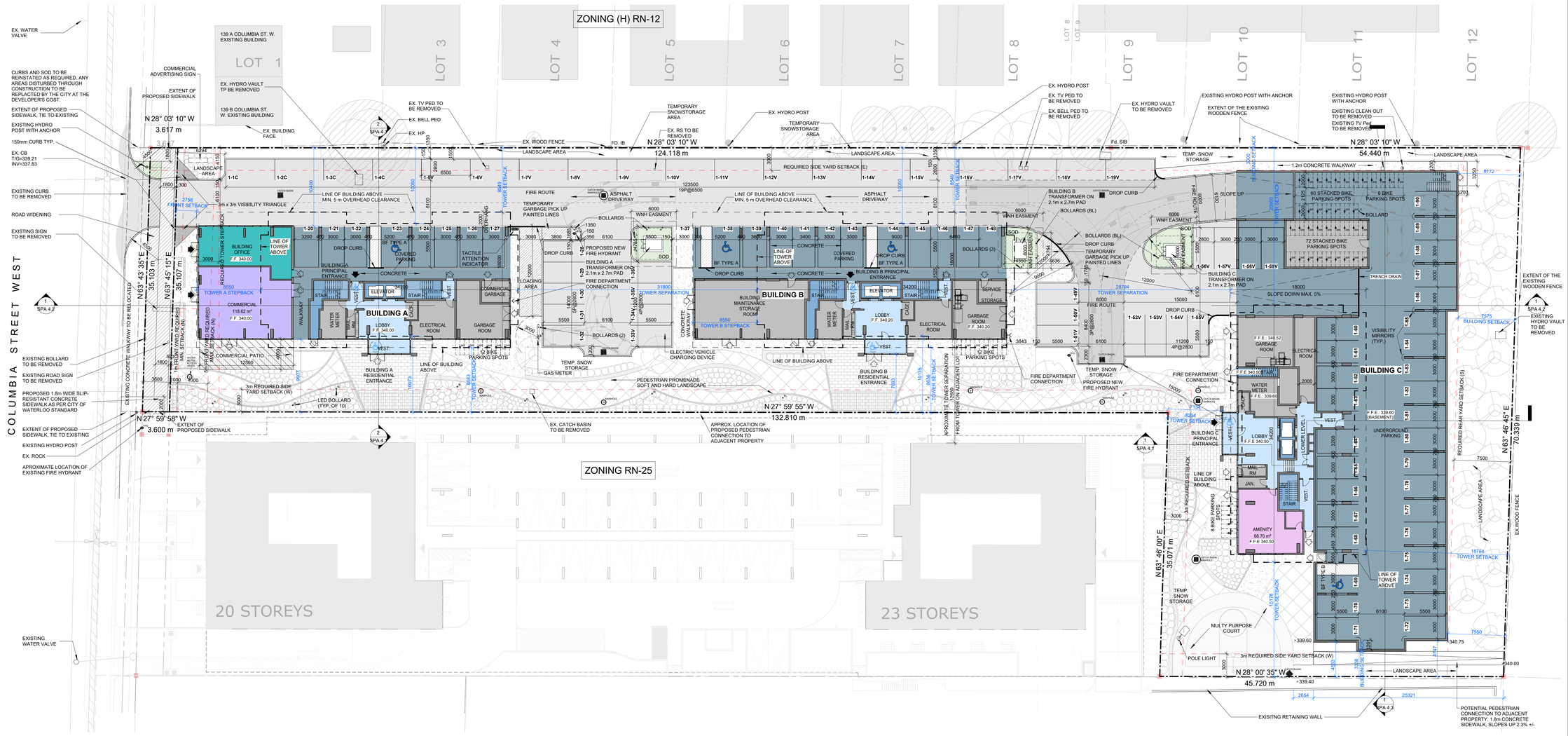


SITE PLAN WITH LEVEL 1

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, JUNE 18, 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 COLOR.
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 BRDROOMS 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 LEBELLED '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.

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: 763m² BUILDING B: 786m² BUILDING C: 1674m² **TOTAL 3203m²**	
	BUILDING COVERAGE	N/A	TOTAL 40.8%
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 7.5m**
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: 79m BUILDING B: 79m** BUILDING C: 78.3m
	MIN. HEIGHT OF 1st STOREY	4.5m	BUILDING A: 5.6m BUILDING B: 5.6m **BUILDING C: 4.8m**

		REQUIRED	PROVIDED
TOWER INFORMATION	MIN. FRONT & FLANKAGE TOWER STEPBACK	3m	BUILDING A: 8.5m
	MAX. TOWER FOOTPRINT	800m²	**BUILDING A: 604m² BUILDING B: 604m²** BUILDING C: 599m²
	MIN. TOWER SEPARATION ON THE SAME LOT	22m	BUILD. A&B 31.8m **BUILD. B&C 28.8m**
	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.: 118.6 x 3 / 100 = 4 TOTAL 153	Res: 128 Vis.: 30 Com.: 4 **TOTAL 162**
	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.: 118.6 / 100 = 2 TOTAL 150	TOTAL 172
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
	LANDSCAPED OPEN SPACE	30% 2365m²	37.69% 2970.85m²
AMENITY AREAS	REQUIRED AMENITY AREA 3m² per bedroom	591 x 3 = 1,773m²	PROMEN.: 1,412.64m² INDOOR A.: 68.7m² BALCON.: 1,796.91m² **TOTAL: 3,278.25m²**
	REQUIRED COMMON AMENITY AREA 30% of required amenity	1,773m² x 0.3 = 532m²	PROMEN.: 1,412.64m² INDOOR A.: 68.7m² **TOTAL: 1481.34m²**
	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	8
3200 x 5500	1
BF Type B 5200 x 5500	2
	11
BUILDING C, BASEMENT	
3000 x 5500	30
3200 x 5500	2
BF Type A 3900 x 5500	1
	33
BUILDING C, LEVEL 1 UPPER	
3000 x 5500	30
3200 x 5500	2
BF Type A 3900 x 5500	1
	33
BUILDING C, LEVEL 2	
2800x5500	19
3000x5500	19
BF Type A 3900 x 5500	1
	39
ON GRADE	
2800 x 5500	17
2800 x 6500	19
3000 x 5500	2
	38
TOTAL:	**162**

TOTAL BALCONIES BUILDING A

LEVEL	Space Type	AREA(m²)	AREA (SF)
Level 7	BALCONY	34.13 m²	367 SF
Level 8	BALCONY	31.48 m²	339 SF
Level 9	BALCONY	31.48 m²	339 SF
Level 10	BALCONY	31.42 m²	338 SF
Level 11	BALCONY	30.59 m²	329 SF
Level 12	BALCONY	30.97 m²	333 SF
Level 13	BALCONY	30.75 m²	331 SF
Level 14	BALCONY	29.24 m²	315 SF
Level 15	BALCONY	28.78 m²	310 SF
Level 16	BALCONY	30.29 m²	326 SF
Level 17	BALCONY	28.79 m²	310 SF
Level 18	BALCONY	28.79 m²	310 SF
Level 19	BALCONY	29.24 m²	315 SF
Level 20	BALCONY	29.69 m²	320 SF
Level 21	BALCONY	30.13 m²	324 SF
Level 22	BALCONY	31.11 m²	335 SF
Level 23	BALCONY	31.03 m²	334 SF
Level 24	BALCONY	31.45 m²	339 SF
Level 25	BALCONY	31.48 m²	339 SF
TOTAL		581.26 m²	6,257 SF

TOTAL BALCONIES BUILDING B

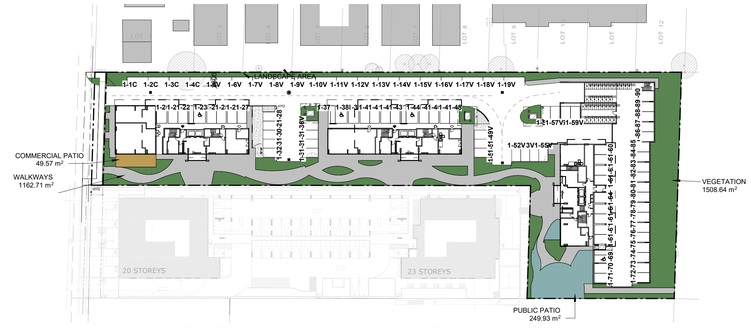
LEVEL	Space Type	AREA(m²)	AREA (SF)
Level 7	BALCONY	34.13 m²	367 SF
Level 8	BALCONY	30.00 m²	323 SF
Level 9	BALCONY	29.23 m²	315 SF
Level 10	BALCONY	29.95 m²	322 SF
Level 11	BALCONY	31.34 m²	337 SF
Level 12	BALCONY	31.93 m²	344 SF
Level 13	BALCONY	32.35 m²	348 SF
Level 14	BALCONY	32.69 m²	352 SF
Level 15	BALCONY	33.14 m²	357 SF
Level 16	BALCONY	33.62 m²	362 SF
Level 17	BALCONY	33.62 m²	362 SF
Level 18	BALCONY	33.20 m²	357 SF
Level 19	BALCONY	32.69 m²	352 SF
Level 20	BALCONY	32.24 m²	347 SF
Level 21	BALCONY	31.79 m²	342 SF
Level 22	BALCONY	31.53 m²	339 SF
Level 23	BALCONY	30.89 m²	332 SF
Level 24	BALCONY	30.44 m²	328 SF
Level 25	BALCONY	29.99 m²	323 SF
TOTAL		604.74 m²	6,509 SF

