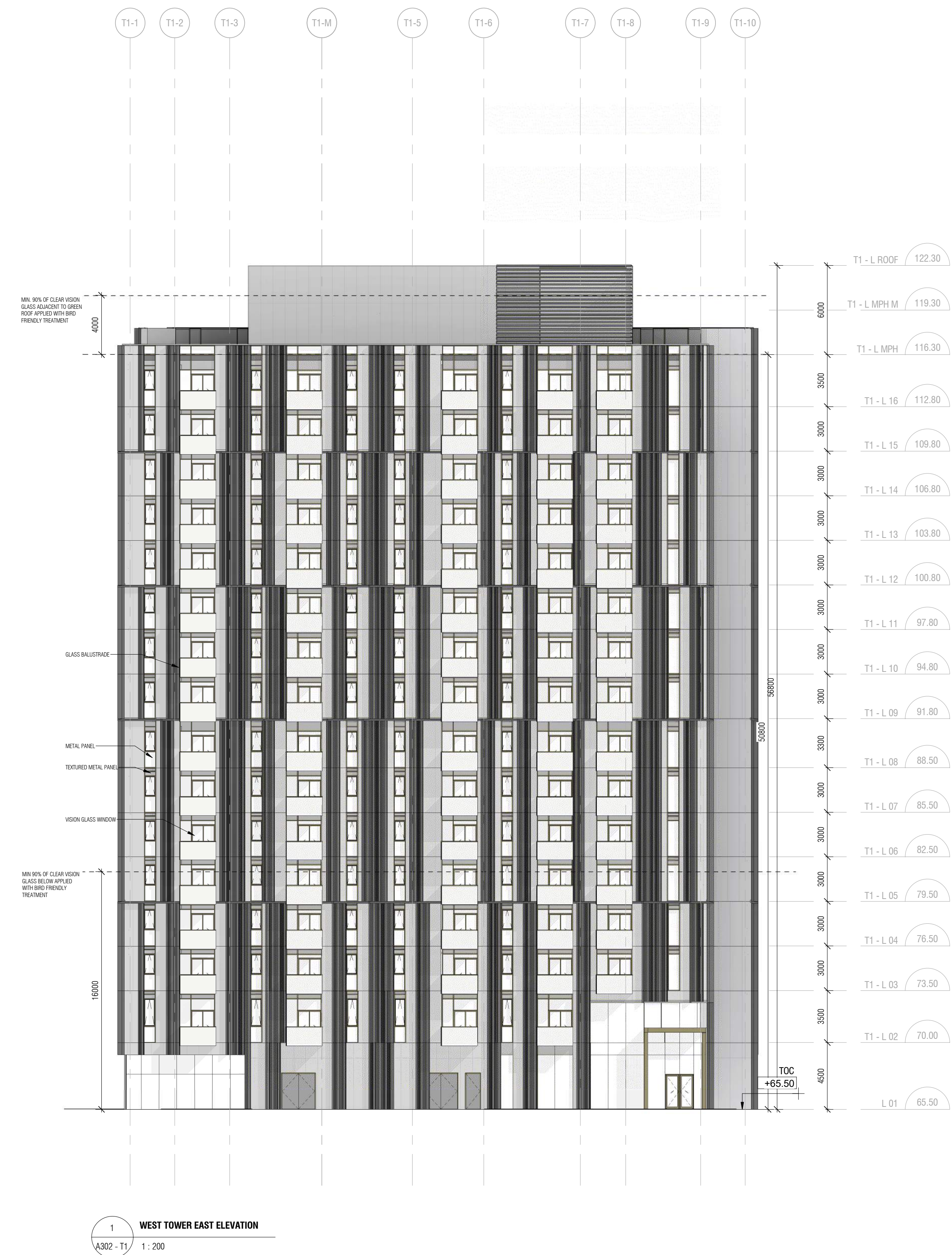
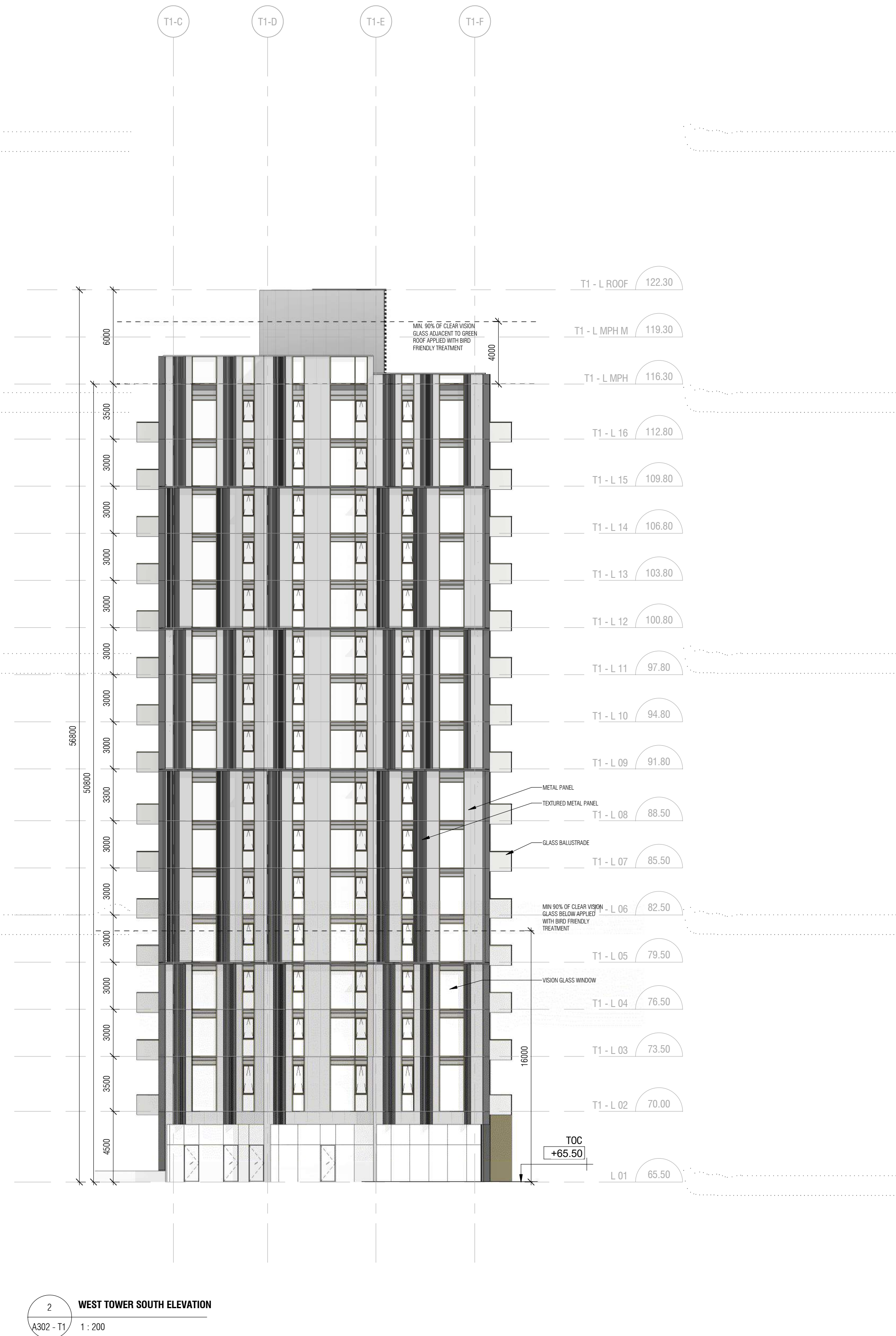
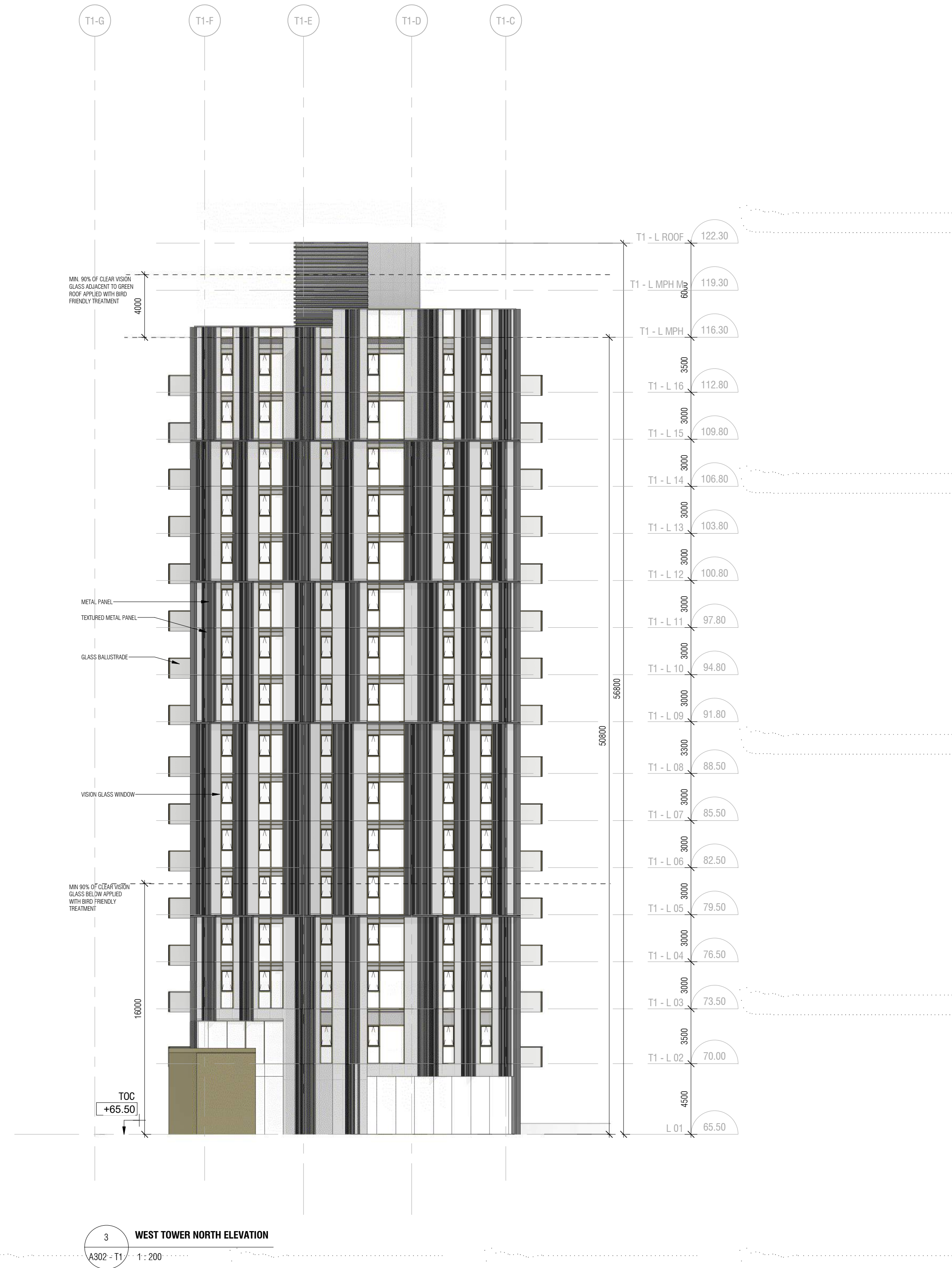


Issued	No.	Date	Description
1	22-05-13		Issued for ZBA
4	24-03-08		Issued for Site Plan Control Phase 2
