

RENDERING IS AN ARTIST INTERPRETATION. ALL IMAGERY IS APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

143 COLUMBIA STREET W.
143 COLUMBIA INC.

ZBA 2ND & SPA 4TH SUBMISSION

ARCHITECTURAL SHEET LIST

SHEET NUMBER SHEET NAME

ARCHITECTURAL

Sheet List - OVERALL SPA

Sheet Number	Sheet Name	Current Revision Date
A-301	BUILDING A NORTH & SOUTH ELEVATION	2024.04.04
A-302	BUILDING A EAST ELEVATION	2024.04.04
A-303	BUILDING A WEST ELEVATION	2024.04.04
A-304	BUILDING B NORTH & SOUTH ELEVATION	2024.04.04
A-305	BUILDING B WEST ELEVATION	2024.04.04
A-306	BUILDING B EAST ELEVATION	2024.04.04
A-307	BUILDING C NORTH ELEVATION	2024.04.04
A-308	BUILDING C SOUTH ELEVATION	2024.04.04
A-309	BUILDING C EAST & WEST ELEVATION	2024.04.04
A-SP1	SITE PLAN & LEVEL 1	2024.04.04
A-SP2	FIRE ACCESS ROUTE	2024.04.04
A-SP 3.1	SITE DETAILS	2024.04.04
A-SP 3.2	SITE DETAILS	2024.04.04
CMP	CONSTRUCTION MANAGEMENT PLAN	2024.04.04
SPA 2.1	BASEMENT/ LEVEL 1 & UPPER LEVEL 1	2024.04.04
SPA 2.2	LEVEL 2 / LEVEL 3	2024.04.04
SPA 2.3	LEVEL 7-25 TYP. TOWER	2024.04.04
SPA 2.4	MECHANICAL PENTHOUSE / MECH. PENTHOUSE ROOF	2024.04.04
SPA 4.1	SITE SECTIONS	2024.04.04
SPA 4.2	SITE SECTIONS	2024.04.04
SPA 4.3	SITE SECTIONS	2024.04.04

CIVIL	REFER TO CIVIL DRAWINGS
LANDSCAPE	REFER TO LANDSCAPE DRAWINGS
ELECTRICAL	REFER TO ELECTRICAL DRAWINGS

ARCHITECTURAL

NEW GENERATION DESIGN WAVE

156 Columbia Street,
Waterloo, Ontario
N2L 3L3, Canada

STRUCTURAL

Jablonsky, Ast and Partners
CONSULTING ENGINEERS
1129 LESLIE STREET
DON MILLS, ON., M3C 2K5
TEL: 416-447 7405
FAX: 416-447 2771
www.astint.on.ca

MECHANICAL ENGINEERING, FIRE PROTECTION, ELECTRICAL

ROMBALD INC.
Engineers Specializing in Building Services

ROMBALD INC.
23-826 KING ST. N.
Waterloo, ON N2J 4G8 ,Canada
Tel. 519.570.5002

CIVIL

K. SMART ASSOCIATES
85 MCINTYRE DR
Kitchener, ON N2R 1H6 ,Canada
Tel.519.748.119

LANDSCAPE

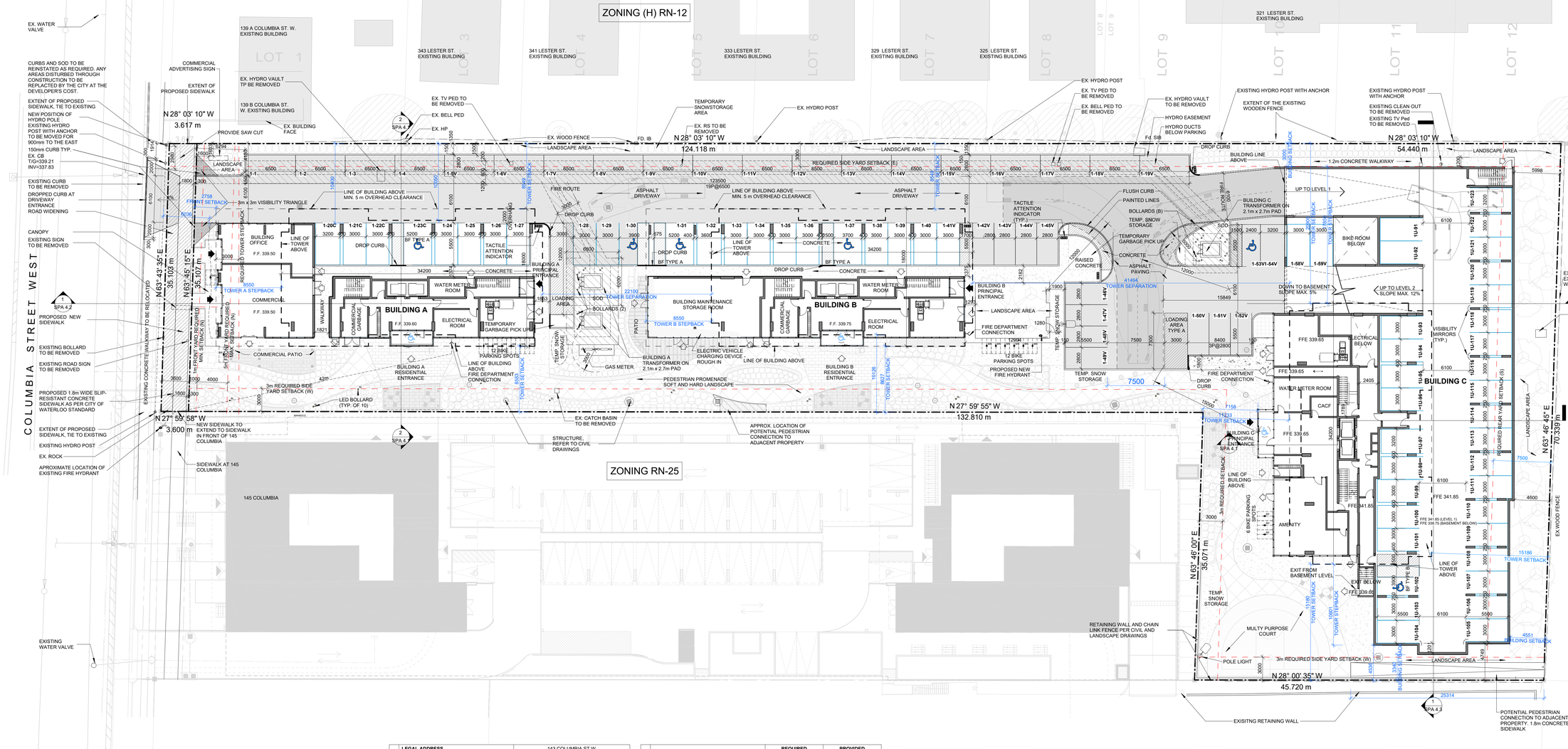
Hill Design Studio
Landscape Architectural Consultants

HILL DESIGN
355 Ottawa St. S
Kitchener, ON N2G 3S7, Canada
Tel.226.686.0700
E: info@hilldesign.ca

Last Plotted:2024-04-09 3:43:26 PM

NEW GENERATION DESIGN WAVE
156 Columbia Street, Waterloo, Ontario
Canada N2L 3L3

143 COLUMBIA STREET W.
143 COLUMBIA INC.
143 COLUMBIA STREET W, WATERLOO ON.
ZBA 2ND & SPA 4TH SUBMISSION: 2024.04.04



SITE PLAN WITH LEVEL 1

A-SP1 SCALE: 1 : 225

GENERAL NOTES

1. LEGAL DESCRIPTION: PART OF LOT 6, MUNICIPAL COMPILED PLAN OF SUBDIVISION OF LOT 13, GERMAN COMPANY TRACT, CITY OF WATERLOO. TAKEN FROM SURVEY PREPARED BY GUENTHER RUEB SURVEYING LIMITED, JULY 13, 2018.
2. TREE PROTECTION WILL REMAIN ON SITE FOR THE DURATION OF CONSTRUCTION.
3. PARKING AND SITE LIGHTING FIXTURES WILL BE FULL CUT-OF DIRECTED AWAY FROM ABUTTING PROPERTIES WITH NO GLARE.
4. SNOW STORAGE TO BE LOCATED ON SITE. EXCESS SNOW WILL BE TRUCKED AWAY FROM THE SITE.
5. ALL UNDERGROUND AND ABOVEGROUND (I.E. SIDEWALKS, CURBS, SOD, ROADS) WORKS IN MUNICIPAL R.O.W. TO BE UPGRADED AT 100% OWNER'S COST.
6. HANDICAP ACCESSIBLE ENTRANCE TO BE LOCATED AT THE FRONT ENTRANCE AND UNDERGROUND/COVERED PARKING GARAGE ACCESS DOOR.
7. BICYCLE STORAGE AREA WILL BE PROVIDED INSIDE THE BUILDING AND OUTSIDE.
8. PARKING CEILING AND INTERIOR PARKING WALL WILL BE PAINTED LIGHT COLOUR.
9. ALL LEVELS ARE BARRIER FREE ACCESSIBLE.
10. SITE PLAN, SITE GRADING AND LANDSCAPE PLANS HAVE BEEN COORDINATED.
11. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED FROM PUBLIC VIEW. ROOF TOP UNITS SHALL NOT BE VISIBLE FROM PUBLIC REALM OR RESIDENTIAL PROPERTIES AND ALL VENTING EQUIPMENT SHALL BE ARCHITECTURALLY INTEGRATED INTO BUILDING FACADE WITH NO EXTERNAL UNITS LOCATED ON BUILDING WALLS.
12. GARBAGE BINS WILL BE PERMANENTLY STORED IN GARBAGE STORAGE AREAS, AND WILL NOT REMAIN IN THE TEMPORARY PICK-UP ZONES. GARBAGE WILL BE COLLECTED BY PRIVATE SERVICE AT THE SOLE EXPENSE OF THE OWNER.
13. 118.6m² TOTAL COMMERCIAL SPACE WILL BE PROVIDED.
14. MIN. 25% HABITABLE SPACE PROVIDED AT THE FRONT OF THE BUILDING FACING STREET (BUILDING 143A)
15. EXTERIOR WALKS THAT FORM PART OF A BARRIER- FREE PATH OF TRAVEL SHALL HAVE A PERMANENT, FIRM AND SLIP-RESISTANT SURFACE AND A TACTILE ATTENTION INDICATOR THAT IS LOCATED TO IDENTIFY AN ENTRY INTO A VEHICULAR ROUTE OR AREA WHERE NO CURBS OR ANY OTHER ELEMENT SEPARATE THE VEHICULAR ROUTE OR AREA FROM A PEDESTRIAN ROUTE.
16. THE EXISTING MUNICIPAL SIDEWALKS FRONTING THE DEVELOPMENT ARE TO REMAIN TO PROVIDE SAFE ACCESS DURING CONSTRUCTION, AND ONLY REMOVED ONCE CONTRACTOR IS READY TO CONSTRUCTED NEW SIDEWALK. A SAFE PEDESTRIAN WALKWAY SHALL BE PROVIDED AT ALL TIMES.
17. THE MAXIMUM NUMBER OF BEDROOMS PERMITTED WITHIN EACH RESIDENTIAL UNIT SHALL BE CONSISTENT WITH THE ISSUED BUILDING PERMIT AND ASSOCIATED SITE PLAN AND DRAWINGS.
18. WITH THE EXCEPTION OF THE BEDROOMS REFERENCED WITHIN THE SITE DATA CHART OF THE APPROVED SITE PLAN, NO FLOOR AREA IN THE RESIDENTIAL UNIT, INCLUDING THOSE ROOMS LABELLED AS 'DINING ROOM', SHALL BE USED AS A BEDROOM OR CONVERTED TO A BEDROOM WITHOUT THE WRITTEN CONSENT OF THE CITY OF WATERLOO.
19. THE SPACE LABELLED 'BUILDING OFFICE' SHALL BE USED EXCLUSIVELY AS ADMINISTRATIVE SPACE FOR THE RESIDENTIAL BUILDINGS AND SHALL NOT BE USED, LEASED OR SOLD AS A SEPARATE COMMERCIAL UNIT. IT MUST REMAIN AS COMMON ELEMENT SPACE IN THE EVENT THE BUILDING IS CONVERTED TO A CONDOMINIUM, UNLESS THERE IS WRITTEN CONSENT FROM THE CITY OF WATERLOO OTHERWISE.
20. AS PER SECTION 3.P.2 OF THE ZONING BY-LAW OUTDOOR RESTAURANT PATIOS, OUTDOOR CAFE PATIOS, OUTDOOR BAKE SHOP PATIOS, AND OUTDOOR DISPLAY AREAS SHALL NOT OBSTRUCT OR ELIMINATE A PARKING SPACE OR LOADING SPACE REQUIRED BY THIS BYLAW
21. ALL STRUCTURED PARKING SHOULD HAVE ROUGH-INS FOR ELECTRIC CHARGING DEVICES.
22. THE DAYLIGHT TRIANGLES WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
23. WITHIN STRUCTURED PARKING ALL PARKING SPACES TO HAVE ROUGH-IN FOR ELECTRICAL VEHICLE CHARGERS

SITE PLAN LEGEND

- PROPERTY BOUNDARIES
- PRINCIPAL FIRE FIGHTERS ENTRANCE
- MAN DOOR LOCATION
- FIRE ROUTE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- REQUIRED PROPERTY SETBACKS
- LIGHT STANDARD
- BOLLARD
- LED BOLLARD
- CATCH BASIN
- BIKE RACK (POST AND HOOP)

SITE LEGEND & NOTES

SITE DATA CHART

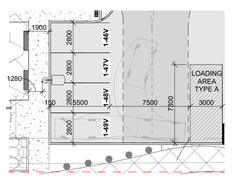
GENERAL INFORMATION	LEGAL ADDRESS	143 COLUMBIA ST W	
	ZONING	(H)RN-25 RESIDENTIAL NORTHDALE TWENTY FIVE	
	STREET FRONTAGE	CONVERTIBLE FRONTAGE	
	SITE REGULATIONS	(H)RN-25 RESIDENTIAL NORTHDALE TWENTY FIVE	
		REQUIRED	PROVIDED
	MIN. LOT FRONTAGE	20m	35m
	MIN. LOT AREA	1,000m²	7,882.611m²
	GROSS LOT AREA: (includes public walkway)	8,009m²	
	ROAD WIDENING & ROW	126.389m²	
	NET LOT AREA	7,882.611m²	
	BUILDING AREA	BUILDING A: 630m² BUILDING B: 634m² BUILDING C: 1817m² TOTAL 3081m²	
	BUILDING COVERAGE	N/A	TOTAL 38.46%
DENSITY	TOTAL NUMBER OF BEDS min. 250 bed/Ha max. 750 bed/Ha	min. 0.788 x 250 = 197 max. 0.788 x 750 = 591	TOTAL 591
	TOTAL NUMBER OF UNITS	N/A	591
SETBACKS	FRONT YARD SETBACK (N)	min. 1.0m max. 5.0m (min. 75% of the facade)	**BUILDING A 2.7m (100% of facade)** BUILDING B > 1m BUILDING C > 1m
	SIDE YARD SETBACK (W)	3m	BUILDING A > 3m BUILDING B > 3m **BUILDING C 3.3m**
	SIDE YARD SETBACK (E)	3m	BUILDING A > 3m BUILDING B > 3m **BUILDING C 3m**
	REAR YARD SETBACK (S)	7.5m	BUILDING A > 7.5m BUILDING B > 7.5m **BUILDING C 4.5m***
HEIGHT	PODIUM REQUIREMENT	min. 10.5m max. 20m	BUILDING A: 20m BUILDING B: 20m **BUILDING C: 6.1m ✻**
	STOREYS	25	BUILDING A: 25 BUILDING B: 25 BUILDING C: 25
	BUILDING HEIGHT	max. 82.5m	**BUILDING A: 80.2m** **BUILDING B: 80.1m** **BUILDING C: 80.1m**
	MIN. HEIGHT OF 1st STOREY	4.5m	BUILDING A: 5.6m BUILDING B: 5.6m **BUILDING C: 4.8m**

TOWER INFORMATION			
		REQUIRED	PROVIDED
	MIN. FRONT & FLANKAGE TOWER STEPBACK	3m	BUILD. A&B: 8.5m **BUILDING C: 2.2m✻**
	MIN. SIDE STEPBACK(W)	3m	**BUILD. A&B: 0 m✻** **BUILD. C: 10.6 m**
	MIN. SIDE STEPBACK(E)	3m	**BUILD. A&B: 0 m✻** **BUILD. C:17.8 m**
	MIN. REAR STEPBACK	3m	**BUILD. A&B: 0 m✻** **BUILD. C: 10.8 m**
	MAX. TOWER FOOTPRINT	800m²	**BUILDING A: 572m²** **BUILDING B: 572m²** **BUILDING C: 572m²**
	MIN. TOWER SEPARATION ON THE SAME LOT	22m	BUILD. A&B 22.1m **BUILD. B&C 41.4m**
	MIN. TOWER SEPARATION FROM AN INTERIOR LOT LINE	11m	BUILDING A: 8.55m ✻ BUILDING B: 8.55m ✻ **BUILDING C: 8.23m ✻**
	MAX. HORIZONTAL TOWER DIMENSION	35m	BUILDING A: 34.2m BUILDING B: 34.2m BUILDING C: 34.2m

PARKING	PARKING REQUIREMENT Residential: 0.2 spaces / bed Visitor: 0.05 spaces / bed Non-residential: 3 spaces / 100m² floor area	Res.: 591 x 0.2 = 119 Vis.: 591 x 0.05 = 30 Com.: 115.3 x 3 / 100 = 4 TOTAL 153	Res: 124 Vis.: 30 Com.: 4 **TOTAL 158**
	BF PARKING	3 TYPE A 3 TYPE B	3 TYPE A 3 TYPE B
	MIN. BIKE PARKING Residential: 0.25 spaces / bed Non-residential: 1 space / 100m²	Res.: 591x 0.25 = 148 Com.: 115.3 / 100 = 2 TOTAL 150	Res.: 166 Com.: 4 TOTAL 170
LOADING	REQUIRED LOADING SPACES Residential/Commercial TYPE A = 3m x 7m x 3m (WxLxH) TYPE B = 3m x 12m x 4.5m (WxLxH)	Com. area < 2500m² 1 TYPE B Res. Loading satisfied by 6.5.9.3.	1 TYPE B 1 TYPE A
	LANDSCAPED OPEN SPACE	30% 2365m²	30.2% 2378.3m²
AMENITY AREAS	REQUIRED AMENITY AREA 3m² per bedroom	591 x 3 = 1,773m²	OUTDOOR: 461m² INDOOR: 91.4m² BALCON.: 1,756m² **TOTAL: 2,308.4m²**
	REQUIRED COMMON AMENITY AREA 30% of required amenity	1,773m² x 0.3 = 532m²	OUTDOOR: 461m² INDOOR: 91.4m² **TOTAL: 552.4m²**
	GARBAGE ENCLOSURE	INSIDE	