TOTAL BALCONIES BUILDING C

LEVEL	Space Type	AREA(m²)	AREA (SF)
Level 7	BALCONY	30.49 m²	328 SF
Level 8	BALCONY	33.66 m²	362 SF
Level 9	BALCONY	33.18 m²	357 SF
Level 10	BALCONY	32.72 m²	352 SF
Level 11	BALCONY	32.28 m²	347 SF
Level 12	BALCONY	31.77 m²	342 SF
Level 13	BALCONY	31.39 m²	338 SF
Level 14	BALCONY	30.93 m²	333 SF
Level 15	BALCONY	31.39 m²	338 SF
Level 16	BALCONY	29.95 m²	322 SF
Level 17	BALCONY	32.29 m²	348 SF
Level 18	BALCONY	32.73 m²	352 SF
Level 19	BALCONY	33.18 m²	357 SF
Level 20	BALCONY	33.63 m²	362 SF
Level 21	BALCONY	33.18 m²	357 SF
Level 22	BALCONY	32.73 m²	352 SF
Level 23	BALCONY	32.29 m²	348 SF
Level 24	BALCONY	31.72 m²	341 SF
Level 25	BALCONY	31.39 m²	338 SF
TOTAL		610.91 m²	6,576 SF

TOTAL COMMON INDOOR AMENITY BUILDINGS A, B & C

LEVEL	Space Type	AREA(m²)	AREA (SF)
Level 1	AMENITY	68.70 m²	739 SF
TOTAL		68.70 m²	739 SF



LANDSCAPE OPEN SPACE = VEGETATION+WALKWAYS+PUBLIC PATIO+COMMERCIAL PATIO

2 A-SP1 **LANDSCAPE AREAS** SCALE: 1 : 750

PG DESIGN STUDIO INC

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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:

B	2022.11.25	MINOR ZBA APPLICATION	
A	2022.06.30	ZBA PRE-CONSULTATION	
	2021.11.03	ISSUED FOR 1ST SPA SUBMISSION	

NO.	DATE	ISSUED FOR	CH	BY

ISSUES

PLOT DATE: 2022-11-30 15:43:56

NORTH: TN

STAMP:

LEGEND:



Key Plan

SCALE: N.T.S.

SPACE LEGEND

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

CLIENT: 143 COLUMBIA INC.

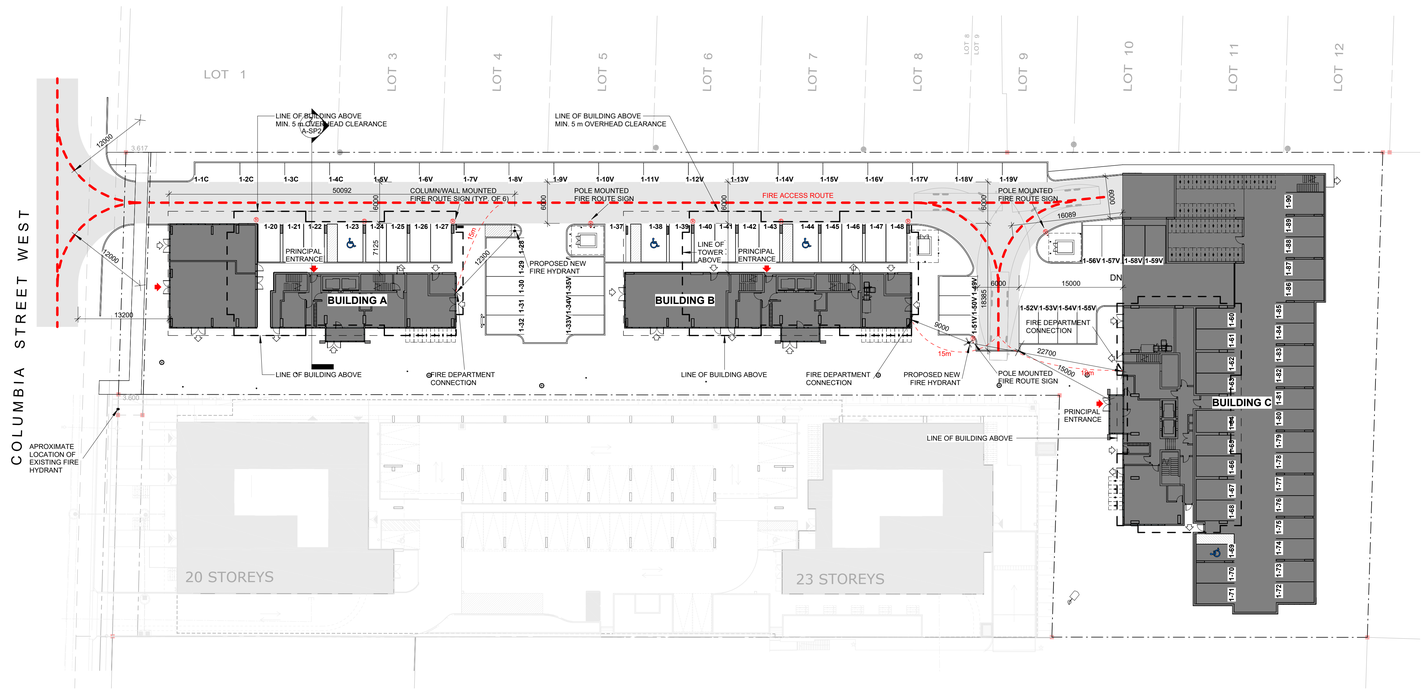
JOB TITLE: 143 COLUMBIA STREET W.

143 COLUMBIA STREET W, WATERLOO ON.

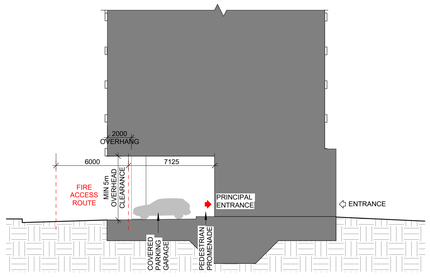
DRAWING TITLE: SITE PLAN & LEVEL 1

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MB	SG	18-143
DESIGNED BY:	APPROVED BY:	DATE:
KS	SG	2022-06-30
SCALE: As indicated	DRAWING NUMBER:	A-SP1
DIVISION NUMBER: 00 32 02-01		

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



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



2 SECTION THROUGH FIRE ROUTE
A-SP2 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

PG DESIGN STUDIO INC

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NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
	2021.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

PLOT DATE: 2022-11-30 15:44:03

NORTH: TN

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	SG	18-143
DESIGNED BY:	APPROVED BY:	DATE:
KS	SG	2022-06-30

SCALE: As indicated

DRAWING NUMBER: A-SP2

DIVISION NUMBER: 00 32 02-01

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

ONTARIO BUILDING CODE DATA MATRIX

Revised: 2018 03 06

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE [1]

Name of Practice	PG DESIGN STUDIO
Address 1	156 COLUMBIA ST W
Address 2	WATERLOO, ONTARIO, N2L 3L2
Contact	
Name of Project	143 COLUMBIA
Location/Address	143 A COLUMBIA ST W
Date	2021-11-02

143 A COLUMBIA STREET WEST

3.00	BUILDING CODE VERSION	O.Reg. 332/12					LAST AMENDMENT	O.Reg. 762/20			
3.01	PROJECT TYPE	New Construction									[A] 1.1.2.
		25 STOREY NEW MIXED USE HIGH RISE, 202 RESIDENTIAL UNITS									
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY						USE			3.1.2.1.(1)
		C	Residential								
		E	Mercantile								
		D	Business & Personal Services					BUILDING OFFICE			
		F3	Low Hazard Industrial					COVERED PARKING			
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	NO									3.2.2.7.
3.04	BUILDING AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	[A] 1.4.1.2.
		25 STOREY MIXED-USE				0.00		750.00		750.0	
		TOTAL				-		750.0		750.0	
3.05	GROSS AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	[A] 1.4.1.2.
						0.00		15,201.00		15,201.0	
		TOTAL				-		15,201.0		15,201.0	
3.06	MEZZANINE AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	3.2.1.1.
						0.00		0.00		0.0	
		TOTAL				-		0.0		0.0	
3.07	BUILDING HEIGHT	25	STOREYS ABOVE GRADE					70.40	(m) ABOVE GRADE		[A] 1.4.1.2. &
		0	STOREYS BELOW GRADE								3.2.1.1.
3.08	HIGH BUILDING	Yes									3.2.6
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	2	STREET(S)								3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.42.	Group C, Any Height, Any Area, Sprinklered								3.2.2.20-83.
		3.2.2.57.	Group E, Any Height, Any Area, Sprinklered								
		3.2.2.49.	Group D, Any Height, Any Area								
		3.2.2.73.	Group F, Division 3, Any Height, Any Area								
3.11	SPRINKLER SYSTEM	Required			PROVIDED:	Entire Building					3.2.1.5. & 3.2.2.17.
3.12	STANDPIPE SYSTEM	Required									3.2.9.
3.13	FIRE ALARM SYSTEM	Required					TYPE PROVIDED	-			3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	Yes									
3.15	CONSTRUCTION TYPE	RESTRICTIONS	Noncombustible Required								3.2.2.2.20.-83.
		ACTUAL	Noncombustible					HEAVY TIMBER CONSTRUCTION		NO	3.2.1.4.
3.16	IMPORTANCE CATEGORY	Normal					-				4.1.2.1.(3), T4.1.2.1.B.
3.17	SEISMIC HAZARD INDEX (IE Fa Sa (0.2)) =	0.15	Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21								4.1.8.18.(1)
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA		OCCUPANCY TYPE				BASED ON		OCCUPANT LOAD (PERSONS)	3.1.17.
		LEVEL 1		E		118.62m²/1.10		m² per person		108	
		LEVEL 2		D		74.78m²/9.30		m² per person		8	
		LEVEL 1		F3		217.74m²/46		m² per person		5	
		LEVEL 2-6		C		5x(10x2)		No. of sleeping rooms		100	
		LEVEL 7-25		C		19x(8x2)		No. of sleeping rooms		304	
		TOTAL								525	
3.19	BARRIER-FREE DESIGN	Yes									3.8.
		No. OF ENTRANCES REQUIRED TO BE BARRIER FREE: 8 x 0.5 = 4									3.8.1.2.
		4 PROVIDED									
		POWER DOOR OPERATORS REQUIRED:			YES						3.8.3.3.
		BARRIER FREE ACCOMMODATION									
		15% OF SUITES ARE REQUIRED TO BE BARRIER FREE									
		31 SUITES ARE REQUIRED TO BE BARRIER FREE, 39 BARRIER FREE SUITES PROVIDED									
		PROVIDED BATHROOMS MUST CONFORM TO 3.8.2.1.(6)									
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY					RATING (H)	SUPPORTING ASSEMBLY (H)		NONCOMBUSTIBLE IN LIEU OF RATING?	3.2.2.20.-83, 3.2.1.4.
		FLOORS OVER BSMT					N/A	N/A		N/A	
		FLOORS					2HR	2HR		NO	
		MEZZANINE					1HR	N/A		N/A	
		ROOF					0HR	0HR		N/A	