5	24-03-08		Issued for Schematic Design
6	24-11-22		Issued for Site Plan Control



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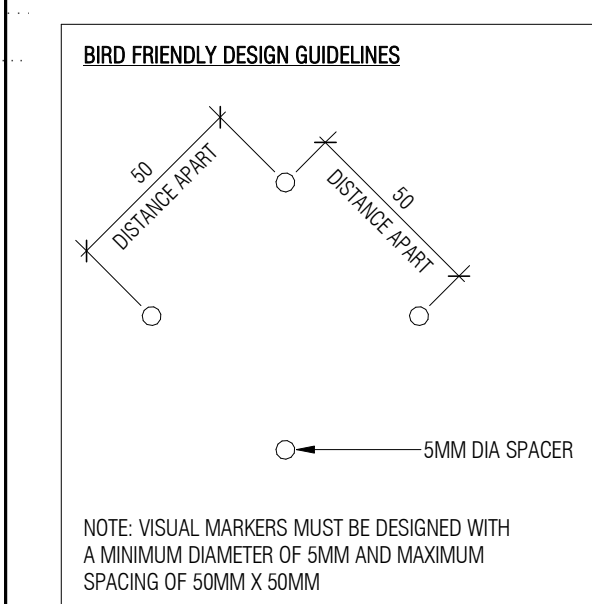