✻ DENOTES NON-CONFORMITY WITH ZONING BY-LAW

PARKING SCHEDULE	
TYPE	COUNT
BUILDING A, LEVEL 1	
3000 x 5500	6
3200 x 5500	1
BF Type B 5200 x 5500	1
	8
BUILDING B, LEVEL 1	
3000 x 5500	10
3200 x 5500	1
BF Type A 3900 x 5500	1
BF Type B 5200 x 5500	2
	14
BUILDING C, BASEMENT	
3000 x 5500	28
3200 x 5500	2
BF Type A 3900 x 5500	1
	31
BUILDING C, LEVEL 1 UPPER	
3000 x 5500	32
3200 x 5500	2
BF Type A 3900 x 5500	1
	35
BUILDING C, LEVEL 2	
2800x5500	19
3000x5500	15
3200 x 5500	2
BF Type A 3900 x 5500	1
	37
ON GRADE	
2800 x 5500	12
2800 x 6500	19
3200 x 5500	1
BF Type A 3900 x 5500	1
TOTAL:	33 158



CAR MOVEMENT DETAIL

A-SP1 SCALE: 1 : 225

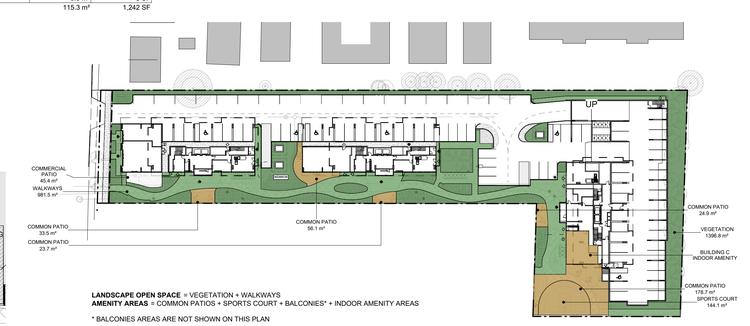
TOTAL BALCONIES BUILDING A			
LEVEL	Space Type	AREA(m²)	AREA (SF)
Level 7	BALCONY	34.0 m²	366 SF
Level 8	BALCONY	31.3 m²	337 SF
Level 9	BALCONY	30.7 m²	331 SF
Level 10	BALCONY	30.7 m²	330 SF
Level 11	BALCONY	29.8 m²	321 SF
Level 12	BALCONY	30.2 m²	325 SF
Level 13	BALCONY	30.0 m²	323 SF
Level 14	BALCONY	28.5 m²	306 SF
Level 15	BALCONY	28.0 m²	302 SF
Level 16	BALCONY	29.5 m²	318 SF
Level 17	BALCONY	28.0 m²	302 SF
Level 18	BALCONY	28.0 m²	302 SF
Level 19	BALCONY	28.5 m²	306 SF
Level 20	BALCONY	28.9 m²	311 SF
Level 21	BALCONY	29.4 m²	316 SF
Level 22	BALCONY	30.3 m²	327 SF
Level 23	BALCONY	30.3 m²	326 SF
Level 24	BALCONY	30.7 m²	330 SF
Level 25	BALCONY	30.7 m²	331 SF
TOTAL		567.6 m²	6,109 SF

TOTAL BALCONIES BUILDING B			
LEVEL	Space Type	AREA(m²)	AREA (SF)
Level 7	BALCONY	34.0 m²	366 SF
Level 8	BALCONY	29.3 m²	315 SF
Level 9	BALCONY	28.5 m²	306 SF
Level 10	BALCONY	29.2 m²	314 SF
Level 11	BALCONY	30.6 m²	329 SF
Level 12	BALCONY	31.2 m²	335 SF
Level 13	BALCONY	31.6 m²	340 SF
Level 14	BALCONY	31.9 m²	344 SF
Level 15	BALCONY	32.4 m²	348 SF
Level 16	BALCONY	32.9 m²	354 SF
Level 17	BALCONY	32.9 m²	354 SF
Level 18	BALCONY	32.4 m²	349 SF
Level 19	BALCONY	31.9 m²	344 SF
Level 20	BALCONY	31.5 m²	339 SF
Level 21	BALCONY	31.0 m²	334 SF
Level 22	BALCONY	30.8 m²	331 SF
Level 23	BALCONY	30.1 m²	324 SF
Level 24	BALCONY	29.7 m²	319 SF
Level 25	BALCONY	29.2 m²	315 SF
TOTAL		590.9 m²	6,360 SF

TOTAL BALCONIES BUILDING C			
LEVEL	Space Type	AREA(m²)	AREA (SF)
Level 7	BALCONY	29.7 m²	320 SF
Level 8	BALCONY	32.9 m²	354 SF
Level 9	BALCONY	32.4 m²	349 SF
Level 10	BALCONY	31.9 m²	344 SF
Level 11	BALCONY	31.5 m²	339 SF
Level 12	BALCONY	31.0 m²	333 SF
Level 13	BALCONY	30.6 m²	329 SF
Level 14	BALCONY	30.1 m²	324 SF
Level 15	BALCONY	30.6 m²	329 SF
Level 16	BALCONY	30.9 m²	333 SF
Level 17	BALCONY	31.5 m²	339 SF
Level 18	BALCONY	31.9 m²	344 SF
Level 19	BALCONY	32.4 m²	349 SF
Level 20	BALCONY	32.8 m²	353 SF
Level 21	BALCONY	32.4 m²	349 SF
Level 22	BALCONY	31.9 m²	344 SF
Level 23	BALCONY	31.5 m²	339 SF
Level 24	BALCONY	30.9 m²	333 SF
Level 25	BALCONY	30.6 m²	329 SF
TOTAL		597.5 m²	6,431 SF

COMMERCIAL AREA		
Building	AREA(m²)	AREA (SF)
A	115.3 m²	1,242 SF
B	0.0 m²	0 SF
C	0.0 m²	0 SF
TOTAL	115.3 m²	1,242 SF

TOTAL COMMON INDOOR AMENITY BUILDINGS A, B & C			
LOCATION	Space Type	AREA(m²)	AREA (SF)
Level 1, Building C	AMENITY	91.4 m²	984 SF
TOTAL		91.4 m²	984 SF



LANDSCAPE OPEN SPACE = VEGETATION + WALKWAYS
AMENITY AREAS = COMMON PATIOS + SPORTS COURT + BALCONIES* + INDOOR AMENITY AREAS

* BALCONIES AREAS ARE NOT SHOWN ON THIS PLAN

LANDSCAPE & AMENITY AREAS

A-SP1 SCALE: 1 : 750

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC AND MAY BE RECORDS. PUBLIC RECORDS ARE AVAILABLE TO, AND MAY BE REPRODUCED BY, ANY PERSON UPON REQUEST. SUBJECT TO THE CITY OF WATERLOO MAY, AT PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL, AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIFIC ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY
REVISIONS:				

E	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION	
D	2023.08.08	SPA 3RD SUBMISSION	
C	2023.04.04	SPA 2ND SUBMISSION	
B	2022.11.25	MINOR ZBA APPLICATION	
A	2022.06.30	ZBA PRE-CONSULTATION	
	2021.11.03	SPA 1ST SUBMISSION	

NO.	DATE	ISSUED FOR	CH	BY
ISSUES				

PLOT DATE:
2024-04-03 2:57:30 PM

NORTH: STAMP:

TN

LEGEND:



Key Plan

SCALE: N.T.S.

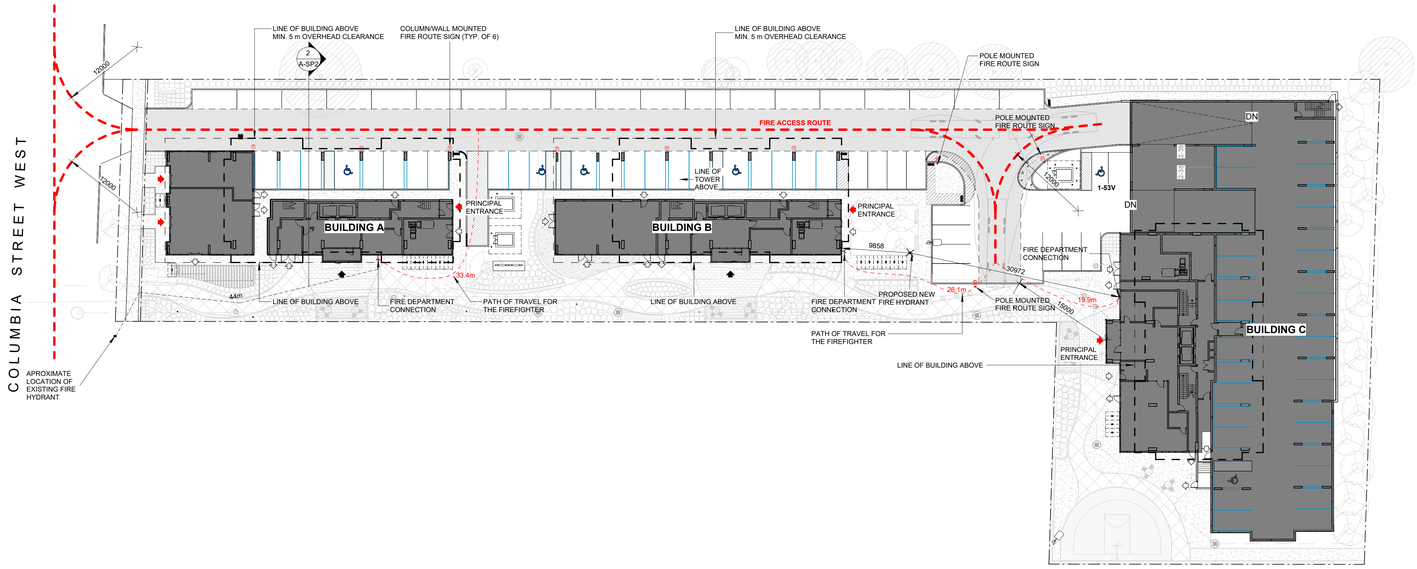
CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

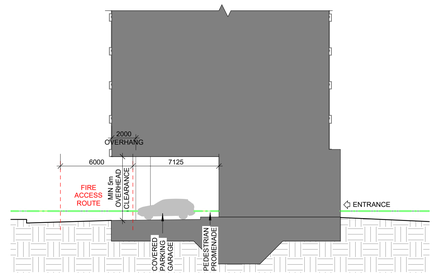
DRAWING TITLE:
SITE PLAN & LEVEL 1

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MB		18-143
DESIGNED BY:	APPROVED BY:	DATE:
KS		2024.01.11
SCALE: As indicated		DRAWING NUMBER: A-SP1
DIVISION NUMBER: 00 32 02-01		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt



1 A-SP2 FIRE ACCESS ROUTE
SCALE: 1 : 350



2 A-SP2 SECTION THROUGH FIRE ROUTE
SCALE: 1 : 200

FIRE ROUTE SIGNS ARE TO BE INSTALLED AS PER BY-LAW 2018-007. THEY ARE TO BE POSTED EVERY 20m ALONG DESIGNATED FIRE ROUTE. AND SHALL NOT BE SET BACK MORE THAN 5m FROM THE EDGE OF THE ROUTE. THEY ARE TO BE INSTALLED SUCH THAT THE BOTTOM OF THE SIGN IS A MINIMUM OF 2.4m ABOVE GRADE AND THE TOP OF THE SIGN IS A MAXIMUM OF 3m ABOVE GRADE AND SHALL BE MAINTAINED FREE OF OBSTRUCTIONS AND BE READABLE AND CLEARLY VISIBLE. FIRE ROUTE SIGNS ARE TO BE INSTALLED PRIOR TO BUILDING OCCUPANCY. CONTACT BETH MAXWELL FOR MORE INFORMATION - 519.747.8795.

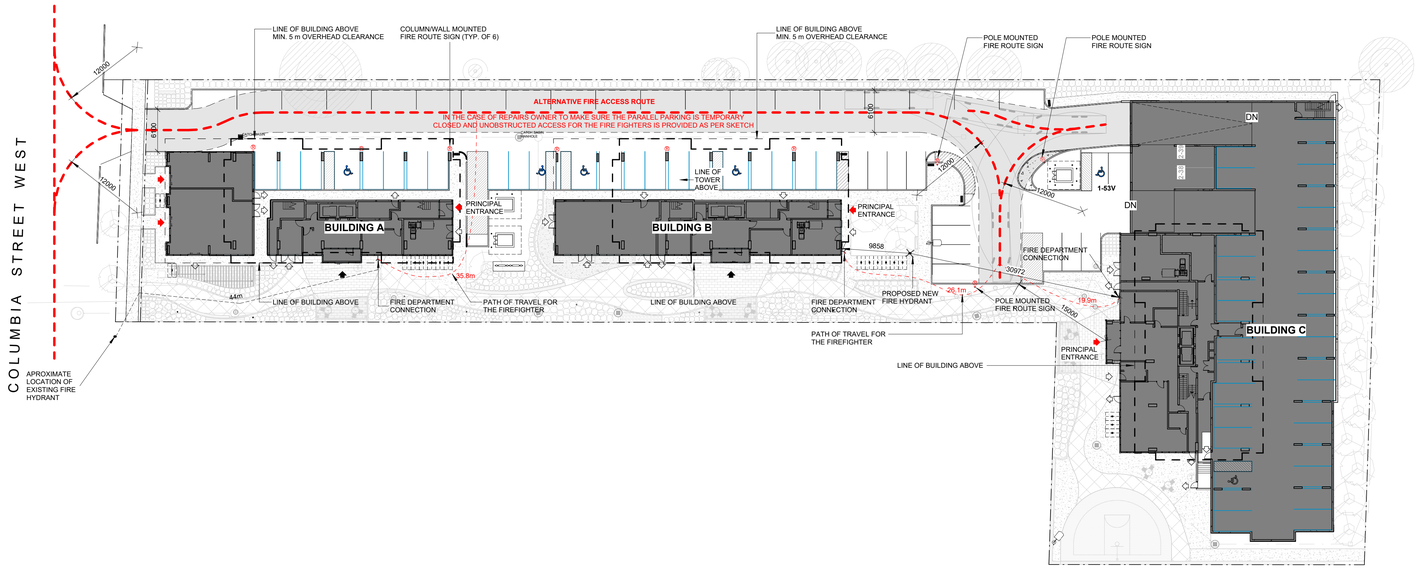
COLUMN/WALL MOUNTED FIRE ROUTE SIGN

POLE MOUNTED FIRE ROUTE SIGN



REQUIRED FIRE ROUTE SIGNAGE

ITEM	COLOUR
"P"	Black
Circle & Slash	Red
Text (Fire Route)	White with red bar
Directional Arrow(s)	Black
Background	White



3 A-SP2 ALTERNATIVE FIRE ACCESS ROUTE
SCALE: 1 : 350

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE TO, AND MAY BE REPRODUCED BY, ANY PERSON. BY SUBMITTING SAID ITEMS TO THE CITY OF WATERLOO, THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL, AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
E	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
D	2023.08.08	SPA 3RD SUBMISSION		
C	2023.04.04	SPA 2ND SUBMISSION		
B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE:
2024-04-03 2:57:36 PM

NORTH: TN N

STAMP:

LEGEND:



CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
FIRE ACCESS ROUTE

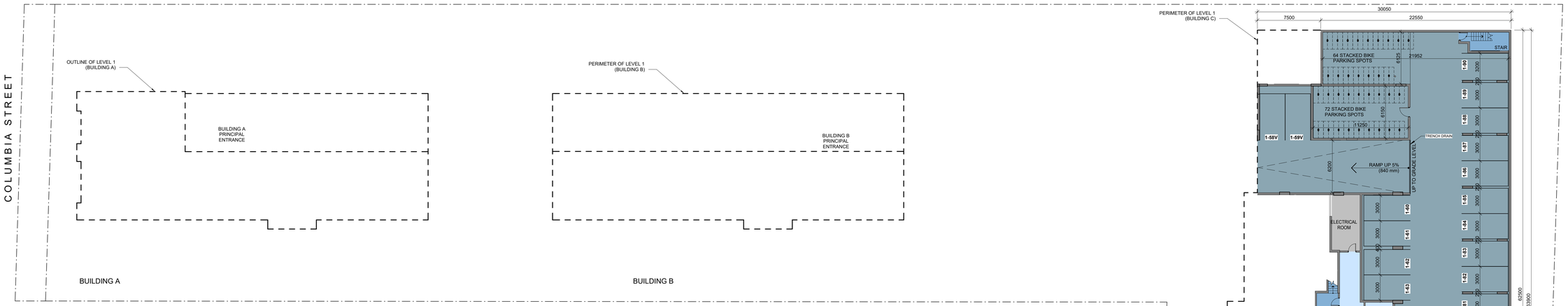
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MB		18-143
DESIGNED BY:	APPROVED BY:	DATE:
KS		2024.01.11

SCALE: As indicated

DRAWING NUMBER: A-SP2

DIVISION NUMBER: 00 32 02-01

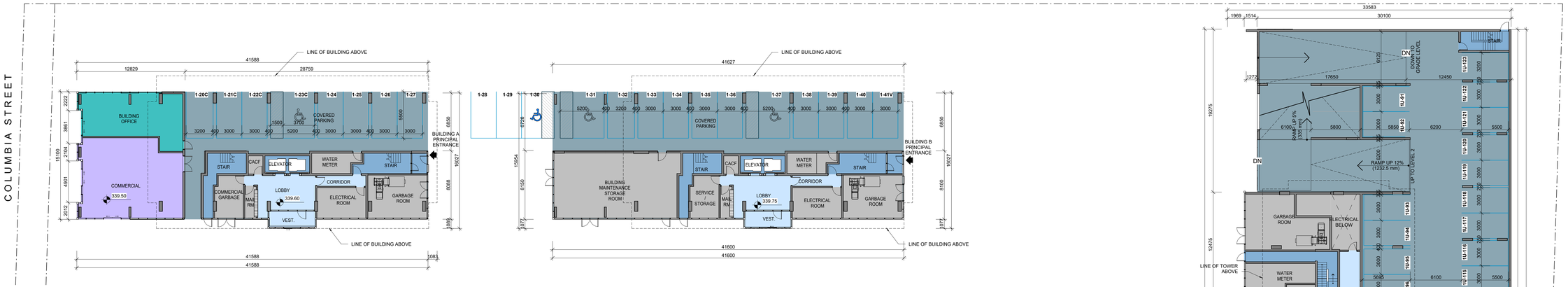
Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt



SPACE LEGEND

- CIRCULATION
- COVERED PARKING
- SERVICE
- VERTICAL DEDUCTIBLE

2 LEVEL BASEMENT
SPA 2.1 SCALE: 1 : 200



SPACE LEGEND

- AMENITY
- CIRCULATION
- COMMERCIAL
- COVERED PARKING
- OFFICE SERVICE
- SERVICE
- VERTICAL DEDUCTIBLE

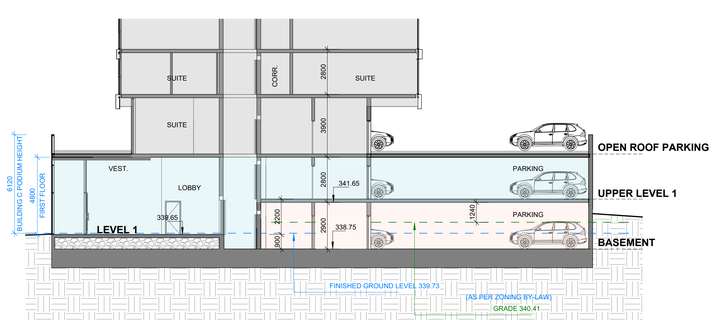
PARKING SCHEDULE - BASEMENT, LEVEL 1 & LEVEL 1 UPPER

TYPE	COUNT
BUILDING A, LEVEL 1	
3000 x 5500	6
3200 x 5500	1
BF Type B 5200 x 5500	1
	8
BUILDING B, LEVEL 1	
3000 x 5500	10
3200 x 5500	1
BF Type A 3900 x 5500	1
BF Type B 5200 x 5500	2
	14
BUILDING C, BASEMENT	
3000 x 5500	28
3200 x 5500	2
BF Type A 3900 x 5500	1
	31
BUILDING C, LEVEL 1 UPPER	
3000 x 5500	32
3200 x 5500	2
BF Type A 3900 x 5500	1
	35
TOTAL:	88

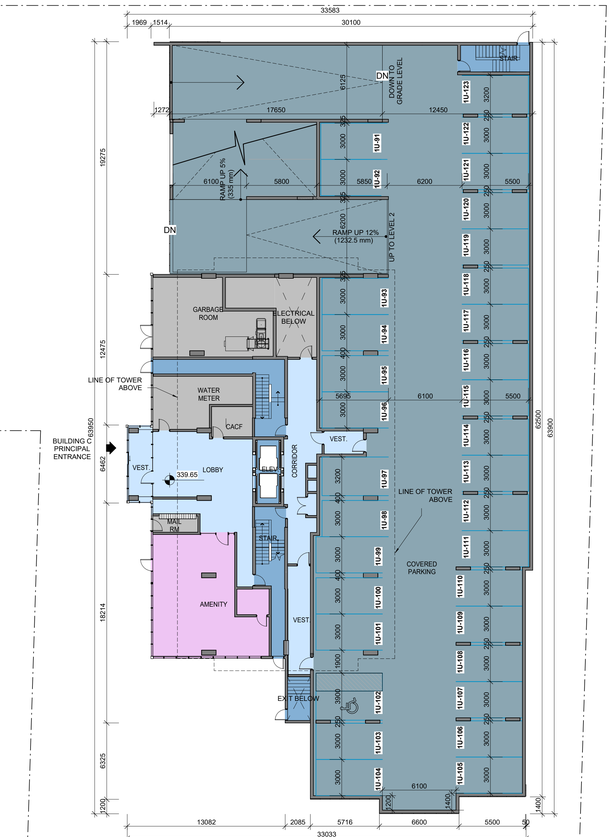
PARKING SCHEDULE - LEVEL GRADE

TYPE	COUNT
ON GRADE	
2800 x 5500	12
2800 x 6500	19
3200 x 5500	1
BF Type A 3900 x 5500	1
TOTAL:	33

LEVEL 1 & LEVEL 1 UPPER
SPA 2.1 SCALE: 1 : 200



BUILDING C SECTION N-S
SPA 2.1 SCALE: 1 : 150



NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE FOR INSPECTION BY ANY MEMBER OF THE PUBLIC OR ANY PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE MFIPPA AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF THE REQUIRED CONSTRUCTION SCHEDULE MUST BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
E	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
D	2023.08.08	SPA 3RD SUBMISSION		
C	2023.04.04	SPA 2ND SUBMISSION		
B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE: 2024-04-03 3:22:21 PM

NORTH: TN

STAMP:

LEGEND:

CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: BASEMENT/ LEVEL 1 & UPPER LEVEL 1

DRAWN BY:	CHECKED BY:	PROJECT NUMBER: 18-143
DESIGNED BY:	APPROVED BY:	DATE: 2024.01.11

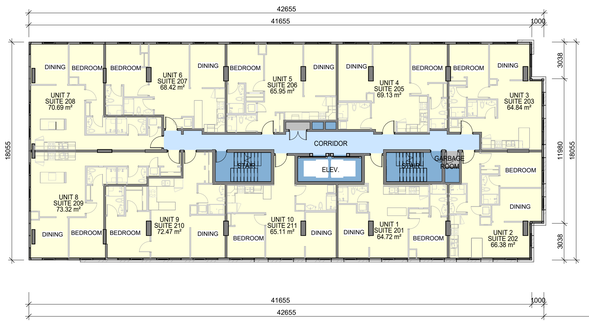
SCALE: As indicated

DRAWING NUMBER: SPA 2.1

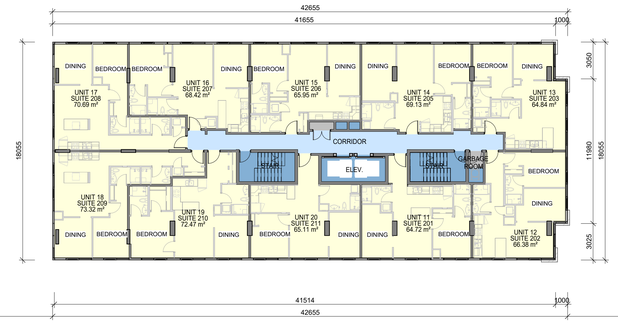
DIVISION NUMBER:

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Arvista.rvt
2024-04-03 3:22:21 PM

COLUMBIA STREET



BUILDING A - TYP. PODIUM FLOOR (LEVELS 2, 4, 5)



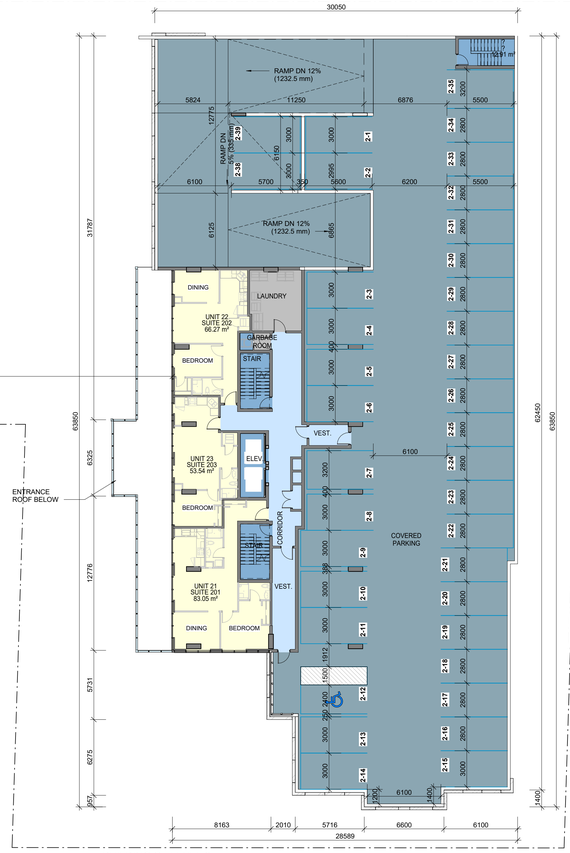
BUILDING B - TYP. PODIUM FLOOR (LEVELS 2, 4, 5)

SPACE LEGEND

- CIRCULATION
- COVERED PARKING
- SERVICE
- SUITE
- VERTICAL DEDUCTIBLE

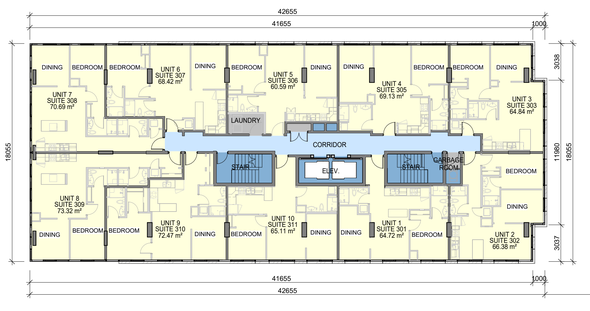
NOTE: EACH UNIT SHALL CONTAIN NO MORE THAN 1 BEDROOM. THE ROOMS WITHIN EACH UNIT LABELED "DINING ROOM" SHALL NOT BE USED AS BEDROOMS.

1 SPA 2.2 **LEVEL 2**
SCALE: 1 : 200

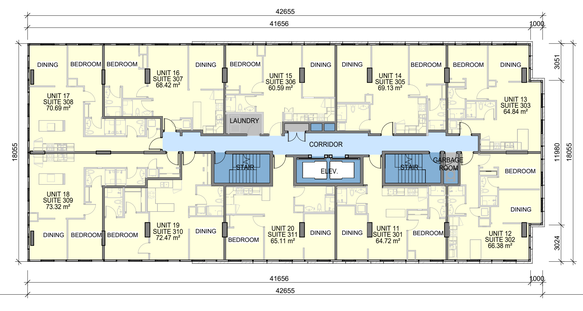


BUILDING C - LEVEL 2

COLUMBIA STREET



BUILDING A - TYP. PODIUM FLOOR (LEVELS 3, 6)



BUILDING B - TYP. PODIUM FLOOR (LEVELS 3, 6)

SPACE LEGEND

- CIRCULATION
- SERVICE
- SUITE
- VERTICAL DEDUCTIBLE

NOTE: EACH UNIT SHALL CONTAIN NO MORE THAN 1 BEDROOM. THE ROOMS WITHIN EACH UNIT LABELED "DINING ROOM" SHALL NOT BE USED AS BEDROOMS.

2 SPA 2.2 **LEVEL 3-6**
SCALE: 1 : 200



BUILDING C - LEVEL 3-6

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE OPEN FOR INSPECTION BY ANY PERSON AND MAY BE COPIED BY ANY PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-06.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF THE MATERIALS AND CONSTRUCTION CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
E	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
D	2023.08.08	SPA 3RD SUBMISSION		
C	2023.04.04	SPA 2ND SUBMISSION		
B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE: 2024-04-03 3:22:30 PM

NORTH: TN

STAMP:

LEGEND:

CLIENT: 143 COLUMBIA INC.

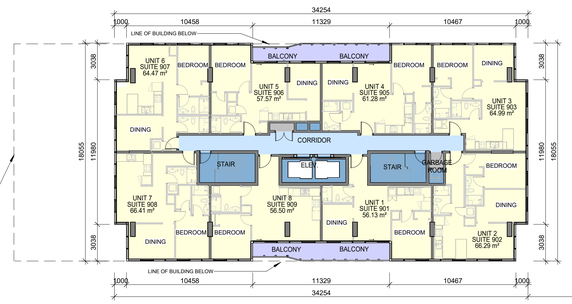
JOB TITLE: 143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: LEVEL 2 / LEVEL 3

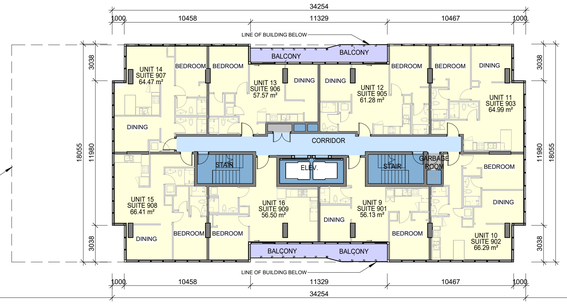
DRAWN BY:	CHECKED BY:	PROJECT NUMBER: 18-143
DESIGNED BY:	APPROVED BY:	DATE: 2024.01.11
SCALE: 1 : 200	DRAWING NUMBER: SPA 2.2	
DIVISION NUMBER:		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt
2024-04-03 3:22:30 PM

COLUMBIA STREET



BUILDING A - TYP. TOWER FLOOR (LEVELS 7-25)



BUILDING B - TYP. TOWER FLOOR (LEVELS 7-25)

22046

41440



BUILDING C - TYP. TOWER FLOOR (LEVELS 7-25)

SPACE LEGEND

- BALCONY
- CIRCULATION
- SERVICE
- SUITE
- VERTICAL DEDUCTIBLE

NOTE: EACH UNIT SHALL CONTAIN NO MORE THAN 1 BEDROOM. THE ROOMS WITHIN EACH UNIT LABELED "DINING ROOM" SHALL NOT BE USED AS BEDROOMS.

1 SPA 2.3 **LEVEL 7-25 Typ Tower**
SCALE: 1 : 200

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE FOR INSPECTION BY AND MAY BE PROVIDED TO ANY PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE MUNICIPAL ACT AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF THE REQUIRED ADJUSTMENTS CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
E	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
D	2023.08.08	SPA 3RD SUBMISSION		
C	2023.04.04	SPA 2ND SUBMISSION		
B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE:
2024-04-03 3:22:35 PM

NORTH: TN

STAMP:

LEGEND:

CLIENT:
143 COLUMBIA INC.

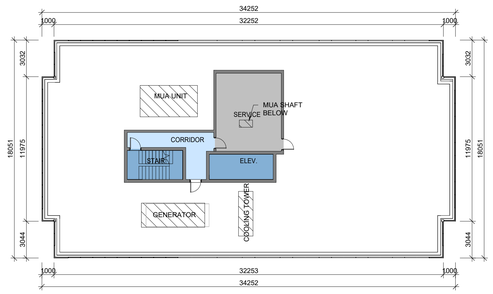
JOB TITLE:
143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
LEVEL 7-25 TYP. TOWER

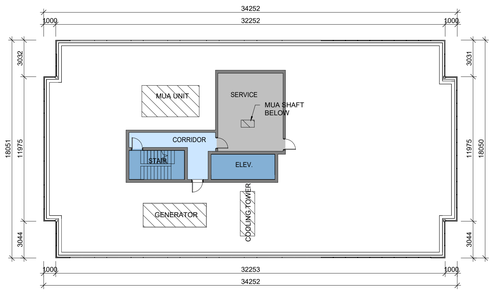
DRAWN BY:	CHECKED BY:	PROJECT NUMBER: 18-143
DESIGNED BY:	APPROVED BY:	DATE: 2024.01.11
SCALE: 1 : 200	DRAWING NUMBER:	SPA 2.3
DIVISION NUMBER:		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt
2024-04-03 3:22:35 PM

COLUMBIA STREET



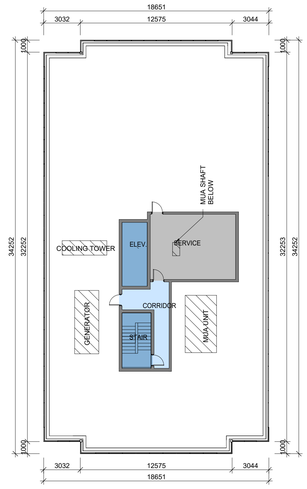
BUILDING A - MECHANICAL PENTHOUSE



BUILDING B - MECHANICAL PENTHOUSE

SPACE LEGEND

- CIRCULATION
- SERVICE
- VERTICAL DEDUCTIBLE

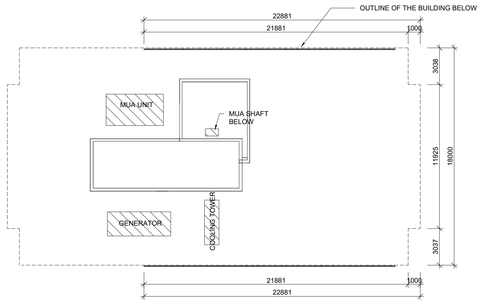


BUILDINGC - TYP. TOWER FLOOR (LEVELS 7-25)

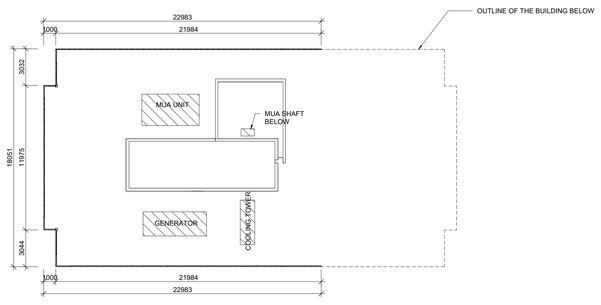
1 SPA 2.4 MECHANICAL PENTHOUSE Presentation

SCALE: 1 : 200

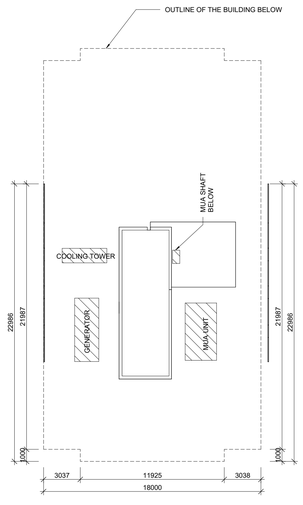
COLUMBIA STREET



BUILDINGA - MECHANICAL PENTHOUSE ROOF



BUILDING B - MECHANICAL PENTHOUSE ROOF



BUILDING C - MECHANICAL PENTHOUSE ROOF

2 SPA 2.4 MECH PH ROOF Presentation

SCALE: 1 : 200

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt
2024-04-03 3:22:37 PM

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE OPEN FOR INSPECTION BY THE PUBLIC AND MAY BE COPIED BY ANY PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE MUNICIPAL ACT AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF MATERIALS AND CONSTRUCTION CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
E	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
D	2023.08.08	SPA 3RD SUBMISSION		
C	2023.04.04	SPA 2ND SUBMISSION		
B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE: 2024-04-03 3:22:37 PM