3.22 SPATIAL SEPARATION	WALL	EBF AREA (m2)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROVIDED MAX % OF OPENINGS	REQUIRED FRR (H)	CONSTRUCTION TYPE	CLADDING TYPE	3.2.3.
	N GROUP E	44.3	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	N GROUP D	20.5	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	E GROUP D	50.0	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	W GROUP E	60.0	9.6m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	E GROUP F3	145.0	>10m		100.00	100.00	N/A	Noncombustible Req'd	Noncombustible Req'd	
	S GROUP F3	35.0	>10m		100.00	100.00	N/A	Noncombustible Req'd	Noncombustible Req'd	
	W GROUP C (L1)	30.8	>7m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	N GROUP C	24.3	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	E GROUP C	27.0	>8m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	W GROUP C	27.0	>8m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	S GROUP C	24.3	>8m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	

3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE			3.7.4.
	FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC SENTENCE	FIXTURES REQUIRED	FIXTURES PROVIDED
	LEVEL 1 MERCANTILE	108	3.7.4.8.		ROUGH IN 2 WR + 1 KITCHEN (TO BE LOCATED AS PER FINAL COMMERCIAL UNIT SPACES AND TENANT FIT OUTS)
	202 DWELLING UNITS				334 WASHROOMS PROVIDED

3.24	ENERGY EFFICIENCY	COMPLIANCE PATH:	PERFORMANCE
		CLIMATIC ZONE:	6
3.25	OTHER 1	STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING	NO
3.26	NOTES		

1 *ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C*

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August 2018

OBC 143 A

SCALE: 1 : 1

ONTARIO BUILDING CODE DATA MATRIX

Revised: 2018 03 06

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE [1]

Name of Practice	PG DESIGN STUDIO
Address 1	156 COLUMBIA ST W
Address 2	WATERLOO, ONTARIO, N2L 3L2
Contact	
Name of Project	143 COLUMBIA
Location/Address	143 B COLUMBIA ST W
Date	2021-11-02

143 B COLUMBIA STREET WEST

3.00	BUILDING CODE VERSION	O.Reg. 332/12					LAST AMENDMENT	O.Reg. 762/20			
3.01	PROJECT TYPE	New Construction									[A] 1.1.2.
		25 STOREY NEW MIXED USE HIGH RISE, 202 RESIDENTIAL UNITS									
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY						USE			3.1.2.1.(1)
		C	Residential								
		F3	Low Hazard Industrial					STORAGE			
		F3	Low Hazard Industrial					COVERED PARKING			
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	NO									3.2.2.7.
3.04	BUILDING AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	[A] 1.4.1.2.
		25 STOREY MIXED-USE				0.00		750.00		750.0	
		TOTAL				-		750.0		750.0	
3.05	GROSS AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	[A] 1.4.1.2.
						0.00		15,201.00		15,201.0	
		TOTAL				-		15,201.0		15,201.0	
3.06	MEZZANINE AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	3.2.1.1.
						0.00		0.00		0.0	
		TOTAL				-		0.0		0.0	
3.07	BUILDING HEIGHT	25	STOREYS ABOVE GRADE					70.40	(m) ABOVE GRADE		[A] 1.4.1.2. &
		0	STOREYS BELOW GRADE								3.2.1.1.
3.08	HIGH BUILDING	Yes									3.2.6
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1	STREET(S)								3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION	3.2.2.42.	Group C, Any Height, Any Area, Sprinklered								3.2.2.20-83.
		3.2.2.73.	Group F, Division 3, Any Height, Any Area								
3.11	SPRINKLER SYSTEM	Required			PROVIDED:	Entire Building					3.2.1.5. & 3.2.2.17.
3.12	STANDPIPE SYSTEM	Required									3.2.9.
3.13	FIRE ALARM SYSTEM	Required					TYPE PROVIDED	-			3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	Yes									
3.15	CONSTRUCTION TYPE	RESTRICTIONS	Noncombustible Required								3.2.2.2.20.-83.
		ACTUAL	Noncombustible					HEAVY TIMBER CONSTRUCTION		NO	3.2.1.4.
3.16	IMPORTANCE CATEGORY	Normal					-				4.1.2.1.(3), T4.1.2.1.B.
3.17	SEISMIC HAZARD INDEX (IE Fa Sa (0.2)) =	0.15	Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21								4.1.8.18.(1)
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA		OCCUPANCY TYPE				BASED ON		OCCUPANT LOAD (PERSONS)	3.1.17.
		LEVEL 1		F3		121.14m²/46		m² per person		3	
		LEVEL 1		F3		290.59m²/46		m² per person		7	
		LEVEL 2-6		C		5x(10x2)		No. of sleeping rooms		100	
		LEVEL 7-25		C		19x(8x2)		No. of sleeping rooms		304	
		TOTAL								414	
3.19	BARRIER-FREE DESIGN	Yes									3.8.
		No. OF ENTRANCES REQUIRED TO BE BARRIER FREE: 8 x 0.5 = 4									3.8.1.2.
		4 PROVIDED									
		POWER DOOR OPERATORS REQUIRED:			YES						3.8.3.3.
		BARRIER FREE ACCOMMODATION									
		15% OF SUITES ARE REQUIRED TO BE BARRIER FREE									
		31 SUITES ARE REQUIRED TO BE BARRIER FREE, 39 BARRIER FREE SUITES PROVIDED									
		PROVIDED BATHROOMS MUST CONFORM TO 3.8.2.1.(6)									
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY					RATING (H)	SUPPORTING ASSEMBLY (H)		NONCOMBUSTIBLE IN LIEU OF RATING?	3.2.2.20.-83, 3.2.1.4.
		FLOORS OVER BSMT					N/A	N/A		N/A	
		FLOORS					2HR	2HR		NO	
		MEZZANINE					1HR	N/A		N/A	
		ROOF					0HR	0HR		N/A	

3.22 SPATIAL SEPARATION		WALL	EBF AREA (m2)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROVIDED MAX % OF OPENINGS	REQUIRED FRR (H)	CONSTRUCTION TYPE	CLADDING TYPE	3.2.3.
		N GROUP F3	42.0	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
		W GROUP F3	60.0	>9m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	PARKING	N GROUP F3	35.0	>10m		100.00	100.00	N/A	Noncombustible Req'd	Noncombustible Req'd	
	PARKING	E GROUP F3	239.0	>10m		100.00	100.00	N/A	Noncombustible Req'd	Noncombustible Req'd	
	PARKING	S GROUP F3	35.0	>10m		100.00	100.00	N/A	Noncombustible Req'd	Noncombustible Req'd	
		W GROUP C (L1)	30.8	>7m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
		N GROUP C	24.3	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
		E GROUP C	27.0	>8m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
		W GROUP C	27.0	>8m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
		S GROUP C	24.3	>8m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	

3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE			3.7.4.
	FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC SENTENCE	FIXTURES REQUIRED	FIXTURES PROVIDED
	202 DWELLING UNITS				334 WASHROOMS PROVIDED

3.24	ENERGY EFFICIENCY	COMPLIANCE PATH:	PERFORMANCE
		CLIMATIC ZONE:	6
3.25	OTHER 1	STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING	NO
3.26	NOTES		

1 *ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C*

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August 2018

OBC 143 B

SCALE: 1 : 1

ONTARIO BUILDING CODE DATA MATRIX

Revised: 2018 03 06

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE [1]

Name of Practice	PG DESIGN STUDIO
Address 1	156 COLUMBIA ST W
Address 2	WATERLOO, ONTARIO, N2L 3L2
Contact	
Name of Project	143 COLUMBIA
Location/Address	143 C COLUMBIA ST W
Date	2021-11-02