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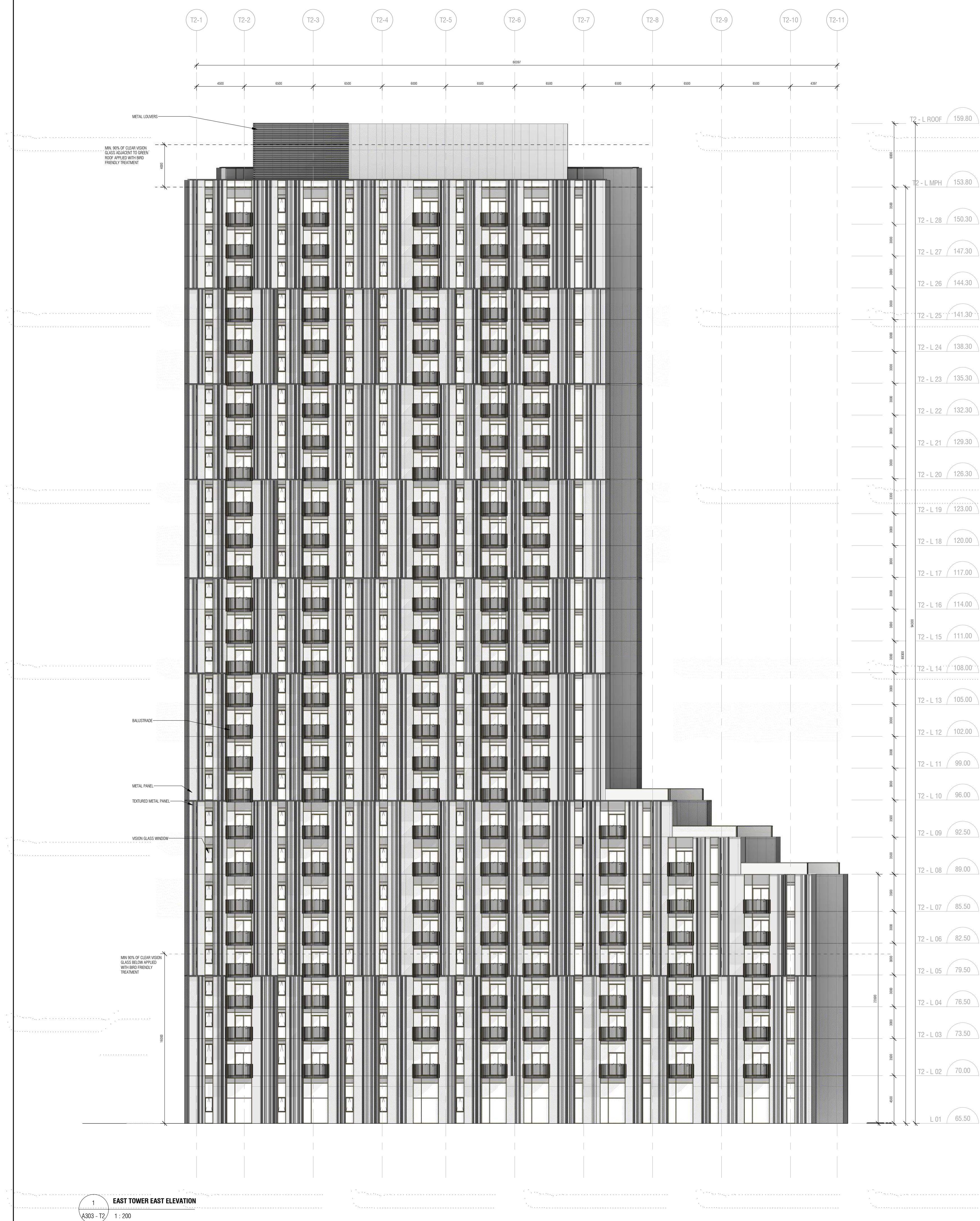
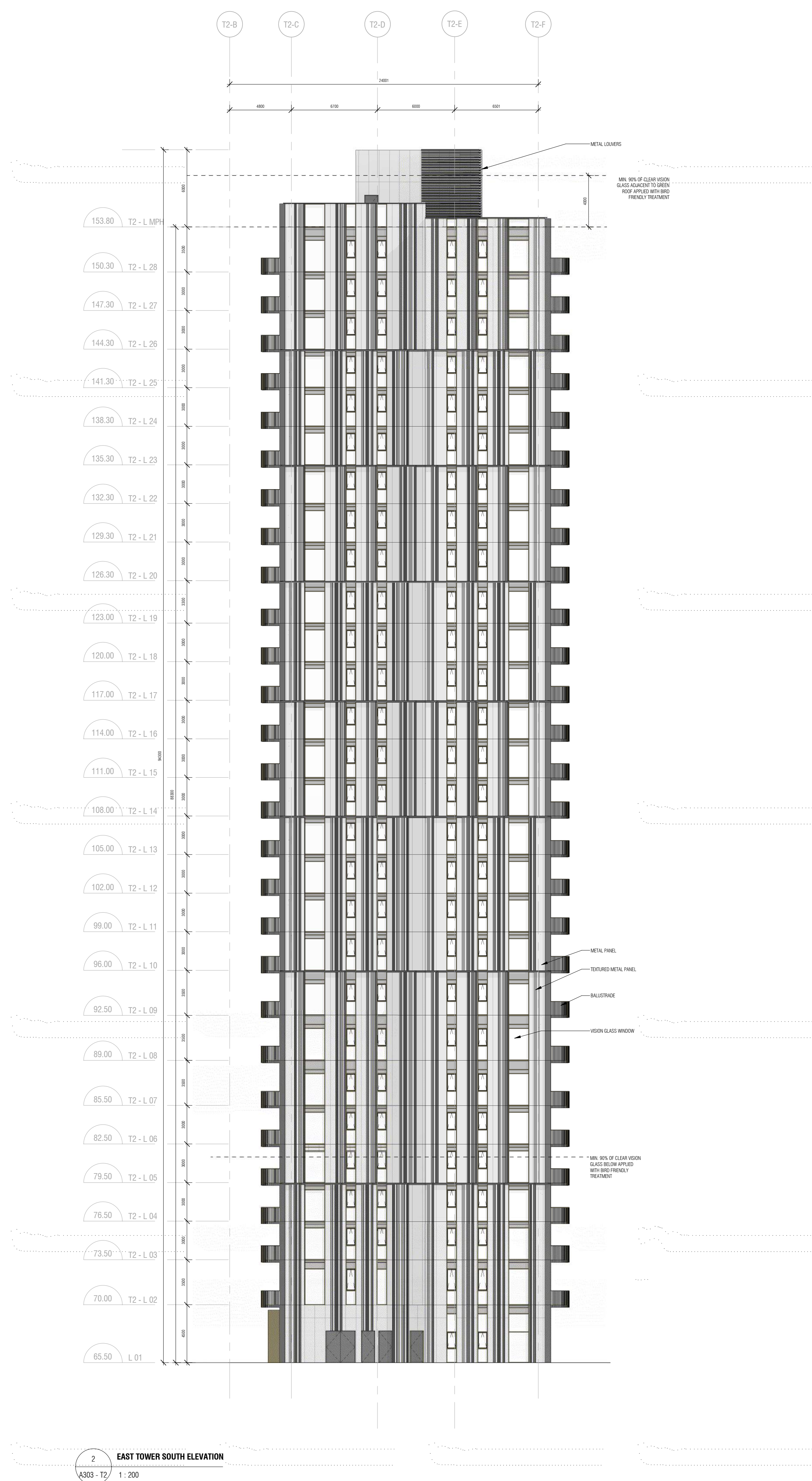
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Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