NORTH: TN

STAMP:

LEGEND:

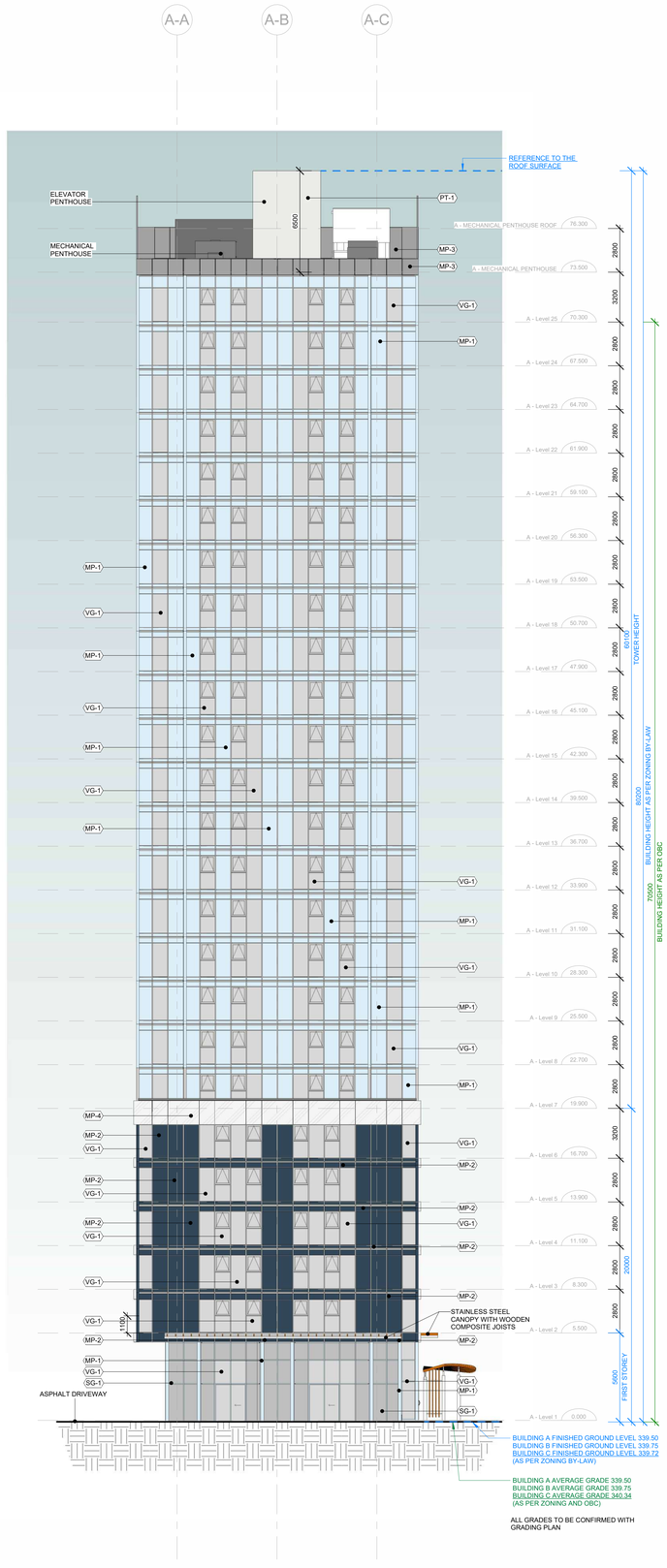
CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA STREET W.

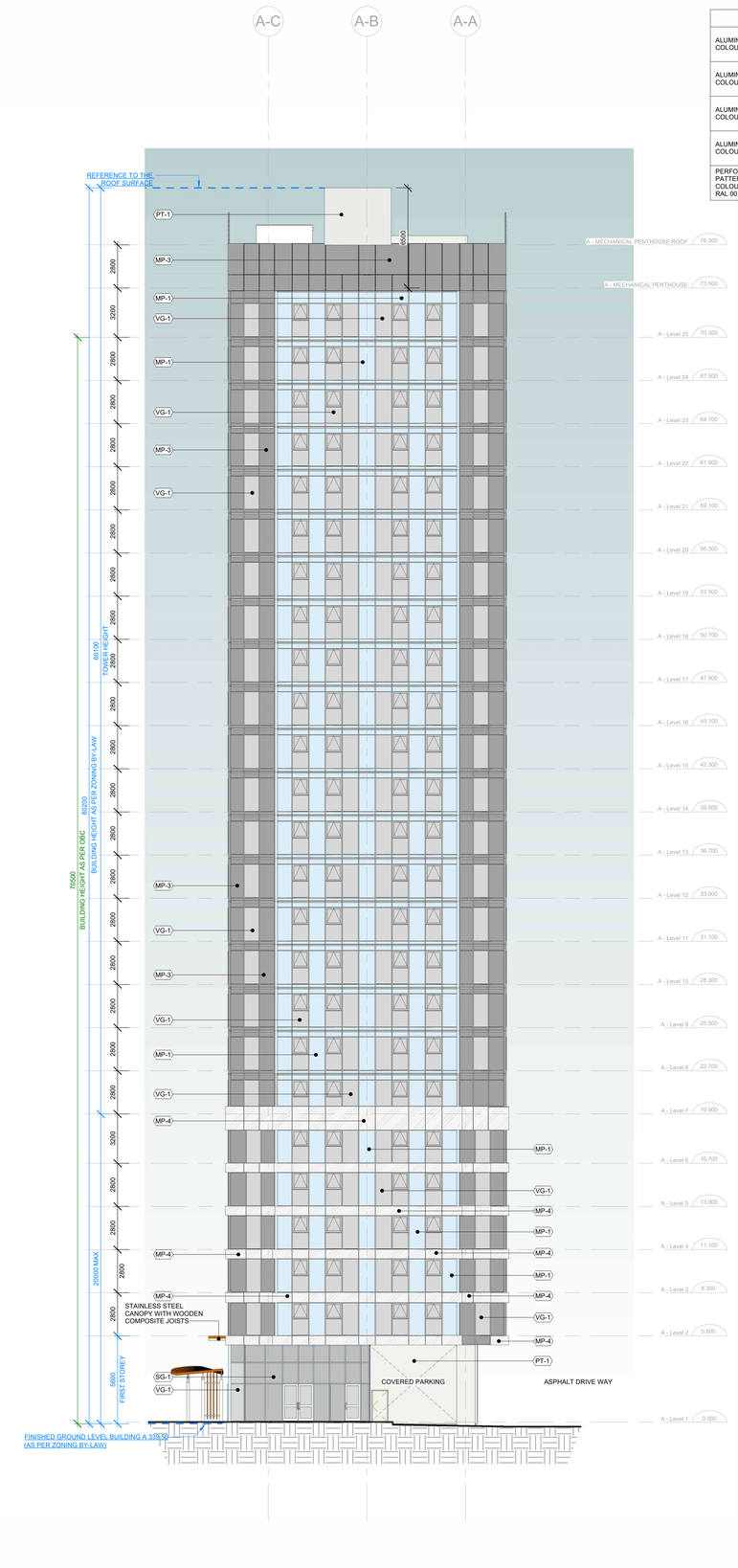
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: MECHANICAL PENTHOUSE / MECH. PENTHOUSE ROOF

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
Author		18-143
DESIGNED BY:	APPROVED BY:	DATE:
Designer		2024.01.11
SCALE: 1 : 200		DRAWING NUMBER: SPA 2.4
DIVISION NUMBER:		



1 A-301 **BUILDING A NORTH ELEVATION**
SCALE: 1 : 150



2 A-301 **BUILDING A SOUTH ELEVATION**
SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2
ALUMINIUM PANEL COLOUR: GREY	MP-3
ALUMINIUM PANEL COLOUR:WHITE	MP-4
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1
PAINT COLOUR: PLATINUM	PT-2

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE OPEN FOR INSPECTION BY THE PUBLIC AND MAY BE COPIED BY ANY PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE OBC AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF THE REQUIRED ADJUSTMENTS CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE:
2024-04-03 3:37:53 PM

NORTH: STAMP:

LEGEND:

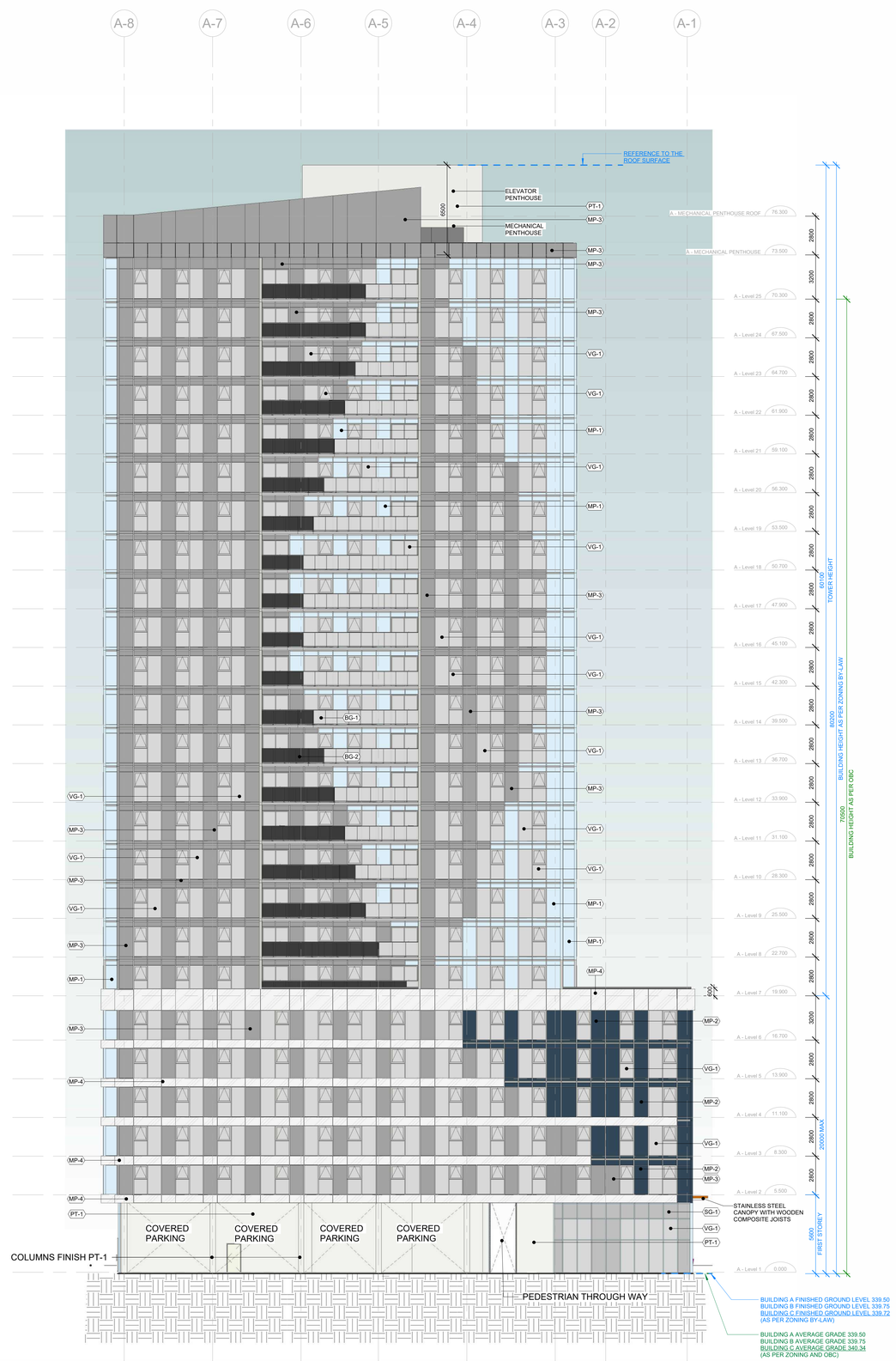
CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
BUILDING A NORTH & SOUTH ELEVATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY: A.C./ K.S.	APPROVED BY:	DATE: 2021-11-03
SCALE: As indicated	DRAWING NUMBER: A-301	
DIVISION NUMBER:		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



1 A-302 **BUILDING A EAST ELEVATION**
SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2
ALUMINIUM PANEL COLOUR: GREY	MP-3
ALUMINIUM PANEL COLOUR:WHITE	MP-4
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1
PAINT COLOUR: PLATINUM	PT-2

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE FOR INSPECTION AND COPYING BY ANY INTERESTED PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE OBC AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF MATERIALS REQUIRED FOR CONSTRUCTION CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		

NO.	DATE	ISSUED FOR	CH	BY

ISSUES

PLOT DATE:
2024-04-03 3:38:03 PM

NORTH:

STAMP:

LEGEND:

CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
BUILDING A EAST ELEVATION

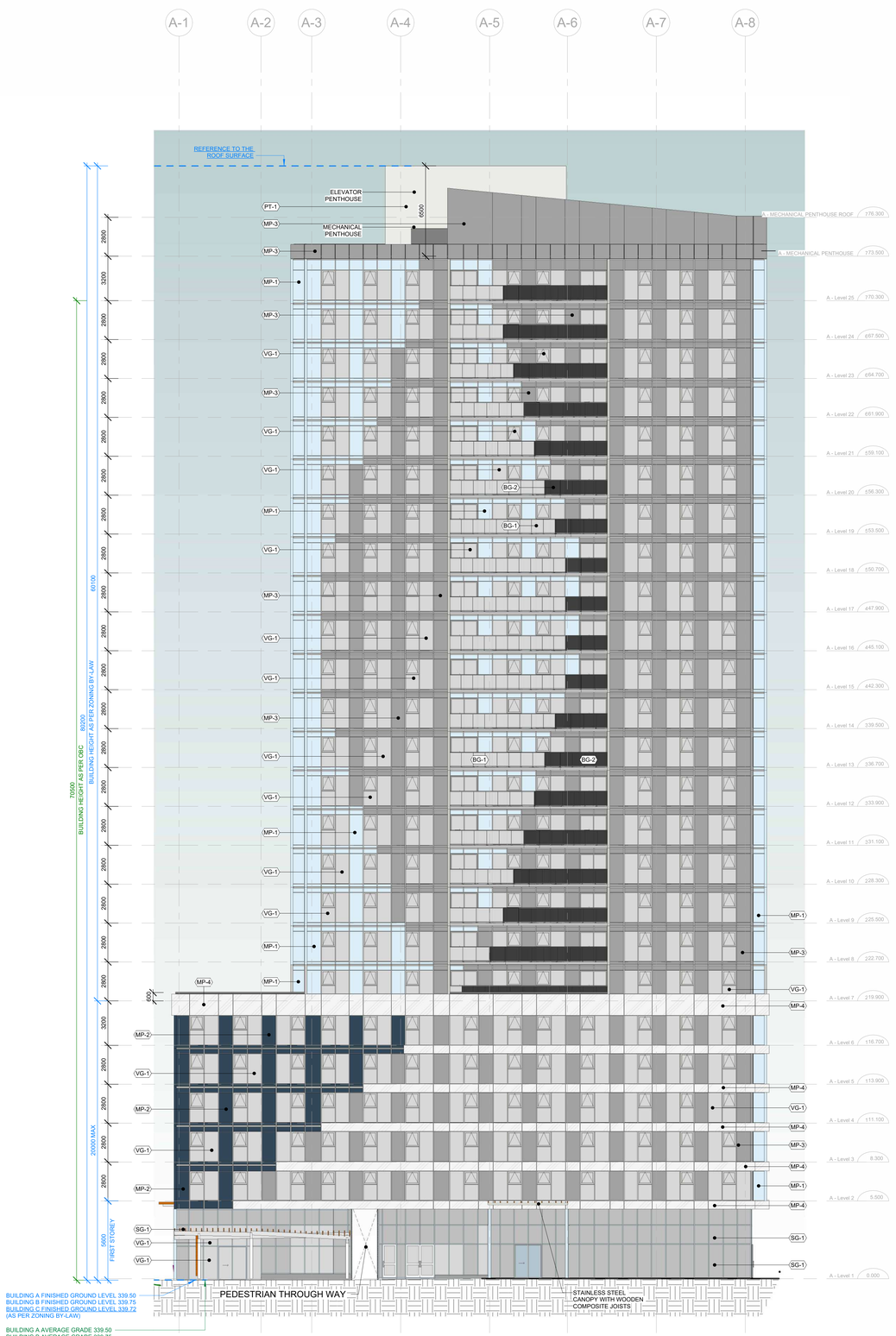
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY:	APPROVED BY:	DATE:
A.C./ K.S.		2021-11-03

SCALE: As indicated

DRAWING NUMBER: A-302

DIVISION NUMBER:

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



1 / A-303 **BUILDING A WEST ELEVATION**
SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2
ALUMINIUM PANEL COLOUR: GREY	MP-3
ALUMINIUM PANEL COLOUR:WHITE	MP-4
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1
PAINT COLOUR: PLATINUM	PT-2

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE FOR INSPECTION BY AND COPIES MAY BE PROVIDED TO ANY PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE FREEDOM OF INFORMATION AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF MATERIALS AND/OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE: 2024-04-03 3:38:12 PM

NORTH:

STAMP:

LEGEND:

CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: BUILDING A WEST ELEVATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001