143 C COLUMBIA STREET WEST

3.00	BUILDING CODE VERSION	O.Reg. 332/12					LAST AMENDMENT	O.Reg. 762/20			
3.01	PROJECT TYPE	New Construction									[A] 1.1.2.
		25 STOREY NEW MIXED USE HIGH RISE, 187 RESIDENTIAL UNITS									
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY						USE			3.1.2.1.(1)
		C	Residential								
		A2	Other assembly occupancies					AMENITY			
		F3	Low Hazard Industrial					PARKING			
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	NO									3.2.2.7.
3.04	BUILDING AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	[A] 1.4.1.2.
		25 STOREY MIXED-USE				0.00		661.00		661.0	
		TOTAL				-		661.0		661.0	
3.05	GROSS AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	[A] 1.4.1.2.
						0.00		13,990.00		13,990.0	
		TOTAL				-		13,990.0		13,990.0	
3.06	MEZZANINE AREA (m²)	DESCRIPTION				EXISTING		NEW		TOTAL	3.2.1.1.
						0.00		0.00		-	
		TOTAL				-		-		-	
3.07	BUILDING HEIGHT	25	STOREYS ABOVE GRADE					69.51	(m) ABOVE GRADE		[A] 1.4.1.2. &
		1	STOREYS BELOW GRADE								3.2.1.1.
3.08	HIGH BUILDING	Yes									3.2.6
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1	STREET(S)								3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.42.	Group C, Any Height, Any Area, Sprinklered								3.2.2.20-83.
		3.2.2.23.	Group A, Division 2, Any Height, Any Area, Sprinklered								
		3.2.2.73.	Group F, Division 3, Any Height, Any Area								
3.11	SPRINKLER SYSTEM	Required			PROVIDED:	Entire Building					3.2.1.5. & 3.2.2.17.
3.12	STANDPIPE SYSTEM	Required									3.2.9.
3.13	FIRE ALARM SYSTEM	Required					TYPE PROVIDED	-			3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	Yes									
3.15	CONSTRUCTION TYPE	RESTRICTIONS	Noncombustible Required								3.2.2.2.20.-83.
		ACTUAL	Noncombustible					HEAVY TIMBER CONSTRUCTION		NO	3.2.1.4.
3.16	IMPORTANCE CATEGORY	Normal					-				4.1.2.1.(3), T4.1.2.1.B.
3.17	SEISMIC HAZARD INDEX (IE Fa Sa (0.2)) =	0.15	Seismic Design Not Required for Table 4.1.8.18. Items 6 to 21								4.1.8.18.(1)
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA		OCCUPANCY TYPE				BASED ON		OCCUPANT LOAD (PERSONS)	3.1.17.
		BASEMENT		F3		1327.22m²/46		m² per person		29	
		LEVEL 1		A2		68.3m²/1.85		m² per person		37	
		LEVEL 1		F3		1292.44m²/46		m² per person		29	
		LELEL 2		C		3x2		No. of sleeping rooms		6	
		LEVEL 2		F3		1327.71m²/46		m² per person		29	
		LEVEL 3-6		C		4x(8x2)		No. of sleeping rooms		64	
		LEVEL 7-25		C		19x(8x2)		No. of sleeping rooms		304	
		TOTAL								469	
3.19	BARRIER-FREE DESIGN	Yes									3.8.
		No. OF ENTRANCES REQUIRED TO BE BARRIER FREE: 6 x 0.5 = 3									3.8.1.2.
		3 PROVIDED									
		POWER DOOR OPERATORS REQUIRED:			YES						3.8.3.3.
		BARRIER FREE ACCOMMODATION									
		15% OF SUITES ARE REQUIRED TO BE BARRIER FREE									
		29 SUITES ARE REQUIRED TO BE BARRIER FREE, 29 BARRIER FREE SUITES PROVIDED									
		PROVIDED BATHROOMS MUST CONFORM TO 3.8.2.1.(6)									
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY					RATING (H)	SUPPORTING ASSEMBLY (H)		NONCOMBUSTIBLE IN LIEU OF RATING?	3.2.2.20.-83, 3.2.1.4.
		FLOORS OVER BSMT					2HR	2HR		NO	
		FLOORS					2HR	2HR		NO	
		ROOF					0HR	0HR		N/A	

3.22 SPATIAL SEPARATION	WALL	EBF AREA (m2)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROVIDED MAX % OF OPENINGS	REQUIRED FRR (H)	CONSTRUCTION TYPE	CLADDING TYPE	3.2.3.
	GROUP F3 (OPEN-AIR)	-	>3m		100.00	100.00	N/A	Noncombustible Req'd	Noncombustible Req'd	
	N GROUP C (L1)	25.8	>7m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	N GROUP A2	40.0	>9m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	W GROUP A2	40.0	>16m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	N GROUP C	24.0	>8m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	E GROUP C	23.4	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	W GROUP C	23.4	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	
	S GROUP C	24.0	>10m		100.00	<100%	N/A	Noncombustible Req'd	Noncombustible Req'd	

3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO:	MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE			3.7.4.
	FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC SENTENCE	FIXTURES REQUIRED	FIXTURES PROVIDED
	LEVEL 1 AMENITY				1 BF WASHROOM
	JANITOR ROOM				1
	187 DWELLING UNITS				374 WASHROOMS PROVIDED

3.24	ENERGY EFFICIENCY	COMPLIANCE PATH:	PERFORMANCE
		CLIMATIC ZONE:	6
3.25	OTHER 1	STORAGE GARAGE CONSIDERED AS SEPARATE BUILDING	NO
3.26	NOTES		

1 *ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C*

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OBC 143 C

SCALE: 1 : 1

ONTARIO BUILDING CODE DATA MATRIX

Revised: 2018 03 06

SEISMIC DESIGN REQUIREMENTS FOR NON-STRUCTURAL ELEMENTS (CATEGORIES 6 TO 21 TABLE 4.1.1.18)

					OBC REFERENCE
01	IMPORTANCE CATEGORY	Normal	-		4.1.2.1.(3), & 5.2.2.1.(2)
02	SITE CLASS	C			
03	5% SPECTRAL RESPONSE ACCELERATION Sa(0.2)		0.15		4.1.8.4.(1) & SB-1, T.1.2.
04	EARTHQUAKE IMPORTANCE FACTOR (IE)		1.00		T.4.1.8.5.
05	ACCELERATION BASED COEFFICIENT (Fa)		1.00		T.4.1.8.4.B
06	SEISMIC HAZARD INDEX	IEFaSa(0.2) =	0.15	0.35 OR GREATER? NO	4.1.8.18.(1)
				0.12 OR LESS? NO	4.1.8.1.(1)
	SEISMIC DESIGN REQUIRED FOR CATEGORIES 6 TO 21, TABLE 4.1.1.18.?		NOT REQUIRED		4.1.8.18.(2)
	REASONING FOR REQUIREMENT:		-		

* April 2017

SEISMIC REQUIREMENTS

SCALE: 1 : 1

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

PG DESIGN STUDIO INC

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 REQUESTING ACCESS. NEITHER 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
A	2022.11.25	MINOR ZBA APPLICATION		
	2021.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

PLOT DATE:

2022-11-30 15:44:08

NORTH:

STAMP:

LEGEND:

CLIENT:

143 COLUMBIA INC.

JOB TITLE:

143 COLUMBIA STREET W.

143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:

OBC MATRIX

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
MB	SG	16-143
DESIGNED BY:	APPROVED BY:	DATE:
KS	SG	2022-06-30

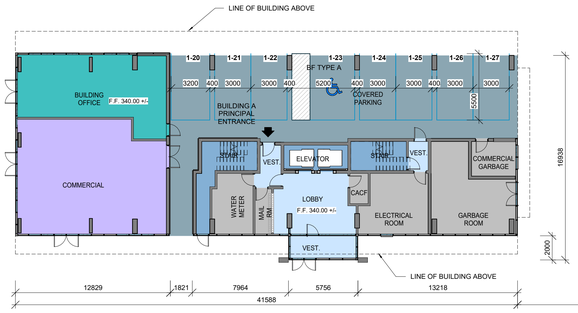
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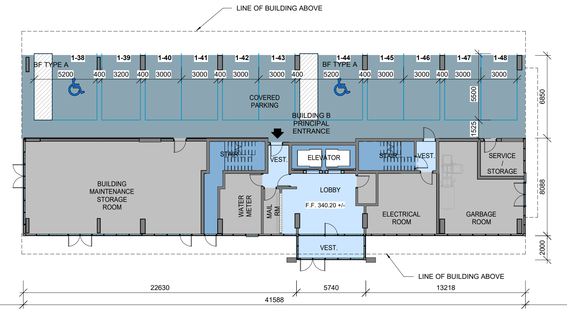
DIVISION NUMBER:

A-SP3

COLUMBIA STREET



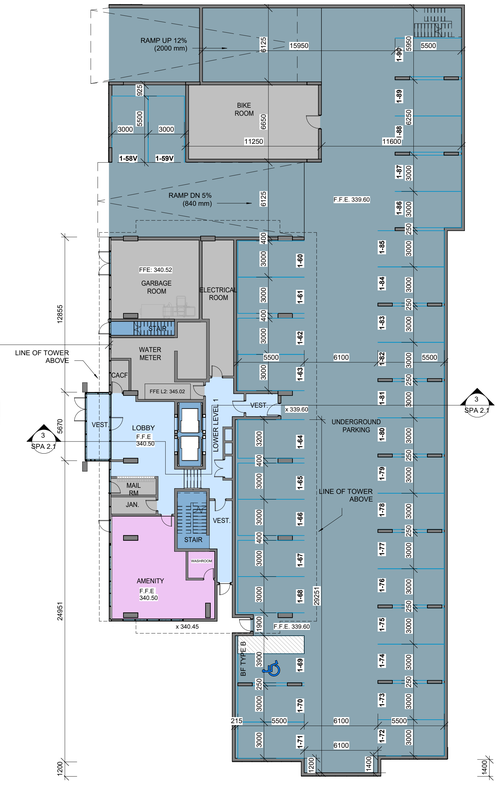
BUILDING A - LEVEL 1



BUILDING B - LEVEL 1

24412

30618



BUILDING C - BASEMENT & LEVEL 1

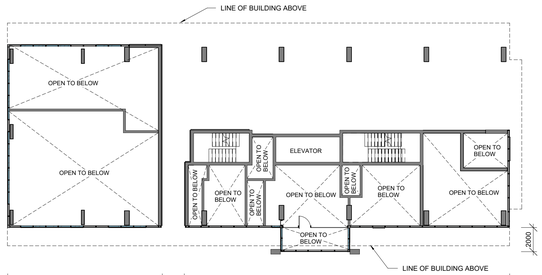
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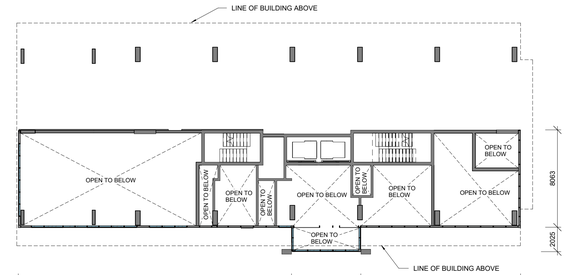
- AMENITY
- CIRCULATION
- COMMERCIAL
- COVERED PARKING
- OFFICE SERVICE
- SERVICE
- VERTICAL DEDUCTIBLE