2	22-10-21	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

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

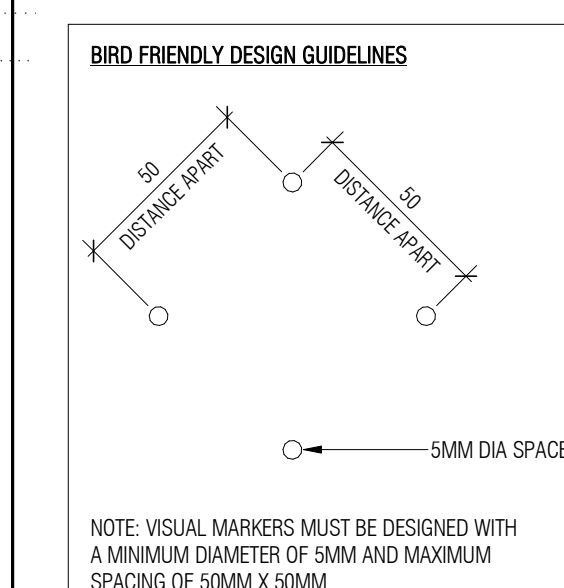


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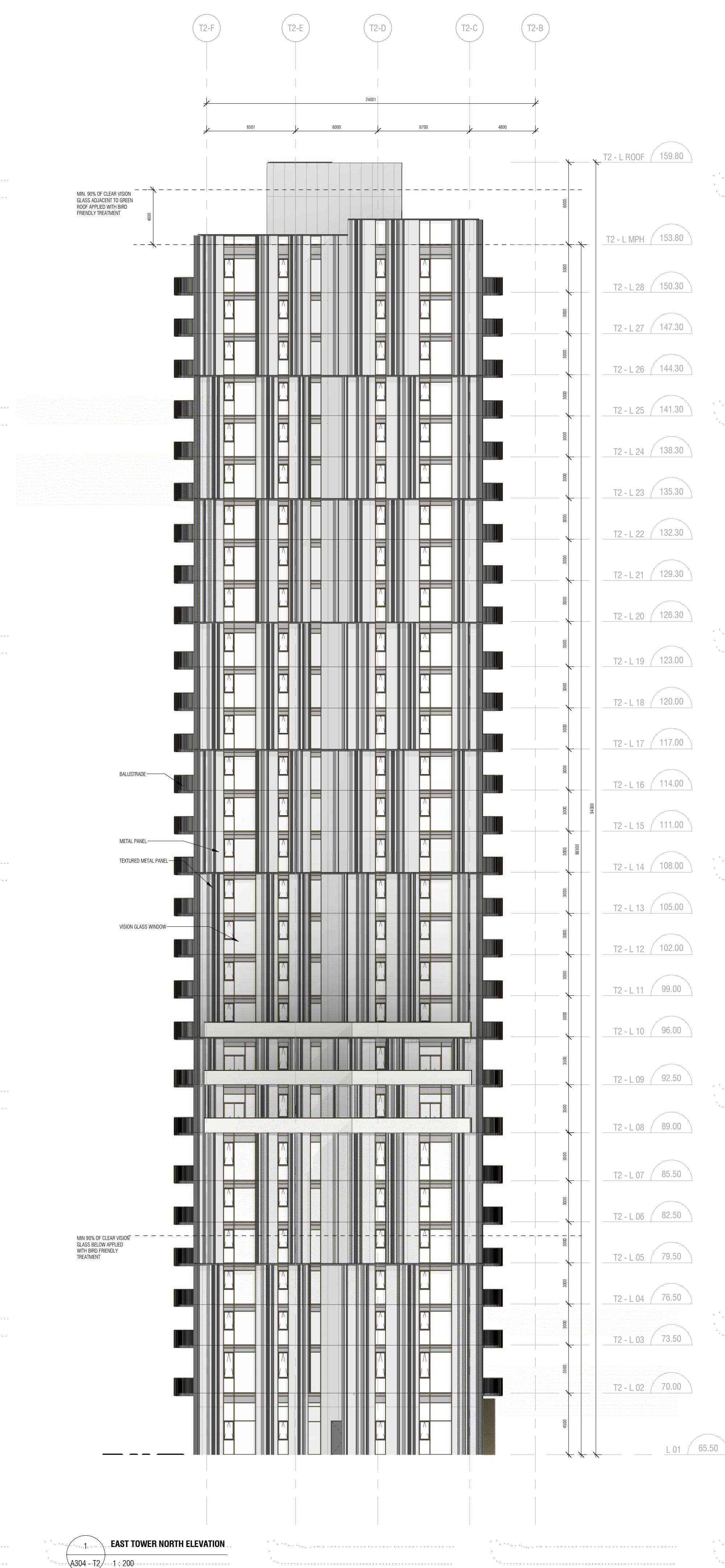


Issued		
No.	Date	Description
1	22-05-13	Issued for ZBA
3	23-01-31	Issued for ZBA Resubmission
4	24-03-08	Issued for Site Plan Control Phase 2