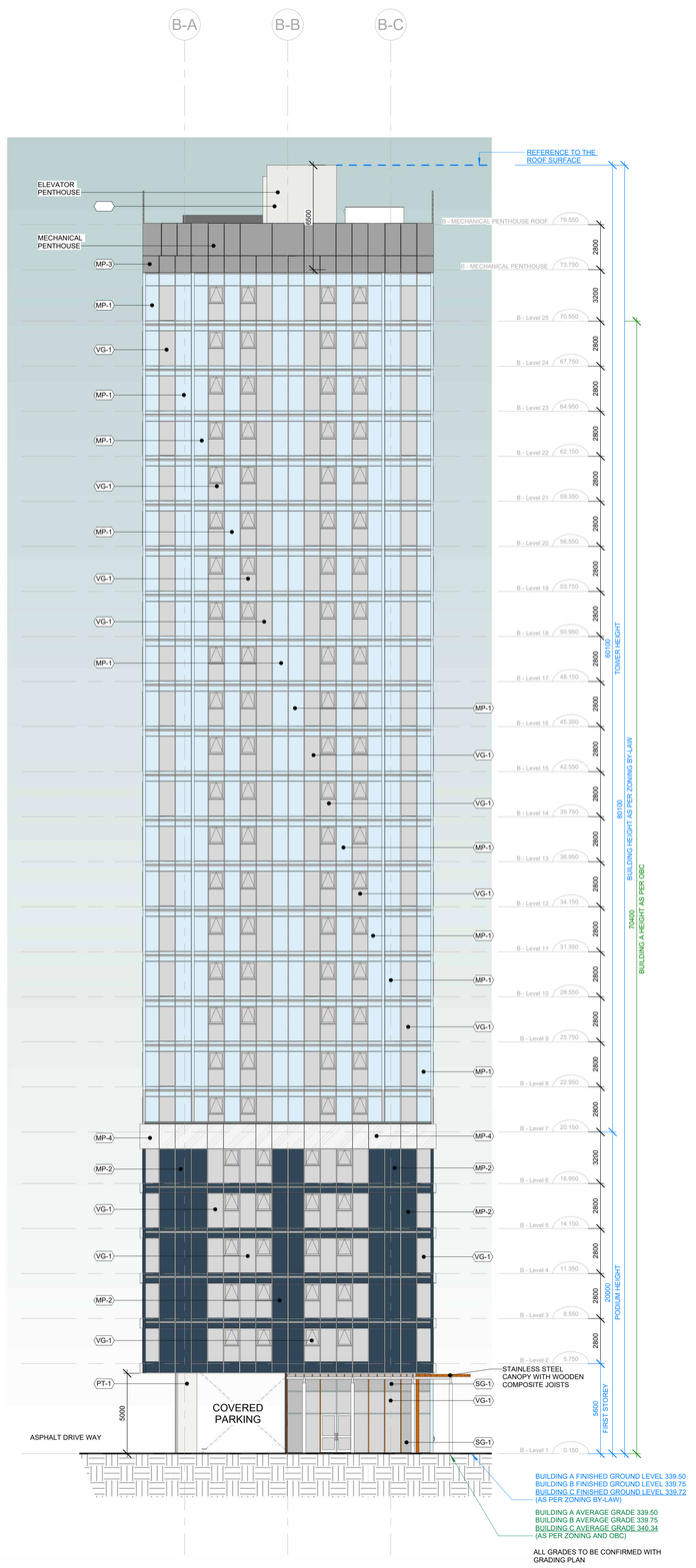
DESIGNED BY:	APPROVED BY:	DATE:
A.C./ K.S.		2021-11-03

SCALE: As indicated

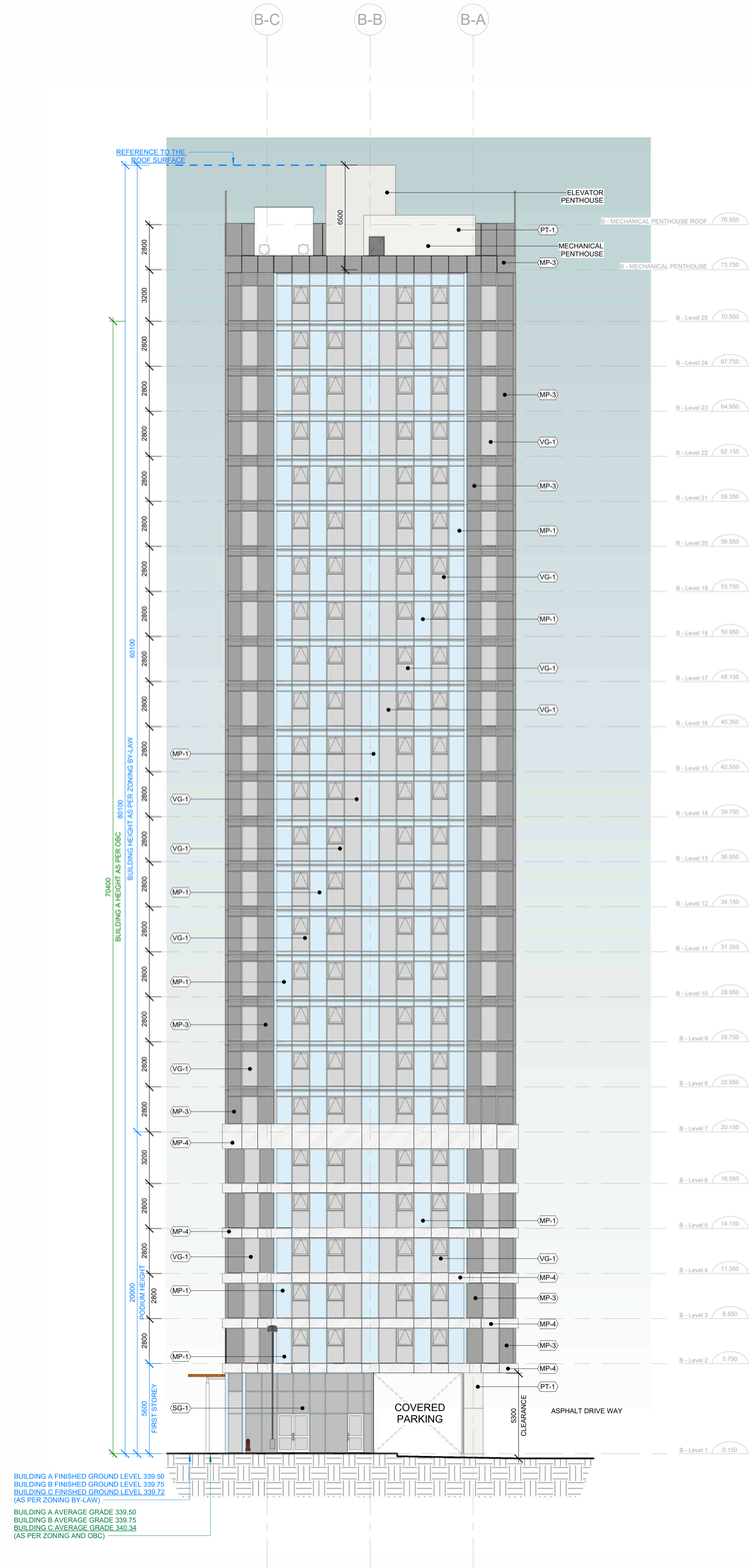
DRAWING NUMBER: A-303

DIVISION NUMBER:

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



1 A-304 **BUILDING B NORTH ELEVATION**
SCALE: 1 : 150



2 A-304 **BUILDING B SOUTH ELEVATION**
SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1	
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2	
ALUMINIUM PANEL COLOUR: GREY	MP-3	
ALUMINIUM PANEL COLOUR:WHITE	MP-4	
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5	

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1	
PAINT COLOUR: PLATINUM	PT-2	

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1	
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1	
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2	
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1	

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE FOR INSPECTION BY AND MAY BE COPIED BY ANY THIRD PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE OBC AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF MATERIALS AND CONSTRUCTION CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE:
2024-04-03 3:38:26 PM

NORTH: STAMP:

LEGEND:

CLIENT:
143 COLUMBIA INC.

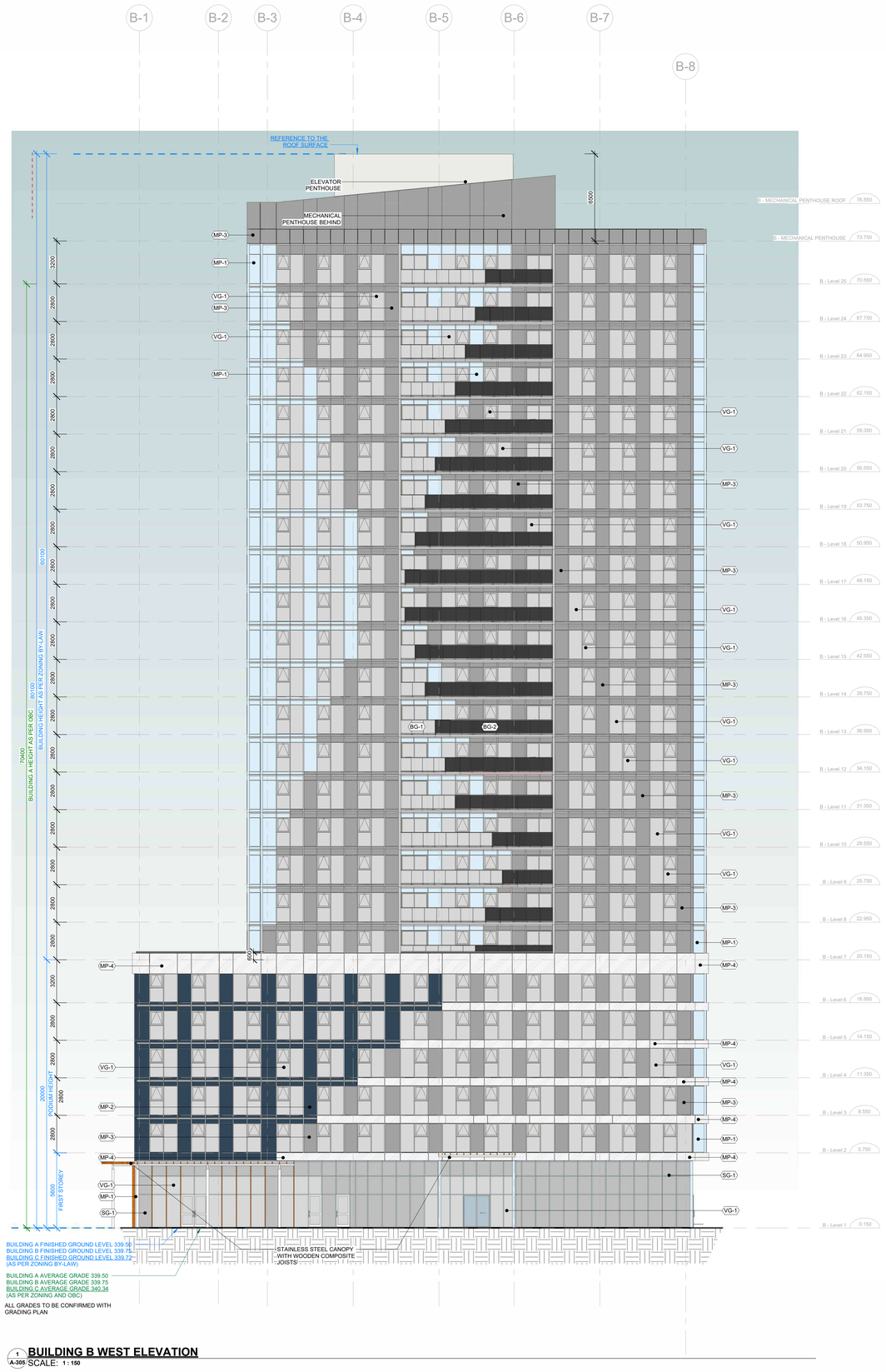
JOB TITLE:
143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
BUILDING B NORTH & SOUTH ELEVATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY:	APPROVED BY:	DATE:
A.C./ K.S.		2021-11-03

SCALE: As indicated
DRAWING NUMBER: A-304
DIVISION NUMBER: .

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



1 A-305 **BUILDING B WEST ELEVATION**
SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2
ALUMINIUM PANEL COLOUR: GREY	MP-3
ALUMINIUM PANEL COLOUR:WHITE	MP-4
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1
PAINT COLOUR: PLATINUM	PT-2

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE OPEN FOR INSPECTION BY AND MAY BE COPIED BY ANY MEMBER OF THE PUBLIC UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE OBC AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF THE REQUIRED ADDITIONAL TIME CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY
REVISIONS:				

NO.	DATE	ISSUED FOR	CH	BY
6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE: 2024-04-03 3:38:36 PM

NORTH: STAMP:

LEGEND:

CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: BUILDING B WEST ELEVATION

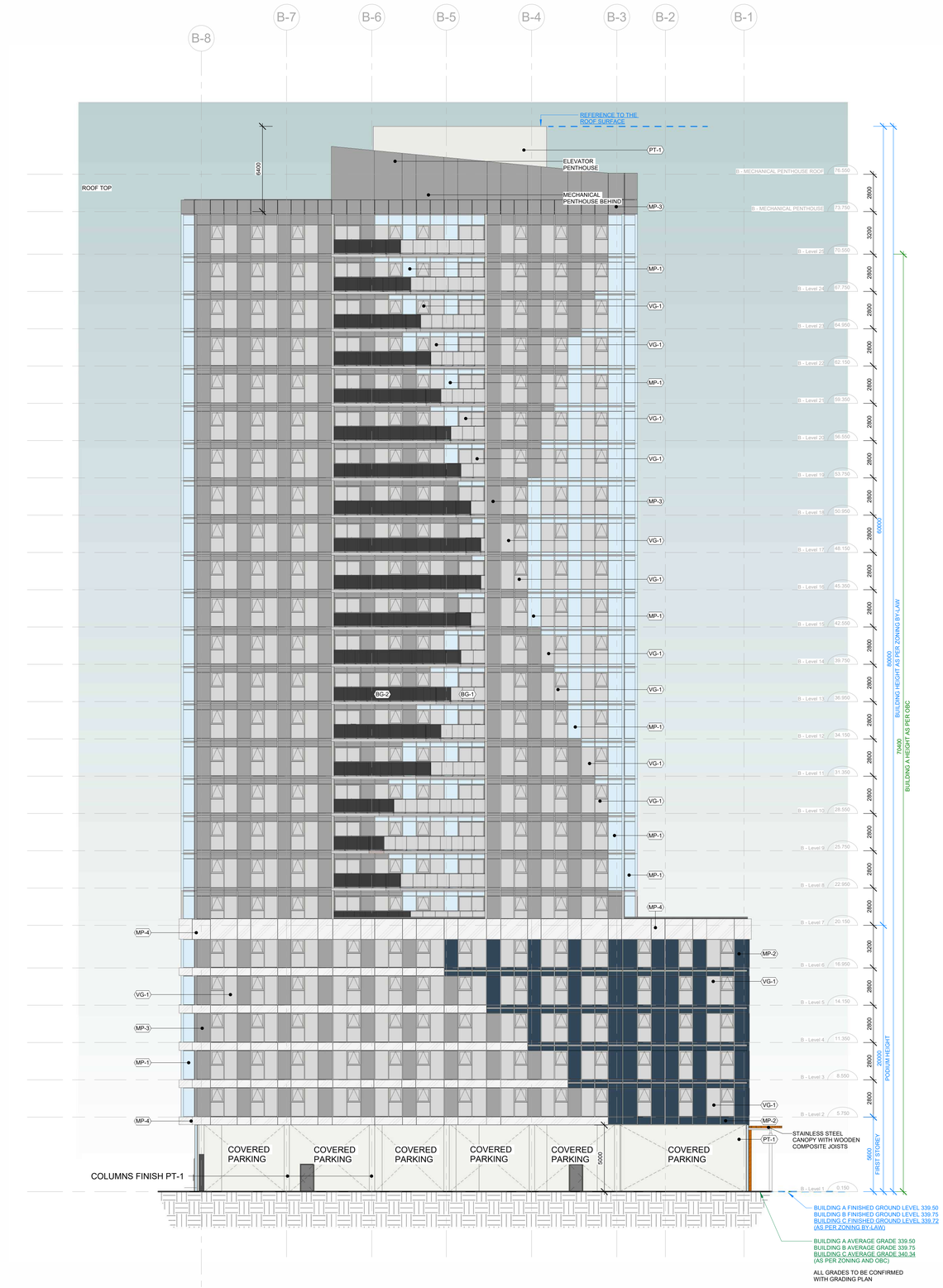
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY: A.C./ K.S.	APPROVED BY:	DATE: 2021-11-03

SCALE: As indicated

DRAWING NUMBER: A-305

DIVISION NUMBER:

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



1 / A-306 **BUILDING B EAST ELEVATION**
SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2
ALUMINIUM PANEL COLOUR: GREY	MP-3
ALUMINIUM PANEL COLOUR:WHITE	MP-4
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1
PAINT COLOUR: PLATINUM	PT-2

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE FOR INSPECTION AND COPYING BY ANY INTERESTED PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE OBC AS AMENDED/REVISED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF THE REQUIRED CONSTRUCTION SCHEDULE CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		
NO.	DATE	ISSUED FOR	CH	BY

ISSUES

PLOT DATE:
2024-04-03 3:38:46 PM

NORTH: | STAMP:

LEGEND:

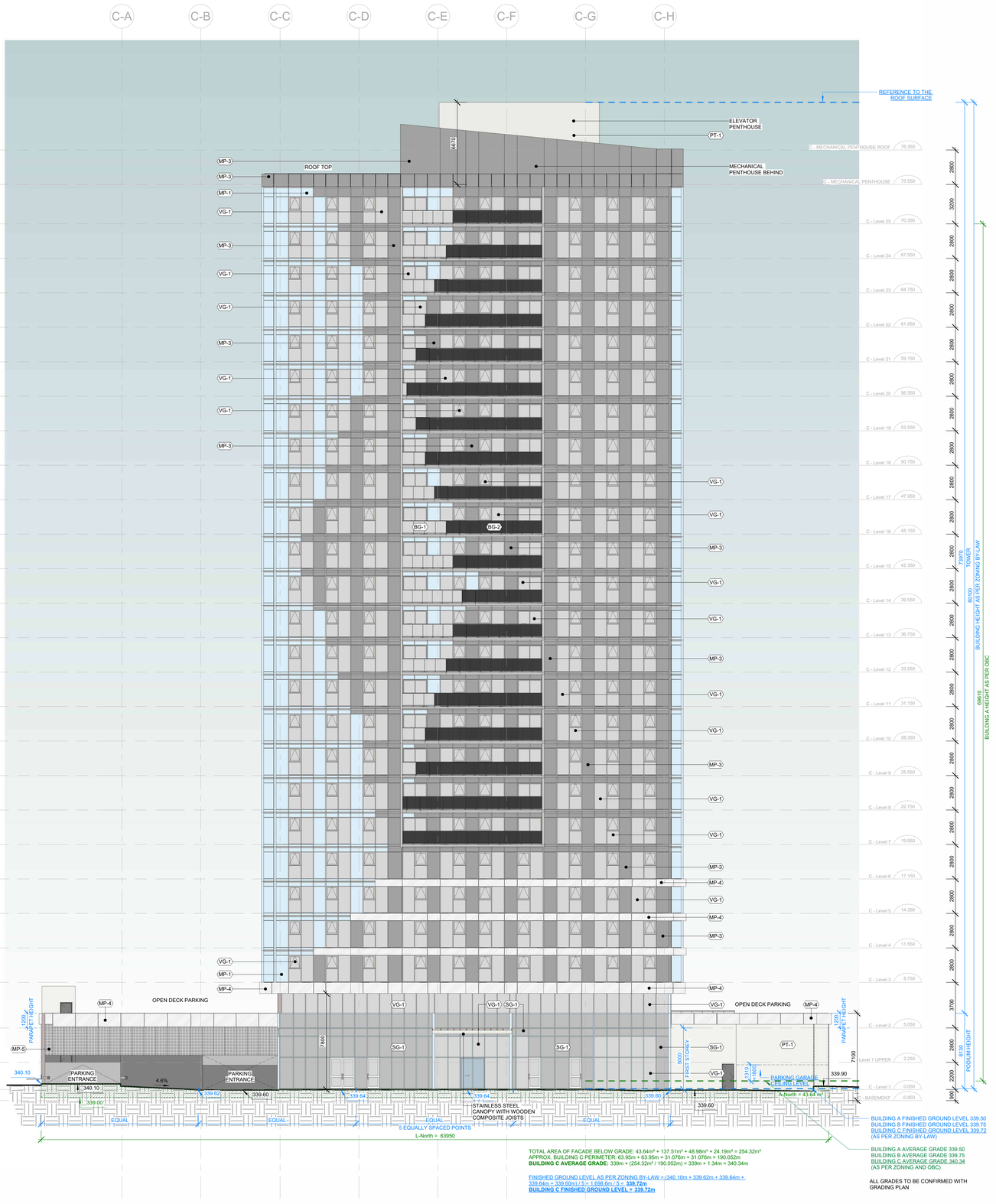
CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
BUILDING B EAST ELEVATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY:	APPROVED BY:	DATE:
A.C./ K.S.		2021-11-03
SCALE:	DRAWING NUMBER:	
As indicated	A-306	
DIVISION NUMBER:		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