1 SPA 2.1 BASEMENT & LEVEL 1

SCALE: 1 : 200

COLUMBIA STREET





SPACE LEGEND

- CIRCULATION
- COVERED PARKING

PARKING SCHEDULE - LEVEL 1

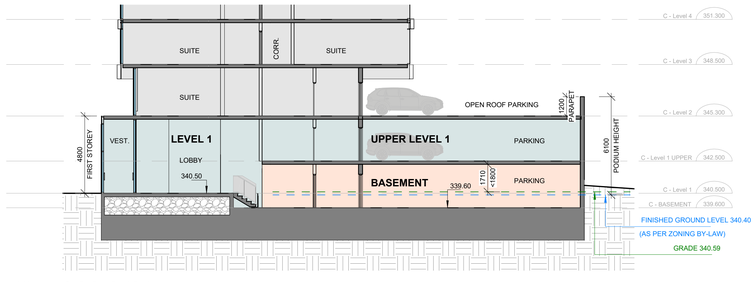
TYPE	COUNT
BUILDING A, LEVEL 1	
3000 x 5500	6
3200 x 5500	1
BF Type B 5200 x 5500	1
	8
BUILDING B, LEVEL 1	
3000 x 5500	8
3200 x 5500	1
BF Type B 5200 x 5500	2
	11
BUILDING C, BASEMENT	
3000 x 5500	30
3200 x 5500	2
BF Type A 3900 x 5500	1
	33
BUILDING C, LEVEL 1 UPPER	
3000 x 5500	30
3200 x 5500	2
BF Type A 3900 x 5500	1
	33
TOTAL:	85

PARKING SCHEDULE - LEVEL GRADE

TYPE	COUNT
ON GRADE	
2800 x 5500	17
2800 x 6500	19
3000 x 5500	2
	38
TOTAL:	38

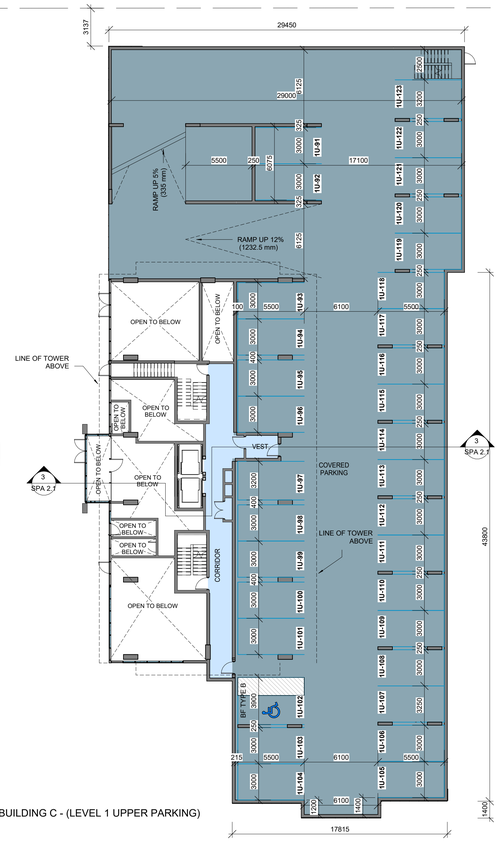
2 SPA 2.1 UPPER LEVEL 1

SCALE: 1 : 200



3 SPA 2.1 BUILDING C SECTION

SCALE: 1 : 150



BUILDING C - (LEVEL 1 UPPER PARKING)

PG DESIGN STUDIO INC

GENERAL NOTES:

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NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

PLOT DATE: 2022-11-23 16:33:16

NORTH: TN

STAMP:

LEGEND:



CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA ST. W.

143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: BASEMENT/ LEVEL 1 & UPPER LEVEL 1

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
ML/KS	KS	
DESIGNED BY:	APPROVED BY:	DATE:
AC/KS	SG	2021-11-03

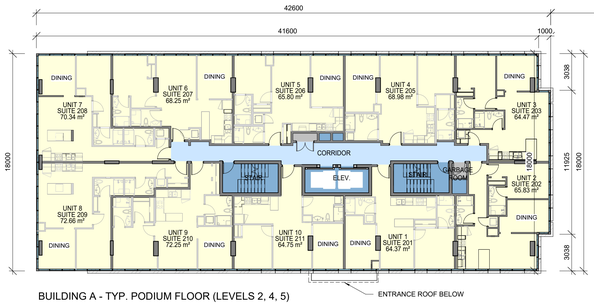
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DIVISION NUMBER: -

DRAWING NUMBER: SPA 2.1

Autodesk Docs://143 COLUMBIA STREET/143 Columbia-Areas.rvt

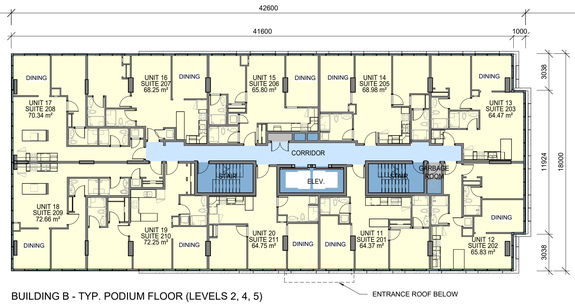
COLUMBIA STREET



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

ENTRANCE ROOF BELOW

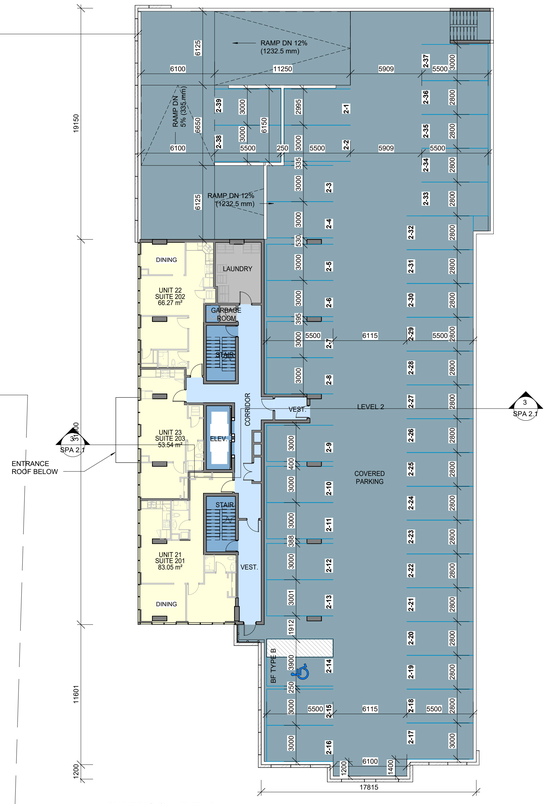
23400



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

ENTRANCE ROOF BELOW

29595



BUILDING C - LEVEL 2

SPACE LEGEND

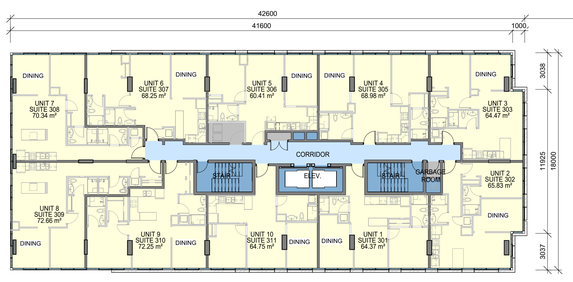
- CIRCULATION
- COVERED PARKING
- SERVICE
- SUITE
- VERTICAL DEDUCTIBLE

PARKING SCHEDULE - LEVEL 2	
TYPE	COUNT
BUILDING C, LEVEL 2	
2800x5500	19
3000x5500	19
BF Type A 3900 x 5500	1
	39
TOTAL:	39

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

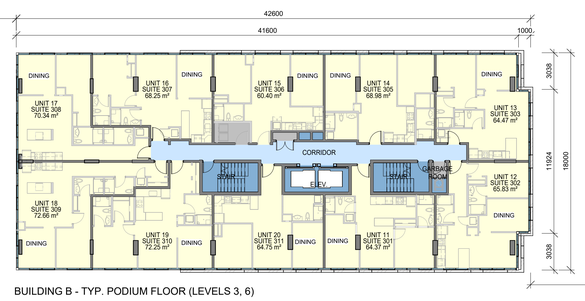
1 SPA 2.2 **LEVEL 2**
SCALE: 1 : 200

COLUMBIA STREET



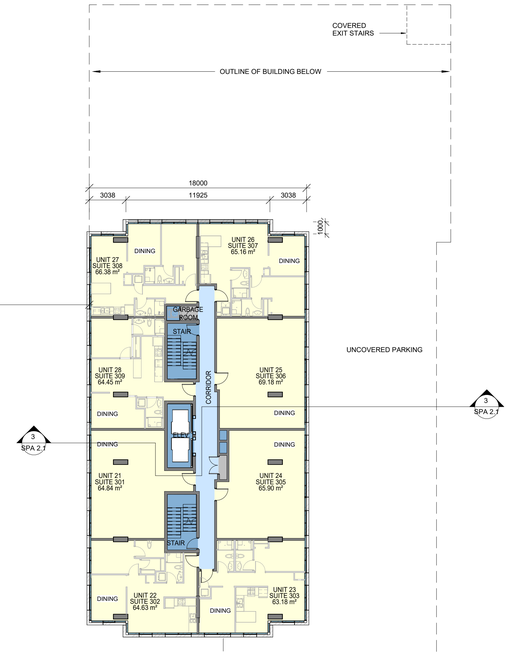
BUILDING A - TYP. PODIUM FLOOR (LEVELS 3, 6)

23400



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

28795



BUILDING C - LEVEL 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

Autodesk Docs://143 COLUMBIA STREET/143 Columbia Areas.rvt

PG DESIGN STUDIO INC

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NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	REVISED FOR	CH	BY
B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

NO.	DATE	ISSUED FOR	CH	BY

PLOT DATE: 2022-11-23 16:33:32

NORTH: TN

STAMP:

LEGEND:



CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA ST. W.