5	24-03-08	Issued for Schematic Design
6	24-11-22	Issued for Site Plan Control

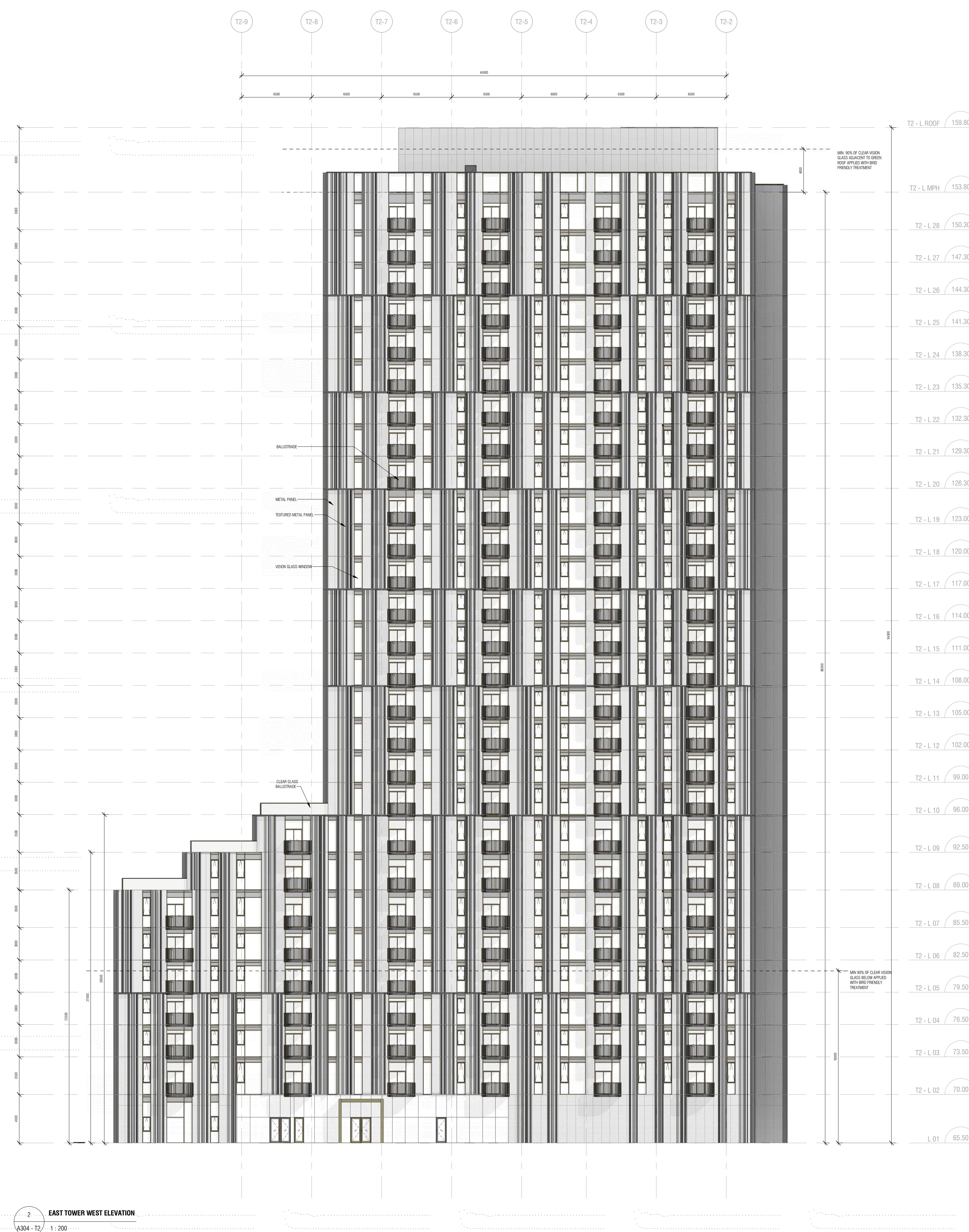


NOTE: VISUAL MARKERS MUST BE DESIGNED
A MINIMUM DIAMETER OF 5MM AND MAXIMUM
SPACING OF 50MM X 50MM

Contractor Must Check & Verify all Dimensions on the Job.
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EAST TOWER NORTH ELEVATION



2 EAST TOWER WEST ELEVATION
A304-T2 1:200