TOTAL AREA OF FACADE BELOW GRADE: 43.64m² + 137.51m² + 48.98m² + 24.19m² = 254.32m²
APPROX. BUILDING C PERIMETER: 63.95m + 63.95m + 31.076m + 31.076m = 190.052m
BUILDING C AVERAGE GRADE: 339m + (254.32m² / 190.052m) = 339m + 1.34m = 340.34m

FINISHED GROUND LEVEL AS PER ZONING BY-LAW = (340.10m + 339.62m + 339.64m + 339.64m + 339.60m) / 5 = 1,698.6m / 5 = **339.72m**
BUILDING C FINISHED GROUND LEVEL = 339.72m

1 A-307 **BUILDING C NORTH ELEVATION**
SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1	
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2	
ALUMINIUM PANEL COLOUR: GREY	MP-3	
ALUMINIUM PANEL COLOUR:WHITE	MP-4	
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5	

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1	
PAINT COLOUR: PLATINUM	PT-2	

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1	
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1	
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2	
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1	

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE FOR INSPECTION AND COPYING BY ANY INTERESTED PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE OBC AS AMENDED/REVISED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF THE REQUIRED ADJUSTMENTS CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	REVISED FOR	CH	BY
6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE: 2024-04-03 3:38:56 PM

NORTH: STAMP:

LEGEND:

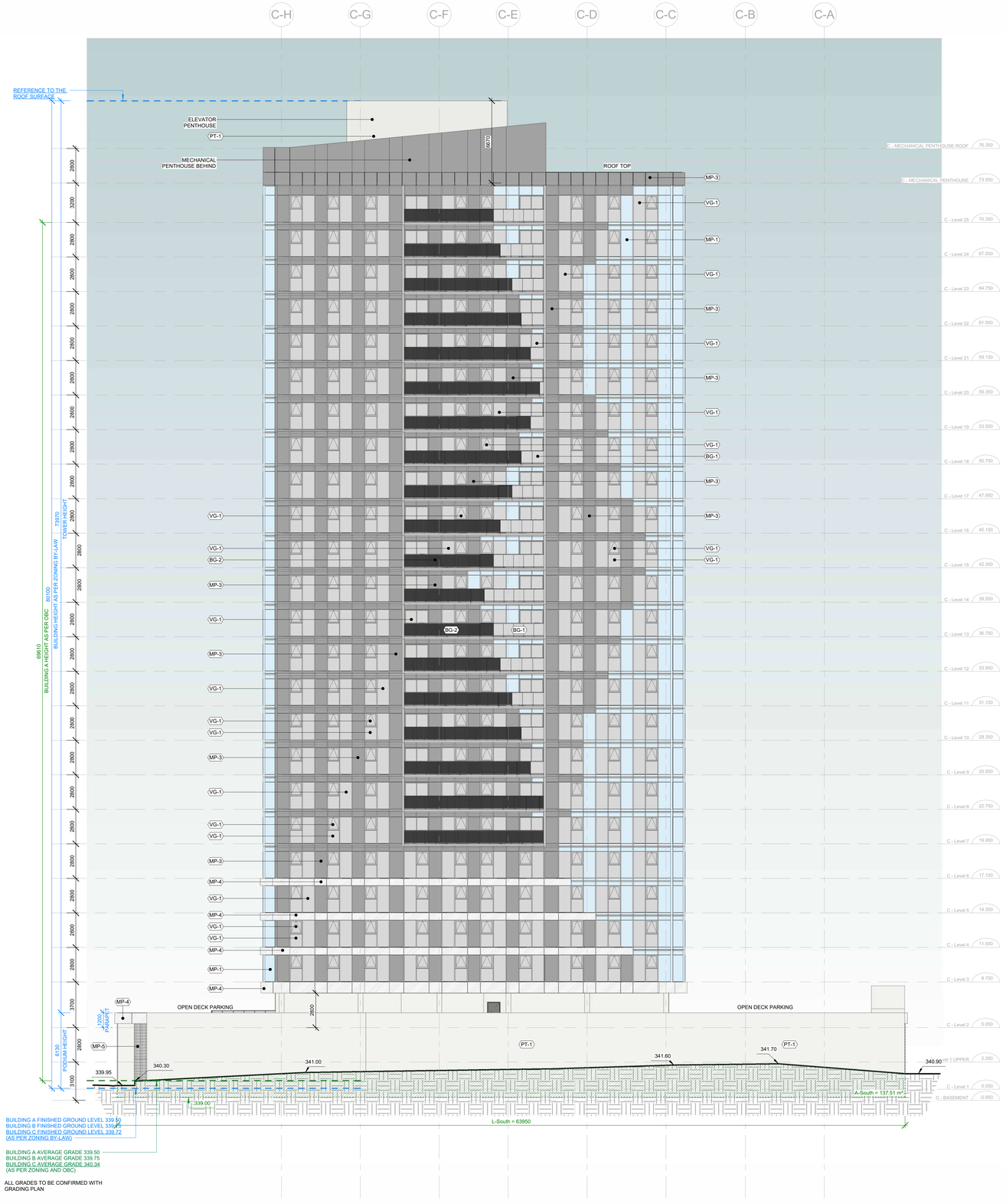
CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: BUILDING C NORTH ELEVATION

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY: A.C./ K.S.	APPROVED BY:	DATE: 2021-11-03
SCALE: As indicated	DRAWING NUMBER: A-307	
DIVISION NUMBER:		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



1 A-308 **BUILDING C SOUTH ELEVATION**
SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2
ALUMINIUM PANEL COLOUR: GREY	MP-3
ALUMINIUM PANEL COLOUR:WHITE	MP-4
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1
PAINT COLOUR: PLATINUM	PT-2

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE FOR INSPECTION AND COPYING BY ANY INTERESTED PARTY UPON REQUEST TO THE CITY OF WATERLOO. THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE OBC AS AMENDED FROM TIME TO TIME AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF MATERIALS/CONSTRUCTION CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		
NO.	DATE	ISSUED FOR	CH	BY

ISSUES

PLOT DATE:
2024-04-03 3:39:05 PM

NORTH:

STAMP:

LEGEND:

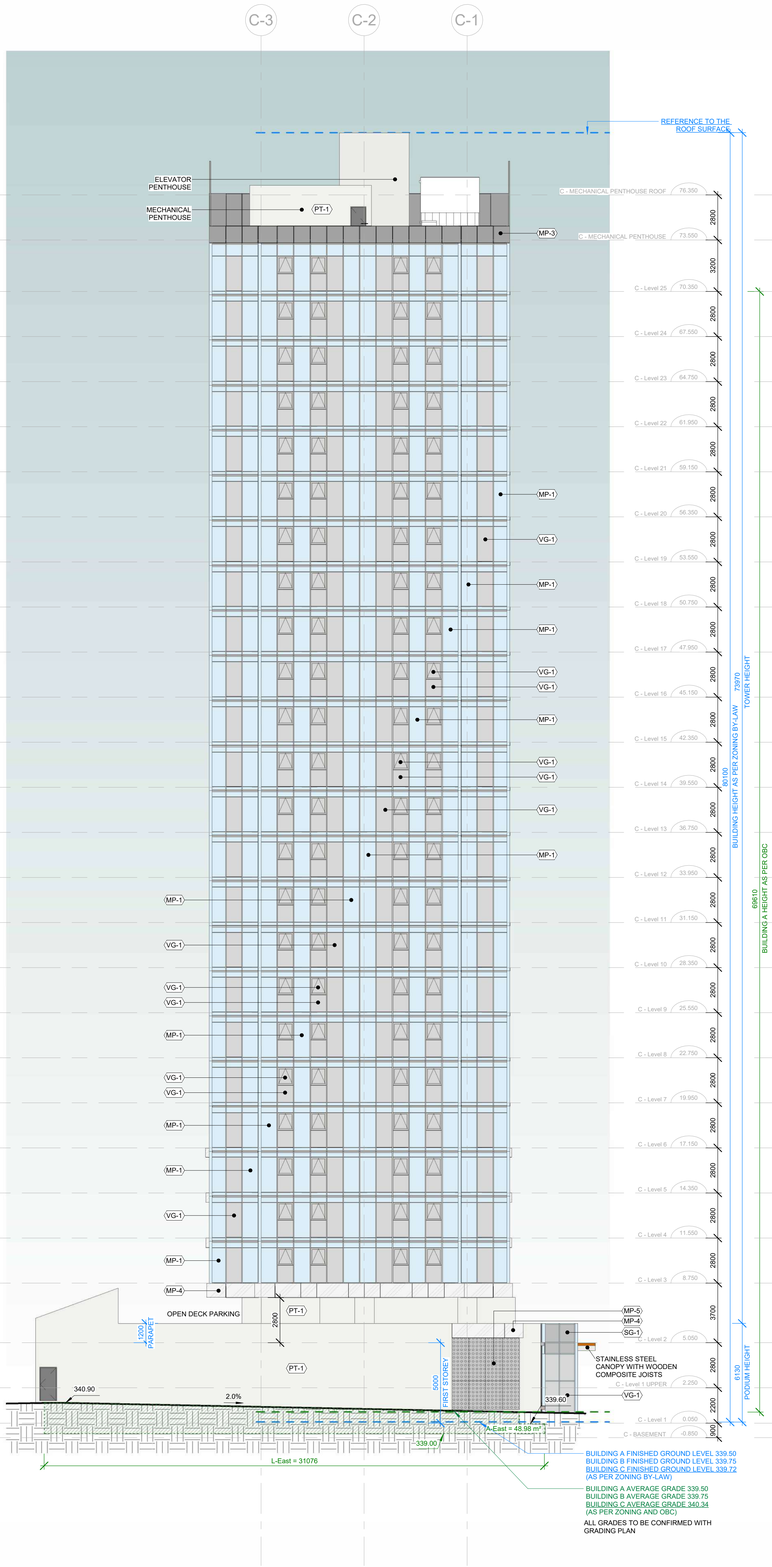
CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
BUILDING C SOUTH ELEVATION

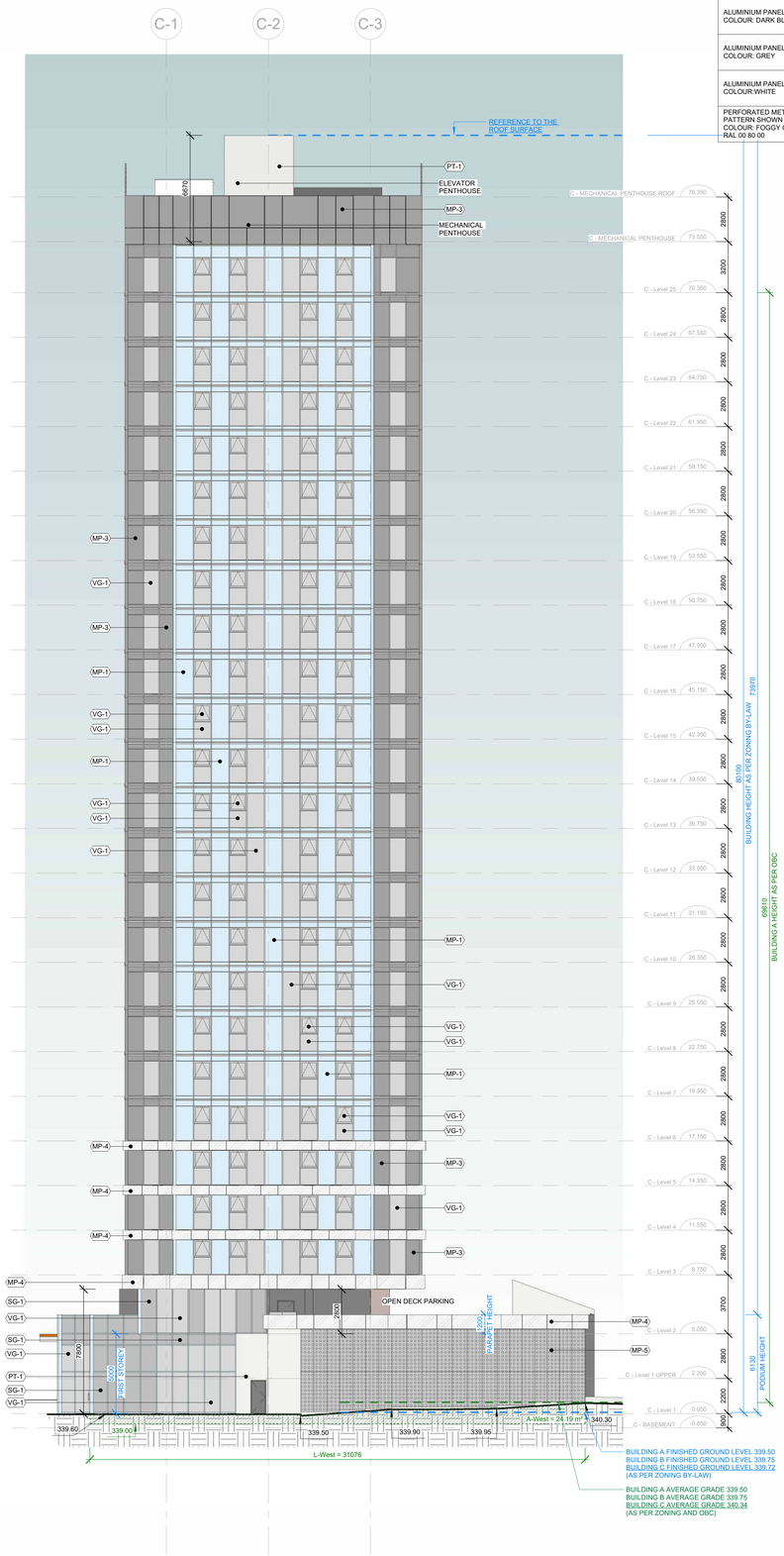
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY:	APPROVED BY:	DATE:
A.C./ K.S.		2021-11-03
SCALE:	DRAWING NUMBER:	
As indicated	A-308	
DIVISION NUMBER:		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



1 BUILDING C EAST ELEVATION

A-309 SCALE: 1 : 150



2 BUILDING C WEST ELEVATION

A-309 SCALE: 1 : 150

MATERIALS LEGEND

METAL PANELS

ALUMINIUM PANEL COLOUR: LIGHT BLUE	MP-1
ALUMINIUM PANEL COLOUR: DARK BLUE	MP-2
ALUMINIUM PANEL COLOUR: GREY	MP-3
ALUMINIUM PANEL COLOUR:WHITE	MP-4
PERFORATED METAL PANELS PATTERN SHOWN ON RENDERINGS COLOUR: FOGGY GREY RAL 00 80 00	MP-5

PAINTED CONCRETE

PAINTED CONCRETE COLOUR: WHITE (RAL 9016)	PT-1
PAINT COLOUR: PLATINUM	PT-2

GLASS

VISION GLASS COLOUR: CLEAR GLASS	VG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: DARK GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-2
SPANDREL GLASS COLOUR: SOLARGREY (GREY)	SG-1

ELEVATION NOTES

1. THE SITE PLAN APPROVED BUILDING ELEVATIONS SHALL FORM THE BASIS OF THE BUILDING PERMIT APPLICATION.
2. ANY SUBSTANTIAL CHANGE OR MODIFICATION TO THE APPROVED SITE PLAN BUILDING ELEVATIONS SHALL REQUIRE FORMAL APPROVAL FROM THE SITE PLAN REVIEW COMMITTEE.
3. ALL SITE LIGHTING SHALL NOT RESULT IN ANY GLARE OR SPILLAGE ONTO SURROUNDING PROPERTIES OR PUBLIC VIEW.
4. ALL PARKING GARAGES WALLS TO BE PAINTED WHITE, OR A LIGHT COLOUR.
5. BUILDING COLOURS MAY BE SUBJECT TO MINOR ADJUSTMENTS IN TONE AND/ OR SHAPE.
6. ANY PROPOSED CONSTRUCTION SIGNAGE IS FOR ILLUSTRATION PURPOSED ONLY AND IS SUBJECT TO THE CITY OF WATERLOO SIGN BY-LAW.
7. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW AND SURROUNDING RESIDENTIAL PROPERTIES.
8. COLOURS TO BE CHOSEN BY ARCHITECT.
9. ROOF AND PARAPET FLASHING, EXHAUST AND INTAKE LOUVER COLOURS TO MATCH ADJACENT WALL MATERIALS, UNLESS OTHERWISE NOTED. PROVIDE COLOUR SAMPLES FOR APPROVAL.
10. WHERE ANODIZED ALUMINUM FINISH IS INDICATED, CLASS I ANODIZED COATING FINISH TO BE USED AT ALL EXTERIOR APPLICATIONS, INCLUDING BUT NOT LIMITED TO CURTAIN WALL, ALUMINUM WINDOWS, BALCONY GUARDRAILS, ETC.