143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: LEVEL 2 / LEVEL 3

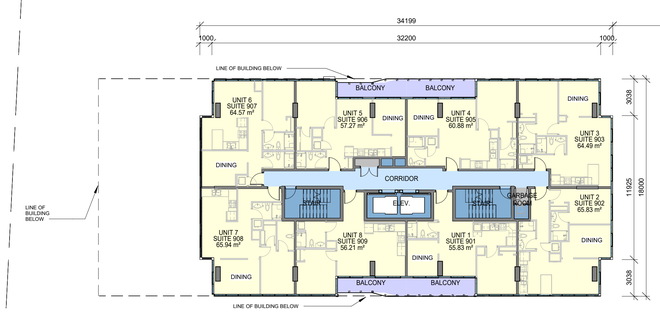
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
ML/KS	KS	
DESIGNED BY:	APPROVED BY:	DATE:
AC/KS	SG	2021-11-03

SCALE: As indicated

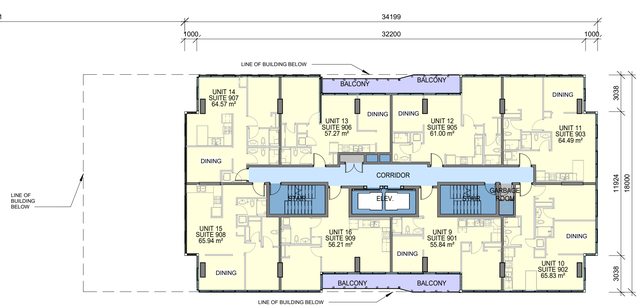
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DIVISION NUMBER:

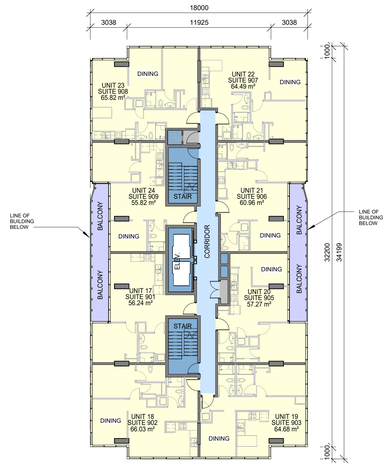
COLUMBIA STREET



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



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



BUILDINGC - 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.

2 Level 7-25 Typ Tower

SPA 2.3 SCALE: 1 : 200

Autodesk Docs://143 COLUMBIA STREET/143 Columbia Areas.rvt

PG DESIGN STUDIO INC

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NO.	DATE	REVISED FOR	CH	BY

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B	2022.11.25	MINOR ZBA APPLICATION		
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ISSUES

PLOT DATE: 2022-11-23 16:33:41

NORTH: TN

STAMP:

LEGEND:



CLIENT: 143 COLUMBIA INC.

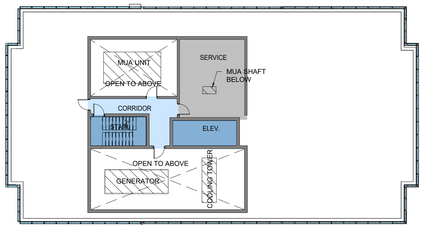
JOB TITLE: 143 COLUMBIA ST. W.

143 COLUMBIA STREET W, WATERLOO ON.

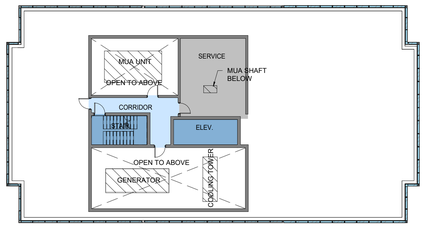
DRAWING TITLE: LEVEL 7-25 TYP. TOWER

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
ML/KS	KS	
DESIGNED BY:	APPROVED BY:	DATE:
AC/KS	SG	2021-11-03
SCALE: As indicated	DRAWING NUMBER: SPA 2.3	
DIVISION NUMBER:		

COLUMBIA STREET



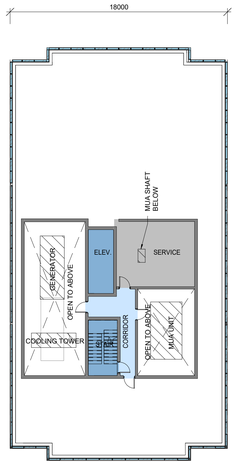
BUILDING A - MECHANICAL PENTHOUSE



BUILDING B - MECHANICAL PENTHOUSE

SPACE LEGEND

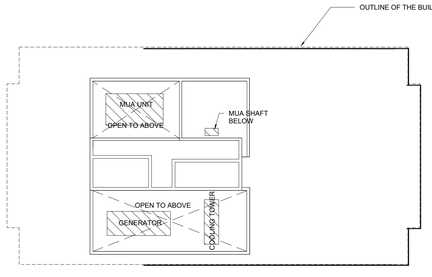
- CIRCULATION
- SERVICE
- VERTICAL DEDUCTIBLE



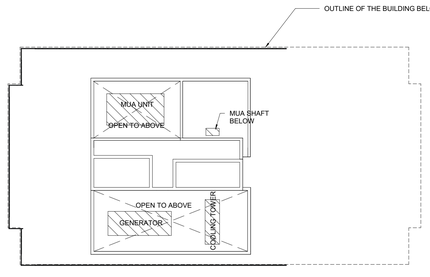
BUILDINGC - TYP. TOWER FLOOR (LEVELS 7-25)

2 MECHANICAL PENTHOUSE
SPA 2.4 SCALE: 1 : 200

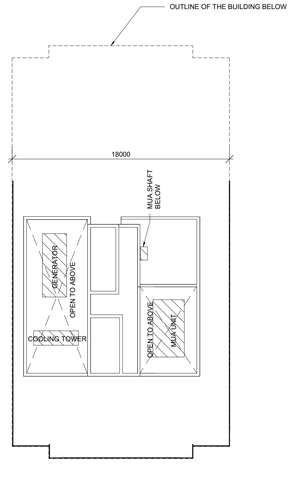
COLUMBIA STREET



BUILDINGA - MECHANICAL PENTHOUSE ROOF



BUILDING B - MECHANICAL PENTHOUSE ROOF



BUILDING C - MECHANICAL PENTHOUSE ROOF

1 MECH. PENTHOUSE ROOF
SPA 2.4 SCALE: 1 : 200

Autodesk Docs://143 COLUMBIA STREET/143 Columbia Areas.rvt

PG DESIGN STUDIO INC

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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:

B	2022.11.25	MINOR ZBA APPLICATION		
A	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		
NO.	DATE	ISSUED FOR	CH	BY

ISSUES

PLOT DATE: 2022-11-23 16:33:44

NORTH: TN

STAMP:

LEGEND:



CLIENT: 143 COLUMBIA INC.

JOB TITLE: 143 COLUMBIA ST. W.

143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE: MECHANICAL PENTHOUSE / MECH. PENTHOUSE ROOF

DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
ML/KS	KS	
DESIGNED BY:	APPROVED BY:	DATE:
AC/KS	SG	2021-11-03

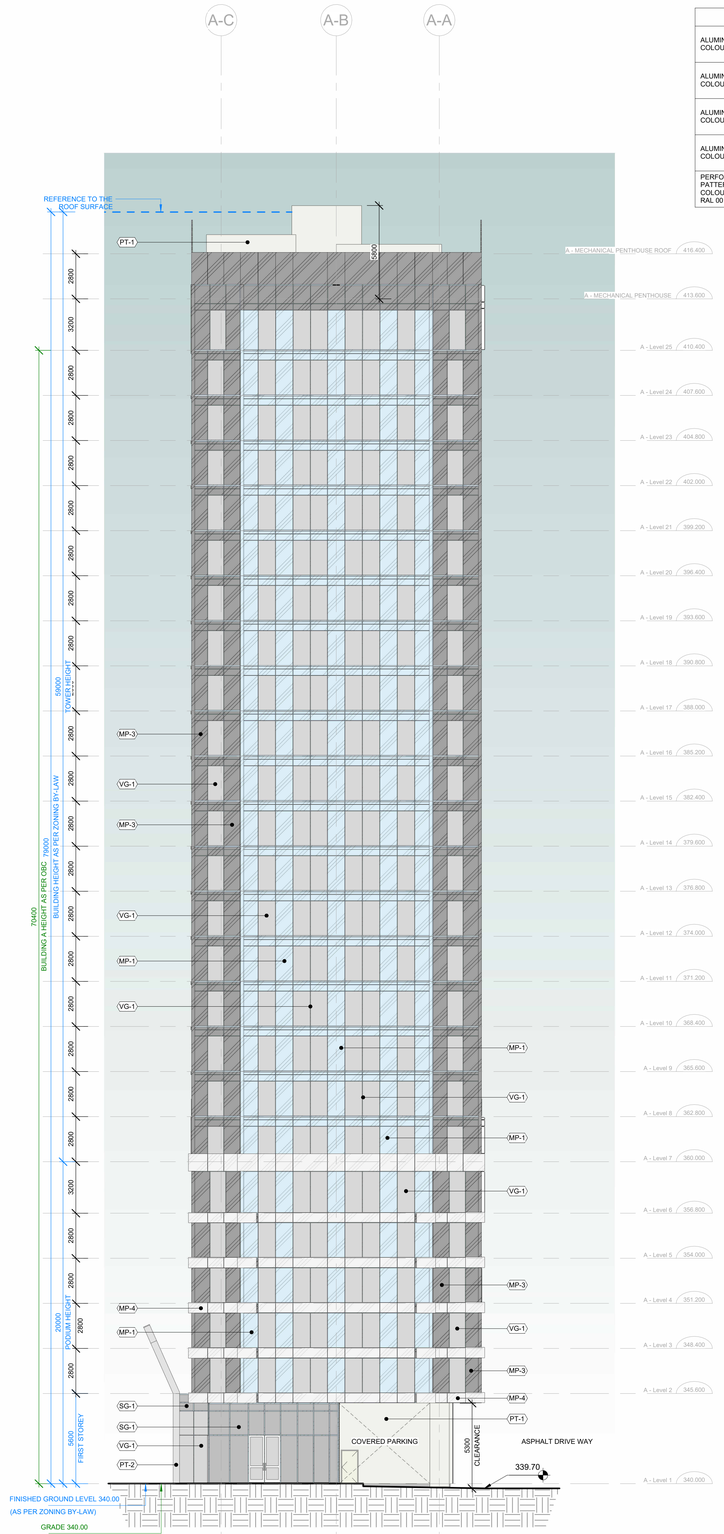
SCALE: As indicated

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: GREY TINT, SOLARGREY	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.

GENERAL WINDOW SCREEN AND DOOR NOTES

1. THESE GENERAL WINDOW SCREEN AND DOOR NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.

2. ALL EXTERIOR ALUMINUM DOORS AND ALUMINUM BALCONY SLIDING DOORS SHALL BE THERMALLY BROKEN. INSULATED EXTRUDED ALUMINUM FRAMES. WINDOWS AND DOORS SHALL CONFORM TO THE REQUIREMENTS IN AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS", AND CSA A440S1 / CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440, NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS"

3. ALL EXTERIOR ALUMINUM SCREENS WINDOWS TO BE SEALED DOUBLE GLAZED UNITS WITH 6mm OUTER PANE TEMPERED GLASS AND INNER PANE 6mm CLEAR TEMPERED GLASS. IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. IT IS NOT REQUIRED TO BE TEMPERED GLASS. GLASS COLOUR AS NOTED IN THE MATERIAL LEGEND.

4. ALL DOUBLE-GLAZED SEALED UNITS SHALL HAVE A 13mm WIDE ARGON-FILLED GAP WITH WARM-EDGE SPACERS (STAINLESS STEEL WITH PC BRIDGE WITH MAX. PSI VALUE 0.041W/mK) AND A LOW-E COATING SOLARBAN 60 INSTALLED ON THE #2 SURFACE (OR APPROVED EQUAL).

5. SHIM SPACE AROUND WINDOW AND DOOR PERIMETER SHALL BE COMPLETELY FILLED WITH LOW DENSITY EXPANDING POLYURETHANE FOAM. PROVIDE CONTINUOUS EXTERIOR AND INTERIOR SEALANT OVER ALL JOINTS. EXTERIOR CAULKING AT THE BOTTOM OF THE WINDOW TO HAVE WEEP HOLES FOR DRAINAGE. LOCATION TO BE INDICATED ON SHOP DRAWINGS AND APPROVED BY WINDOW CONSULTANT.

6. FOR ALL WINDOWS LOCATED MORE THAN 1.8m ABOVE GRADE OR HAVING OPERABLE PORTIONS WITHIN 1070mm OF THE FINISHED FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER-STAMPED SHOP DRAWINGS ILLUSTRATING THE 100mm OPENING STOP. AS PER OBC 3.1.4.6.(1).

7. FOR ALL FIXED WINDOWS WITHIN DWELLING UNITS THAT EXTEND TO LESS THAN 1000mm FROM THE FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER- STAMPED SHOP DRAWINGS ILLUSTRATING THAT THE WINDOWS ARE DESIGNED TO WITHSTAND THE LATERAL DESIGN LOADS FOR BALCONY GUARDS AS PER OBC 4.1.5.14. HEAVY DUTY SCREENS TO CAN/CSA - A440-S-2

8. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL WINDOWS AND GLAZING SYSTEMS TO CLEARLY IDENTIFY ALL FINISHED DIMENSIONS, ROUGH OPENING SIZE REQUIREMENTS, CONNECTIONS, ANCHORAGE, FASTENERS, BRACKETS, SEALANTS AND ANY OTHER ASSOCIATED COMPONENTS. IDENTIFY ON SHOP DRAWINGS WHERE ANY CONNECTIONS, ANCHORAGE OR SEALANTS ARE REQUIRED. SHOP DRAWINGS TO BE SEALED BY PROFESSIONAL ENGINEER PRACTICING IN PROVINCE OF ONTARIO.

9. THE CONTRACTOR SHALL PROVIDE THE ABOVE- MENTIONED SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION. UPON REVIEW AND APPROVAL OF THE SHOP DRAWINGS, THE CONSULTANT SHALL FORWARD COPIES TO THE BUILDING DEPARTMENT FOR THEIR FILES AND CONSTRUCTION REVIEW PRIOR TO INSTALLATION COMMENCING ON-SITE.

10. CONTRACTOR TO ENSURE INSTALLATION TOLERANCES ARE PROVIDED TO ALLOW FOR INSTALLATION OF INTERIOR PERIMETER FOAM AND SEALANT DURING CONSTRUCTION.

11. DIMENSIONS INDICATED ARE ROUGH OPENINGS. WINDOW SCREEN MANUFACTURER TO ADD TOLERANCE AROUND WINDOW, 16mm RECOMMENDED. ALL ROUGH OPENINGS TO BE FIELD VERIFIED.

12. ALL DOOR THRESHOLDS IN A BARRIER FREE PATH OF TRAVEL SHALL HAVE A 13mm MAX DIMENSION AS PER OBC 3.8.1.3.(e)

13. WINDOW MANUFACTURER TO PROVIDE WARRANTY CONFIRMING THAT THE ENTIRE WINDOWS AS DESIGNED, CONSTRUCTED AND INSTALLED ARE WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW MANUFACTURER FOR A PERIOD OF MIN. 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LAYOUT AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.

14. PROVIDE TWO DIFFERENT SAMPLES FOR APPROVAL FOR EACH GLASS TYPE.

15. ALL BALCONY RAILING TO BE 6mm HEAT SOAKED TEMPERED GLASS, C/W FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS THAT IS LOCATED LESS THAN 50mm OF THE EDGE OF THE FLOOR OR BALCONY SLAB EDGE SHALL BE HEAT STRENGTHENED LAMINATED GLASS. ALL BALCONY DIVIDERS ARE 6mm HEAT STRENGTHENED LAMINATED GLASS ACID ETCHED GLASS TO MATCH RAILING TINT. FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1- M,"TEMPERED OR LAMINATED SAFETY GLASS"

16. ALL INTERIOR ALUMINUM SCREENS TO BE SINGLE GLAZED UNIT, 6mm TINTED TEMPERED GLASS (U.N.O). IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. TEMPERED GLASS IS NOT REQUIRED. GLASS COLOUR AS NOTED IN MATERIAL LEGEND.

17. PROVIDE HEAVY DUTY BUG SCREENS AND WEATHERSTRIPPING FOR OPERABLE WINDOWS. GLASS COLOUR TO MATCH ADJACENT GLASS COLOUR U.N.O

18. LVR DENOTES ANOD. ALUMINUM GRILL TO MATCH FRAME COLOUR. PROVIDE 127mm THICK ROXUL CURTAINROCK INSULATION C/W 1.5mm THICK GALV. STEEL INNER LINER PANEL SEALED AT ALL EDGES. COORDINATE WALL BOX LOCATION THROUGH STEEL PANEL WITH MECHANICAL DRAWINGS.

19. WHERE SPANDREL GLASS IS INDICATED PROVIDE BACKPAN WITH INSULATION VALUE RSI = 3.87 (R22). OUTER PANE 6MM TEMPERED FLOAT GLASS; INSULATION: 127MM THICK ROXUL CURTAINROCK AND INNER LINER:1.5mm THICK GALV. STEEL PANEL SEALED AT ALL EDGES.

20. ALL OPERABLE WINDOWS AND DOOR GLASS COLOUR TO MATCH ADJACENT GLASS WITHIN THE WINDOW SCREEN U.N.O.

21. ALL WINDOW WALL / CURTAIN WALL ALUMINUM COMPONENTS INCLUDING BUT NOT LIMITED TO HEADERS, JAMBS, MULLIONS, DOOR FRAME, OPERABLE UNIT FRAMES BREAK FORMS, EXTRUSION AND TRIMS SHALL MATCH FRAME COLOUR. U.N.O.

22. ALL ALUMINUM DOORS TO BE COMMERCIAL GRADE WITH CONTINUOUS PIANO HINGE.

23. ALL ALUMINUM DOOR HARDWARE IS PART OF THE WINDOW MANUFACTURER CONTRACT.

24. PROVIDE ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB10 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
A) WINDOW WALLS - U-0.35
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
II) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
III) Min. VT/SHGC 1.10

AIR LEAKAGE REQUIREMENTS AS PER ASHRAE 2010 90.1.5.4.3.2 AND OBC 2006 SB-10 TABLE SB5-5.6. WINDOWS, DOORS AND SCREENS TO BE LABELED AS PER THE REQUIREMENTS OF ASHRAE 2010 90.1.5.8.2, FOR U-FACTOR, SHGC, AIR LEAKAGE RATE, AND VISIBLE TRANSMITTANCE (VT)

25. ALL ALUMINUM DOORS ARE TO READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. PROVIDE EXHAUST / INTAKE LOUVER WHERE INDICATED ON ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE ELECTRICAL CONDUIT WHERE INDICATED ON ELECTRICAL DRAWINGS. WINDOW MANUFACTURER IS TO PROVIDE SLEEVE IN FRAME OF WINDOW FOR ELECTRICIAN TO PULL WIRE FOR FOR ROUGH-IN, ELECTRIC STRIKE, POWER DOOR OPERATOR, ETC.