GRADE CALCULATION

GRADE, AS DEFINED BY OBC AND ZONING BY-LAW, MEANS THE AVERAGE LEVEL OF FINISHED GROUND LEVEL ADJACENT TO THE EXTERIOR WALLS OF A BUILDING.

FINISHED GROUND LEVEL (ZONING BY-LAW)

FINISHED GROUND LEVEL MEANS THE AVERAGE FINISHED GROUND LEVEL ABUTTING THE FRONT BUILDING FAÇADE MEASURED AS PER ZONING BY-LAW - AS THE AVERAGE OF FIVE (5) POINTS EQUALLY SPACED APART ADJACENT TO THE ENTIRE FRONT BUILDING FAÇADE.

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED ARE PUBLIC RECORDS. SUCH RECORDS ARE SUBJECT TO THE RIGHT OF ANY MEMBER OF THE PUBLIC OR ANY PARTY UPON REQUEST TO THE CITY OF WATERLOO, THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, THE OBC AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-23-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF THE REQUIRED CONSTRUCTION SCHEDULE CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
6	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
5	2023.08.08	SPA 3RD SUBMISSION		
4	2023.04.04	SPA 2ND SUBMISSION		
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE:
2024-04-03 3:39:18 PM

NORTH: STAMP:

LEGEND:

CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
BUILDING C EAST & WEST ELEVATION

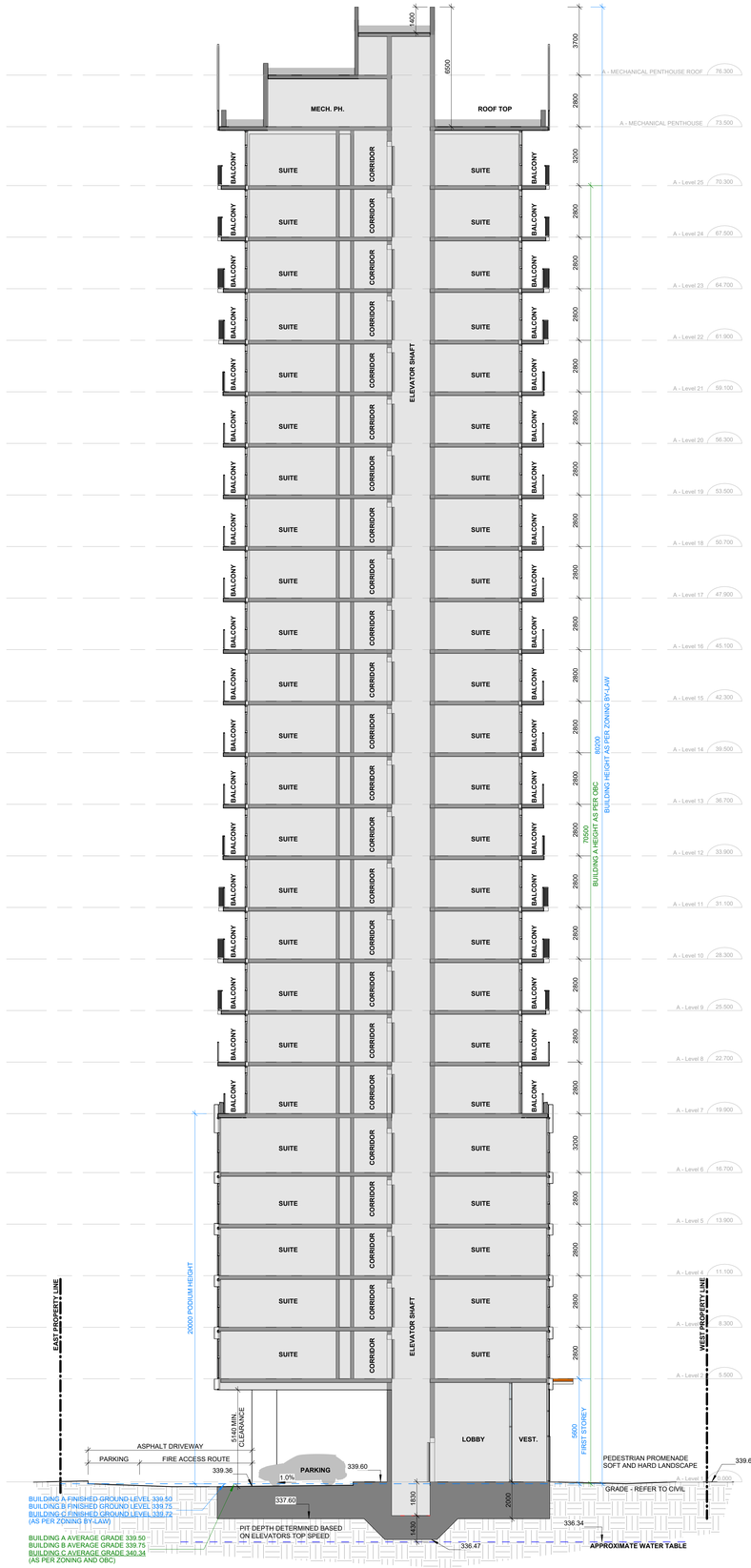
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY: A.C./ K.S.	APPROVED BY:	DATE: 2021-11-03

SCALE: As indicated

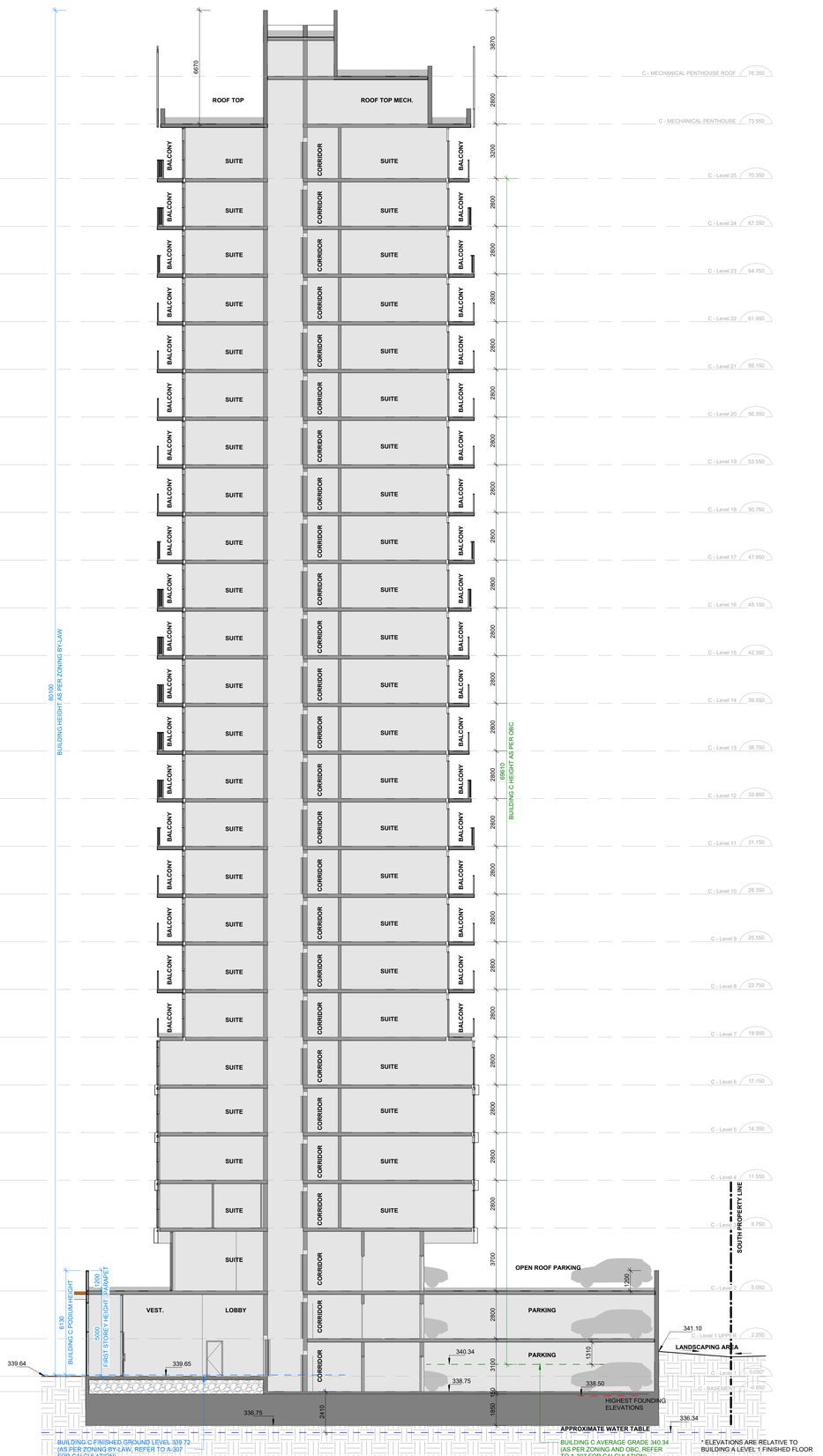
DRAWING NUMBER: A-309

DIVISION NUMBER:

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Design File.rvt



2 BUILDING A SECTION E-W
SPA 4.1 SCALE: 1 : 125



1 BUILDING C SECTION N-S
SPA 4.1 SCALE: 1 : 125

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE TO, AND MAY BE REPRODUCED BY, ANY PERSON. BY SUBMITTING SAME TO THE CITY OF WATERLOO, THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL, AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	REVISED FOR	CH	BY
D	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
C	2023.08.08	SPA 3RD SUBMISSION		
B	2023.04.04	SPA 2ND SUBMISSION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE:
2024-04-03 3:24:06 PM

NORTH: STAMP:

LEGEND:

CLIENT:
143 COLUMBIA INC.

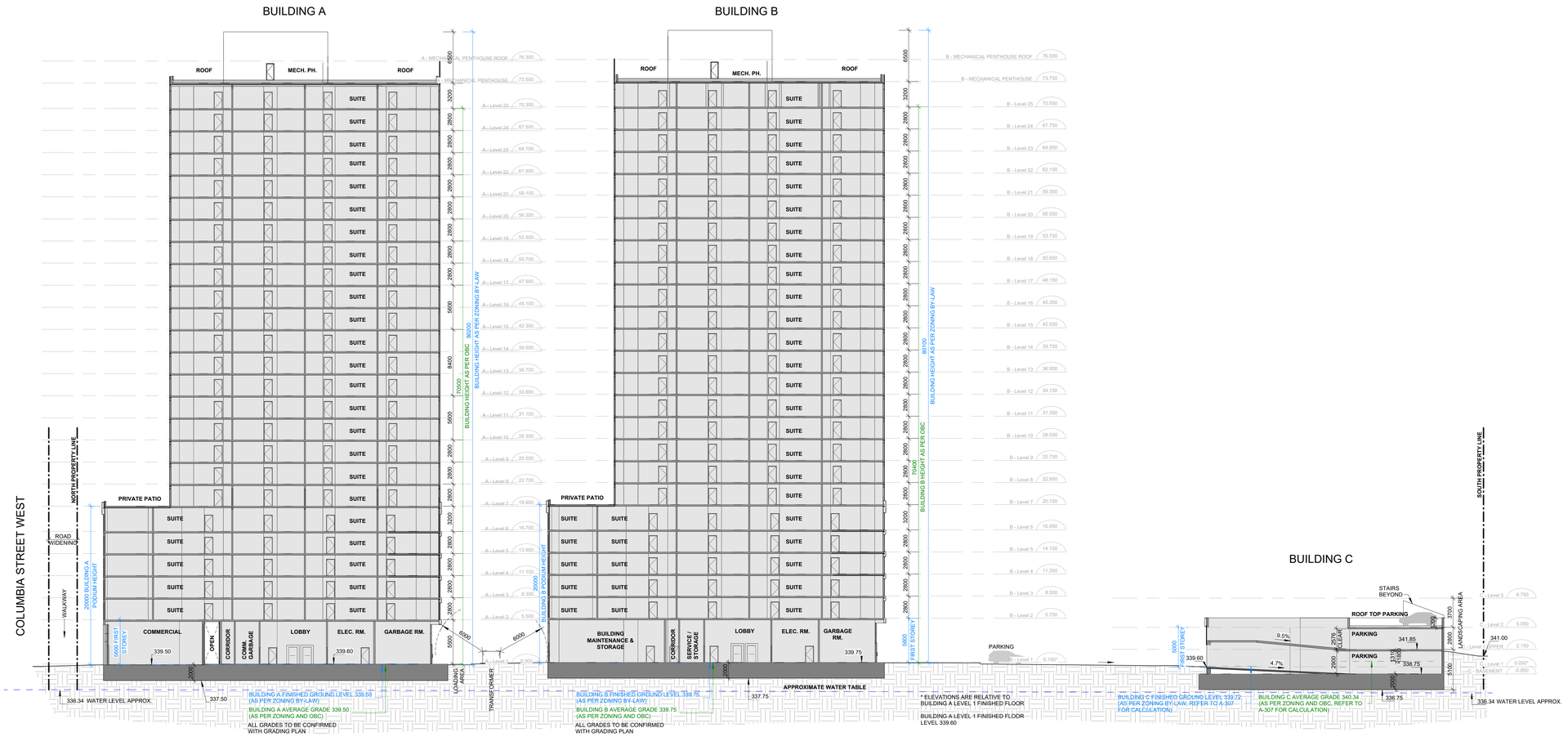
JOB TITLE:
143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
SITE SECTIONS

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MB		18-143
DESIGNED BY:	APPROVED BY:	DATE:
KS		2024.01.11

SCALE: 1 : 125
DRAWING NUMBER: SPA 4.1
DIVISION NUMBER:

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt



1 NORTH TO SOUTH SITE SECTION
SPA 4.2 SCALE: 1 : 250

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE TO, AND MAY BE REPRODUCED BY, ANYONE AND BY SUBMITTING THEM TO THE CITY OF WATERLOO, THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL, AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
D	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
C	2023.08.08	SPA 3RD SUBMISSION		
B	2023.04.04	SPA 2ND SUBMISSION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE: 2024-04-03 3:24:14 PM

NORTH: STAMP:

LEGEND:

CLIENT: 143 COLUMBIA INC.

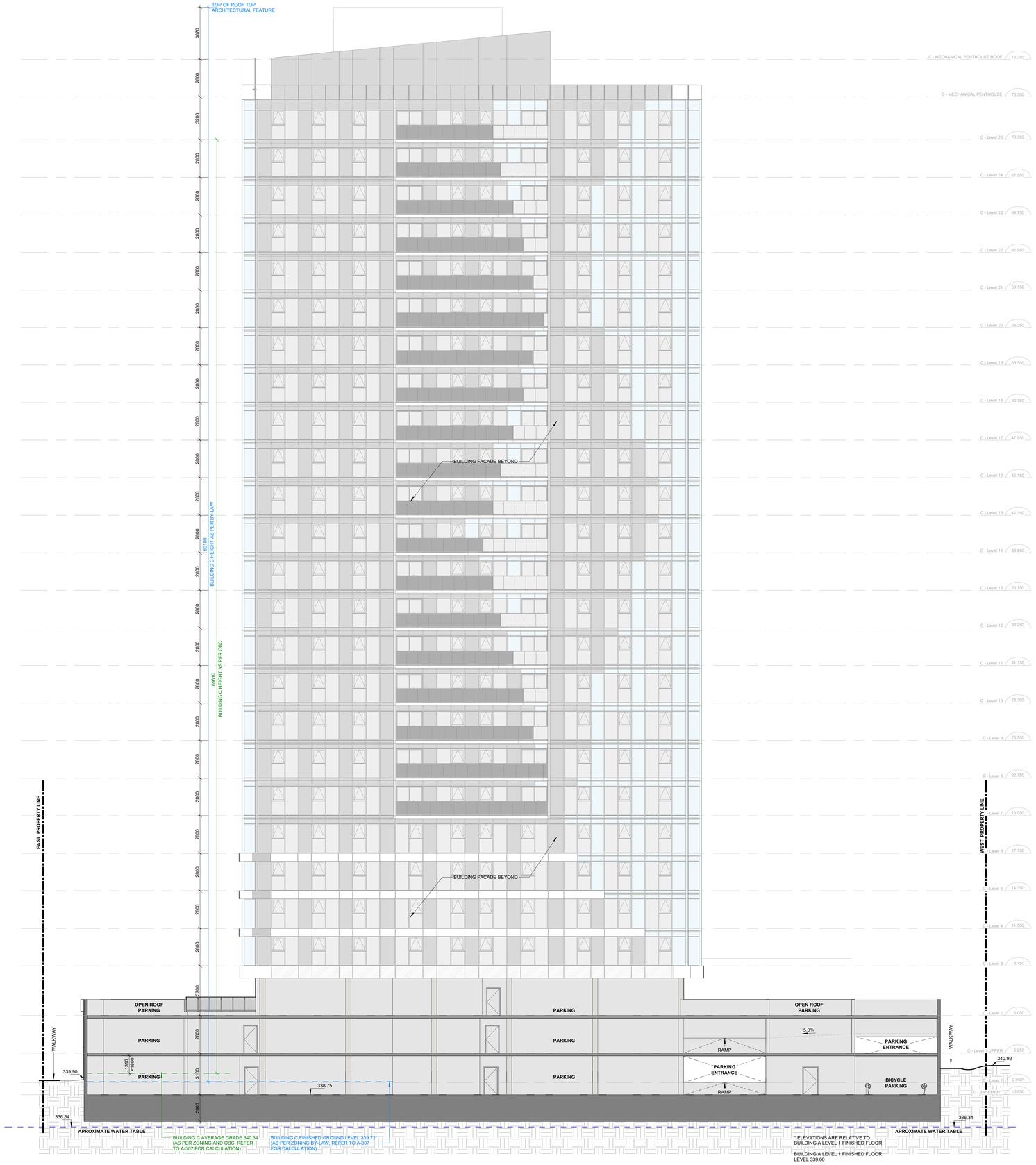
JOB TITLE: 143 COLUMBIA STREET W.

143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: SITE SECTIONS

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MB		18-143
DESIGNED BY:	APPROVED BY:	DATE:
KS		2024.01.11
SCALE:		DRAWING NUMBER:
1 : 250		SPA 4.2
DIVISION NUMBER:		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt



1 SPA 4.3 **BUILDING C SECTION E-W**
SCALE: 1 : 125

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE TO, AND MAY BE REPRODUCED BY, ANY PERSON. BY SUBMITTING SAME TO THE CITY OF WATERLOO, THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTETCTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
D	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		
C	2023.08.08	SPA 3RD SUBMISSION		
B	2023.04.04	SPA 2ND SUBMISSION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	SPA 1ST SUBMISSION		

ISSUES

PLOT DATE: 2024-04-03 3:24:19 PM

NORTH: STAMP:

LEGEND:

CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

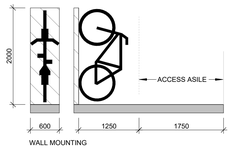
DRAWING TITLE: SITE SECTIONS

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MB		18-143
DESIGNED BY:	APPROVED BY:	DATE:
KS		2024.01.11
SCALE:	DRAWING NUMBER:	
1 : 125		SPA 4.3
DIVISION NUMBER:		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt

TABLE: BICYCLE PARKING SPACE DIMENSIONS		
	DIMENSIONS	
HORIZONTAL BICYCLE PARKING SPACE	WIDTH (MIN)	0.6 METERS
	LENGTH - SINGLE SIDE RACK (MIN)	2.0 METERS
	LENGTH - DOUBLE SIDE RACK (MIN)	3.0 METERS
	VERTICAL CLEARANCE (MIN)	2.0 METERS
	ACCESS ALSLE WIDTH (MIN)	1.75 METERS
VERTICALLY MOUNTED BICYCLE PARKING SPACE	WIDTH (MIN)	0.6 METERS
	LENGTH (MIN)	1.25 METERS
	VERTICAL CLEARANCE (MIN)	2.0 METERS
	ACCESS ALSLE WIDTH (MIN)	1.75 METERS

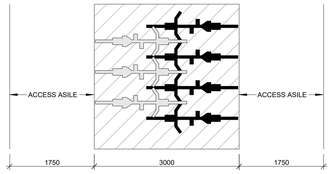
4 BICYCLE PARKING SPACE DIMENSIONS
A-SP 3.1 SCALE: 1 : 10



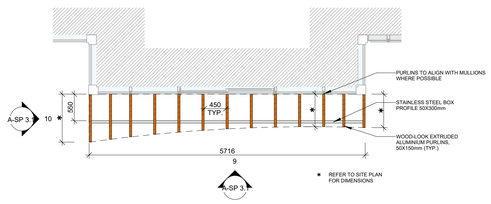
1 VERTICALLY MOUNTED BICYLE PARKING SPACES
A-SP 3.1 SCALE: 1 : 50



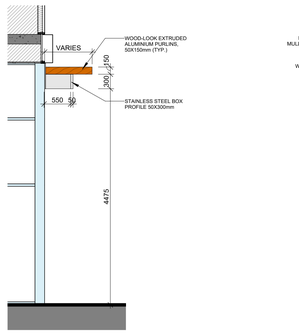
2 SINGLE SIDE BIKE RACK
A-SP 3.1 SCALE: 1 : 50



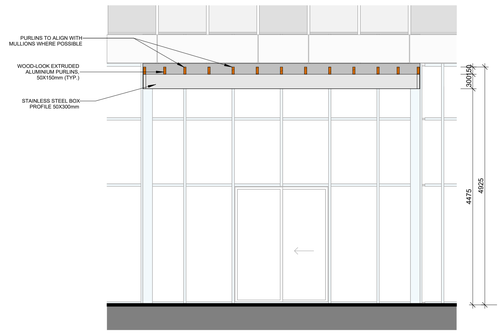
3 DOUBLE SIDED BIKE RACK
A-SP 3.1 SCALE: 1 : 50



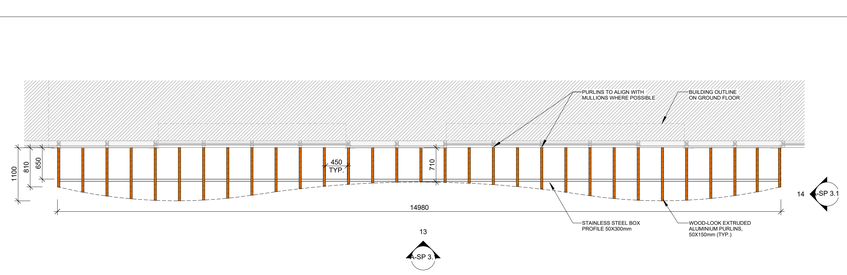
11 TYPICAL ENTRANCE CANOPY PLAN
A-SP 3.1 SCALE: 1 : 50



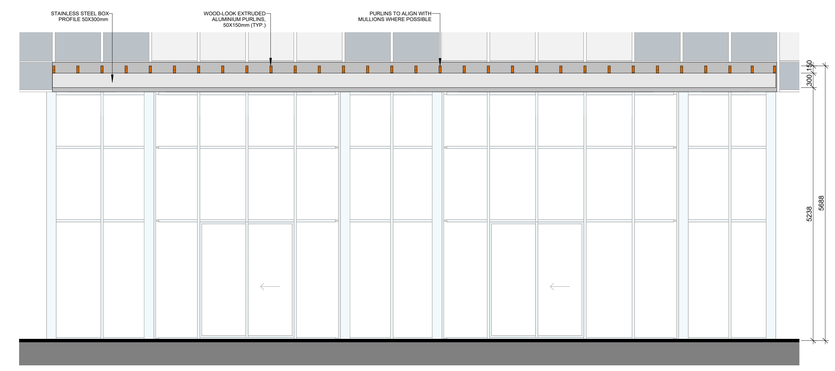
10 TYPICAL ENTRANCE CANOPY SIDE ELEVATION
A-SP 3.1 SCALE: 1 : 50



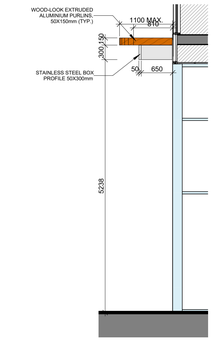
9 TYPICAL ENTRANCE CANOPY FRONT ELEVATION
A-SP 3.1 SCALE: 1 : 50



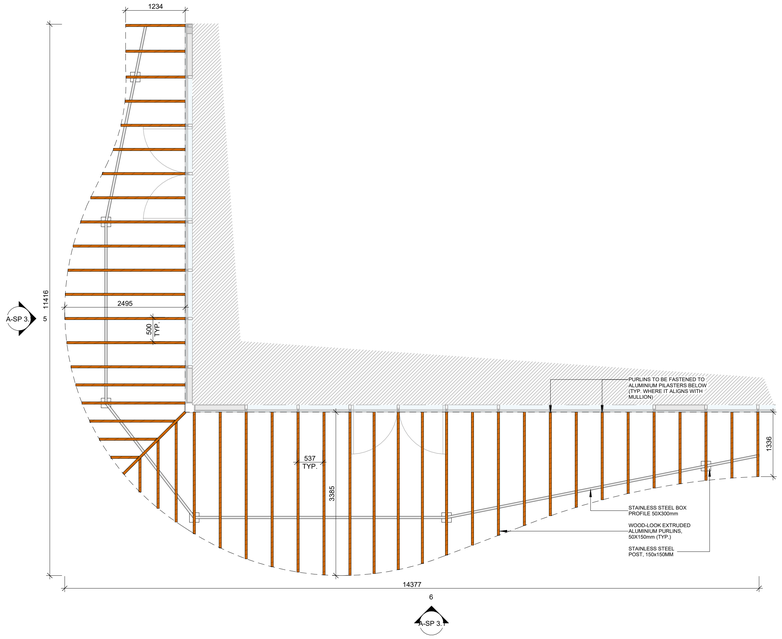
12 BUILDING A CANOPY @ COLUMBIA, PLAN
A-SP 3.1 SCALE: 1 : 50



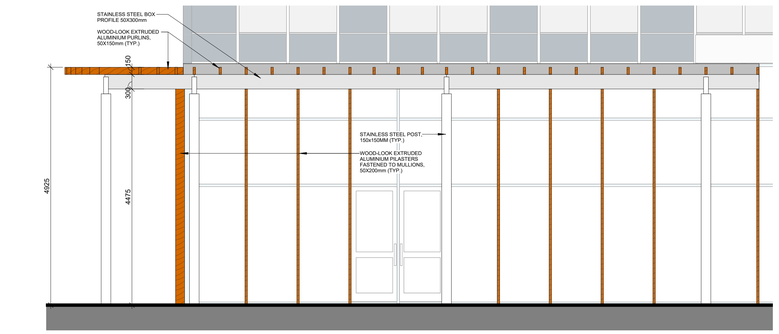
13 BUILDING A CANOPY @ COLUMBIA, FRONT ELEVATION
A-SP 3.1 SCALE: 1 : 50



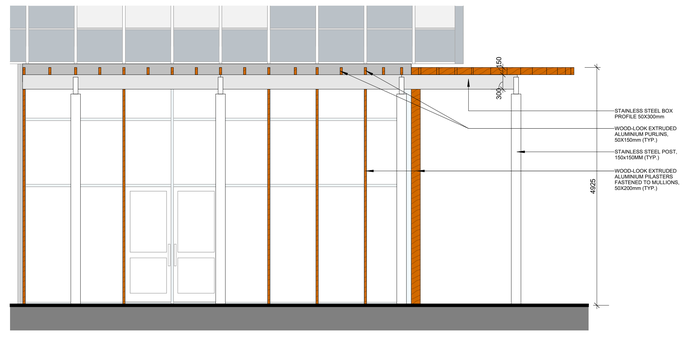
14 BUILDING A CANOPY @ COLUMBIA, SIDE ELEVATION
A-SP 3.1 SCALE: 1 : 50



7 BUILDING B CORNER CANOPY PLAN
A-SP 3.1 SCALE: 1 : 50



6 BUILDING B CORNER CANOPY WEST ELEVATION
A-SP 3.1 SCALE: 1 : 50



5 BUILDING B CORNER CANOPY NORTH ELEVATION
A-SP 3.1 SCALE: 1 : 50

NEW GENERATION DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE TO, AND MAY BE REPRODUCED BY, ANYONE UPON REQUEST. PURSUANT TO THE CITY OF WATERLOO, THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTETCTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL, AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
A	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		

ISSUES

PLOT DATE:
2024-04-03 2:58:43 PM

NORTH: TN

STAMP:

LEGEND:

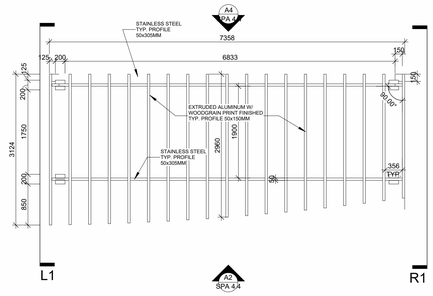
CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

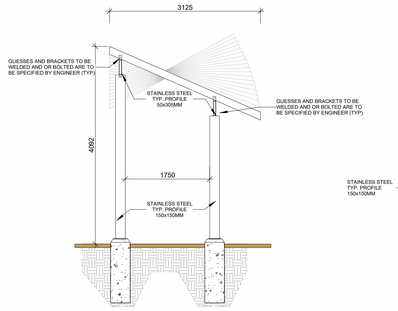
DRAWING TITLE:
SITE DETAILS

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
ML		18-143
DESIGNED BY:	APPROVED BY:	DATE:
ML		2024.01.11
SCALE:		DRAWING NUMBER:
As indicated		A-SP 3.1
DIVISION NUMBER:		
-		

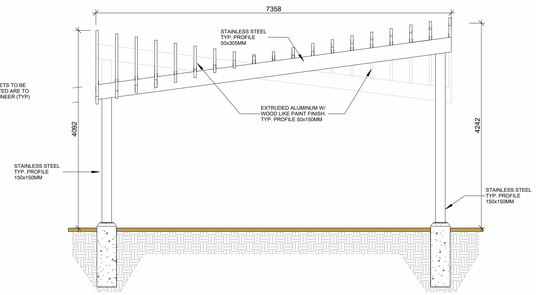
Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt



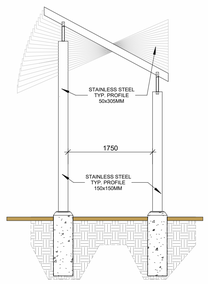
A1 PLAN VIEW
SPA 4.4



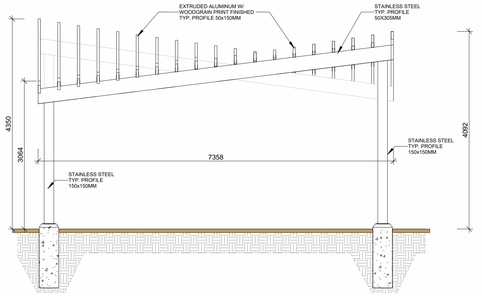
A2 L1 SECTION
SPA 4.4



A3 FRONT ELEVATION
SPA 4.4

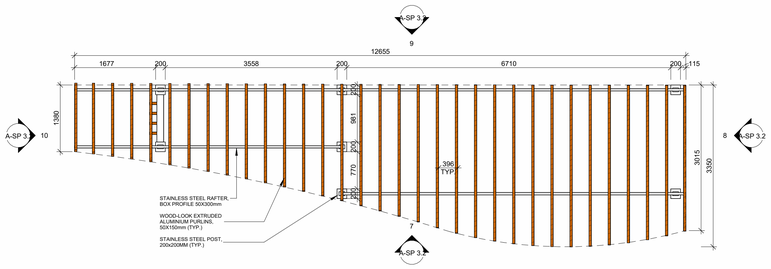


A4 R1 ELEVATION
SPA 4.4

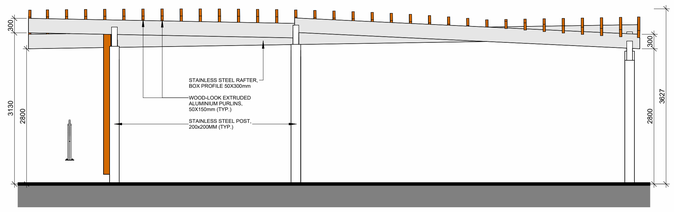


A5 REAR ELEVATION
SPA 4.4

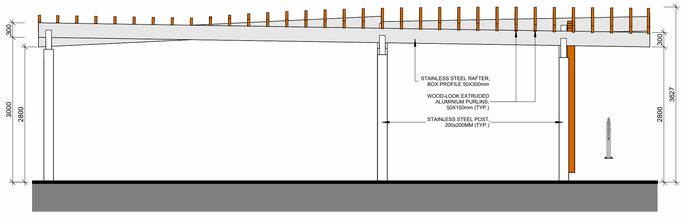
1 LANDSCAPE PERGOLA DETAILS
A-SP 3.2 SCALE: 1 : 50



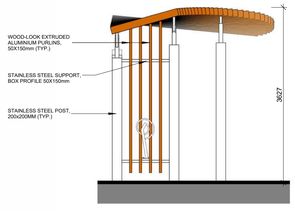
8 BUILDING A COMMERCIAL CANOPY PLAN
A-SP 3.2 SCALE: 1 : 50



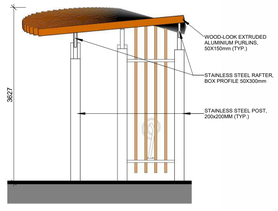
7 BUILDING A COMMERCIAL CANOPY WEST ELEVATION
A-SP 3.2 SCALE: 1 : 50



9 BUILDING A COMMERCIAL CANOPY EAST ELEVATION
A-SP 3.2 SCALE: 1 : 50



10 COMMERCIAL CANOPY NORTH ELEVATION
A-SP 3.2 SCALE: 1 : 50



8 COMMERCIAL CANOPY SOUTH ELEVATION
A-SP 3.2 SCALE: 1 : 50

NEW GENERATION
DESIGN WAVE

GENERAL NOTES:

ALL DIMENSIONS, NOTES AND DETAILS MUST BE CHECKED AND VERIFIED ON THE JOBSITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT ANY EXTRAS AND/OR CHANGES RESULTING FROM FAILURE TO DO SO WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR

ALL PLANS, DRAWINGS, RENDERINGS, ILLUSTRATIONS AND THE LIKE, AS WELL AS SUPPORTING DOCUMENTS THERETO, SUBMITTED TO THE CITY OF WATERLOO AS PART OF AN APPLICATION PURSUANT TO SECTION 41 OF THE PLANNING ACT, R.S.O. 1990, C.P.13 AS AMENDED ARE PUBLIC RECORDS. PUBLIC RECORDS ARE AVAILABLE TO, AND MAY BE REPRODUCED BY, ANY PERSON. BY SUBMITTING SAME TO THE CITY OF WATERLOO, THE CITY OF WATERLOO MAY PRESENT, DISPLAY, POST, USE, COPY AND/OR DUPLICATE SAID DOCUMENTS FOR ITS PURPOSES WITHOUT LIMITATION, AND IN ACCORDANCE WITH APPLICABLE LAW INCLUDING THE PLANNING ACT, R.S.O. 1990 C.P.13 AS AMENDED AND THE MUNICIPAL FREEDOM OF INFORMATION AND PROTETCTION OF PRIVACY ACT R.S.O. 1990, C. M. 56 AS AMENDED. APPLIES TO ALL DOCUMENTS COMPRISING SITE PLAN SP-20-08.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DETAILS ISSUED FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL READ ALL NOTES AND SPECIFICATIONS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE ARCHITECT'S DRAWINGS, THE PROJECT MANUAL, AND ALL OTHER DISCIPLINES DRAWINGS, AND HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR OMISSIONS THAT HE MAY DISCOVER.

THE CONTRACTOR SHALL NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH WORK.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ITEMS REQUIRING DETAILS THAT ARE NOT CLARIFIED IN THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.

CONTRACTOR TO VERIFY DELIVERY SCHEDULE OF ALL MATERIALS, FINISHES, LIGHT FIXTURES, SPECIALTY ITEMS AND ANY OTHER ITEMS SPECIFIED AND THE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY IF ANY MATERIALS AND OR FIXTURES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
A	2024.04.04	ZBA 2ND & SPA 4TH SUBMISSION		

ISSUES

PLOT DATE:
2024-04-03 2:58:48 PM

NORTH: TN

STAMP:

LEGEND:

CLIENT:
143 COLUMBIA INC.

JOB TITLE:
143 COLUMBIA STREET W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
SITE DETAILS

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
ML		18-143
DESIGNED BY:	APPROVED BY:	DATE:
ML		2024.01.11
SCALE:		DRAWING NUMBER:
1 : 50		A-SP 3.2
DIVISION NUMBER:		
-		

Autodesk Docs://143 COLUMBIA STREET/143 Columbia St - Site Plan & Areas.rvt