26. WINDOW MANUFACTURER TO SITE VERIFY ALL DIMS.

27. MOCK UP FOR WINDOW AND DOOR INSTALLATION TO BE PROVIDED FOR CONSULTANTS APPROVAL PRIOR TO INSTALLATION

28. WINDOW MANUFACTURER TO WRAP ALL PUNCHED PRECAST WINDOW OPENINGS, WINDOW WALL OPENINGS AND BALCONY CURBS WITH 3M MEMBRANE OR AS PER DETAILS PROVIDED.

29. CURTAIN WALLS & BALCONY SLIDING DOORS TO HAVE ALUMINUM FRAME - COLOUR TO BE SPECIFIED BY ARCHITECT AT A LATER DATE.

30. 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.

31. WHEN SUSPENDED EQUIPMENT IS USED ON SUSPENSION HEIGHTS THAT EXCEED 45m (148 ft.), STABILIZATION METHODS SHALL BE PROVIDED AT THE BUILDING ENVELOPE O MEET REQUIREMENTS SET FORTH ON Z91-17 HEALTH AND SAFETY CODE FOR SUSPENDED EQUIPMENT OPERATIONS, CSA Z71-10 SAFETY CODE FOR SUSPENDED PLATFORMS, AND IWCA WINDOW CLEANING SAFETY IWCA-I-14.1.

32. All ANODIZED ALUMINUM WITH EXTERIOR APPLICATION TO BE ARCHITECTURAL CLASS 1. (0.7 MIL OR THICKER ANODIC COATINGS).

PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS:

A. PRODUCT STANDARD:
COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

B. PERFORMANCE CLASS AND GRADE
AS PER AAMA/WDMA/CSA 101/I.S.2/A440, NAFS AS FOLLOWS:
1. MINIMUM PERFORMANCE CLASS: CW
2. MINIMUM PERFORMANCE GRADE: 35

C. FORCED ENTRY RESISTANCE:
LATCHING DEVICES SHALL PROVIDE REASONABLE SECURITY AGAINST FORCED ENTRY. ALL WINDOWS SHALL CONFORM TO ASTM F588 (GRADE 10, MINIMUM). ALL SLIDING DOORS SHALL CONFORM TO ASTM F842 (GRADE 10, MINIMUM). ALL SIDE-HINGED DOOR SYSTEMS SHALL CONFORM TO AAMA 1304. FIXED DOORS (PRODUCT TYPE FD) SHALL BE TESTED IN THE SAME MANNER AS FIXED WINDOWS ARE TESTED IN ACCORDANCE WITH ASTM F588 (GRADE 10 MINIMUM) OPERATING FORCE: MAXIMUM ALLOWABLE LB FORCE OF 30 LBF.

D. AIR LEAKAGE PERFORMANCE
OPERABLE UNITS: LEVEL A3
FIXED UNITS: FIXED LEVEL

E. WATER PENETRATION RESISTANCE:
MEET ASTM E547 (CYCLIC STATIC PRESSURE) AND ASTM E331 (UNIFORM STATIC PRESSURE), NO WATE SHALL PENETRATE THE WINDOW AND DOOR ASSEMBLY AND CAUSE WETTING OF THE INTERIOR ROOM SURFACES; NO WATER SHALL PASS THROUGH THE WINDOW AND DOOR INTO THE ROUGH OPENING OR ASSEMBLY ADJOINING THE WINDOW AND DOOR BELOW THE SILL; NO WATER SHALL REMAIN TRAPPED IN THE WINDOW AND DOOR RIGHT AFTER THE TEST PRESSURE HAS BEEN RELEASED. TEST PRESSURE: 330 Pa

F. WINDOW SYSTEMS TO INCORPORATE A THERMAL BREAK.

PG DESIGN STUDIO INC

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 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 MATERIALS CANNOT BE PURCHASED OR OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

PLOT DATE:
2022-11-28 13:19:46

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

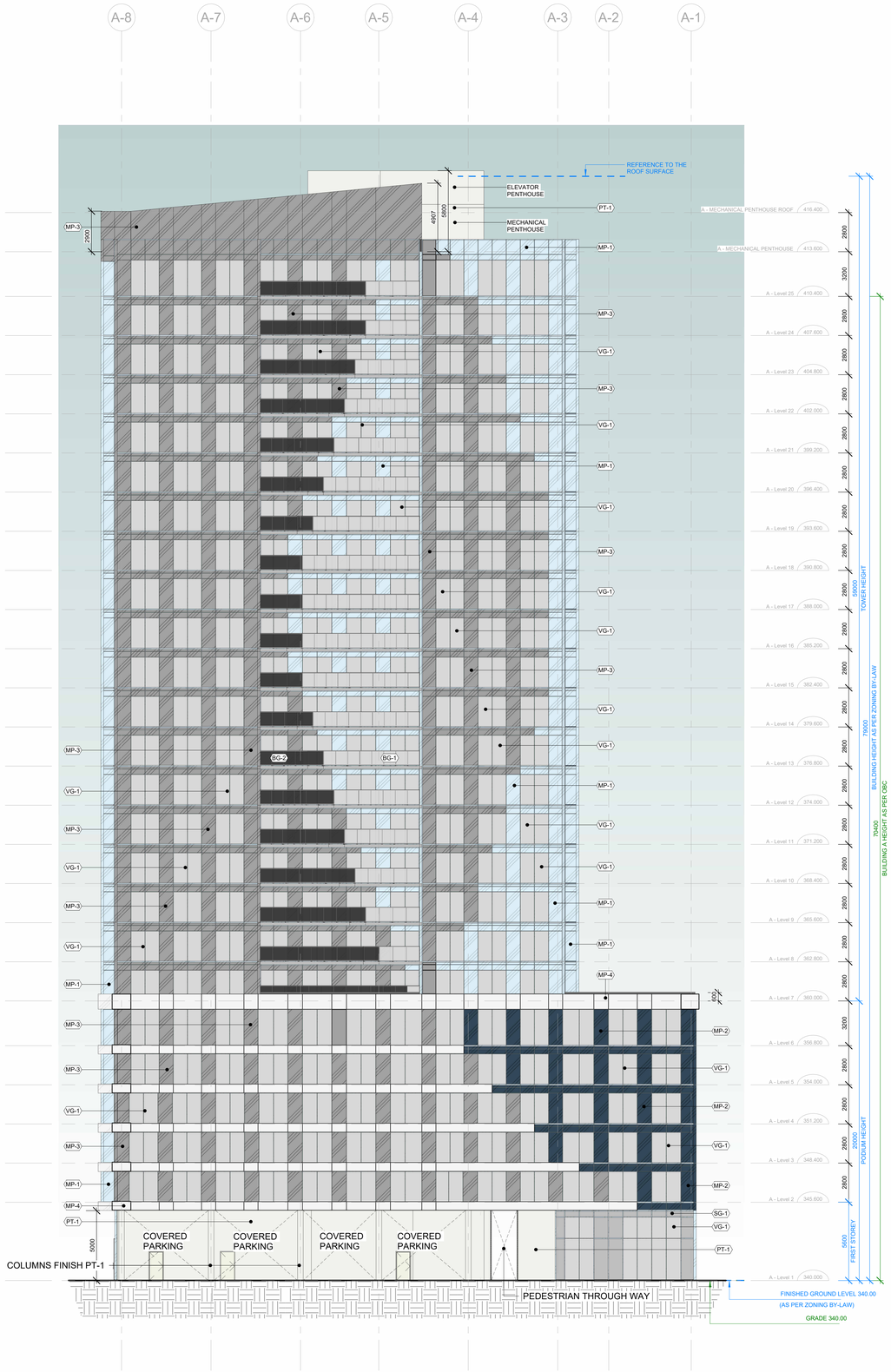
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY	APPROVED BY:	DATE:
A.C./ K.S.	S.G.	2021-11-03

SCALE: As indicated

DRAWING NUMBER: A-301

DIVISION NUMBER

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



1 BUILDING A EAST ELEVATION

A-302 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: GREY TINT, SOLARGREY	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.

GENERAL WINDOW SCREEN AND DOOR NOTES

1. THESE GENERAL WINDOW SCREEN AND DOOR NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS

2. ALL EXTERIOR ALUMINUM DOORS AND ALUMINUM BALCONY SLIDING DOORS SHALL BE THERMALLY BROKEN, INSULATED EXTRUDED ALUMINUM FRAMES. WINDOWS AND DOORS SHALL CONFORM TO THE REQUIREMENTS IN AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS", AND CSA A440S1, "CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440, NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS".

3. ALL EXTERIOR ALUMINUM SCREENS WINDOWS TO BE SEALED DOUBLE GLAZED UNITS WITH 6mm OUTER PANE TEMPERED GLASS AND INNER PANE 6mm CLEAR TEMPERED GLASS. IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. IT IS NOT REQUIRED TO BE TEMPERED GLASS. GLASS COLOUR AS NOTED IN THE MATERIAL LEGEND.

4. ALL DOUBLE-GLAZED SEALED UNITS SHALL HAVE A 13mm WIDE ARGON-FILLED GAP WITH WARM-EDGE SPACERS (STAINLESS STEEL WITH PC BRIDGE WITH MAX. PSI VALUE 0.041W/mK) AND A LOW-E COATING SOLARBAN 60 INSTALLED ON THE #2 SURFACE (OR APPROVED EQUAL).

5. SHIM SPACE AROUND WINDOW AND DOOR PERIMETER SHALL BE COMPLETELY FILLED WITH LOW DENSITY EXPANDING POLY-URETHANE FOAM. PROVIDE CONTINUOUS EXTERIOR AND INTERIOR SEALANT OVER ALL JOINTS. EXTERIOR CAULKING AT THE BOTTOM OF THE WINDOW TO HAVE WEEP HOLES FOR DRAINAGE. LOCATION TO BE INDICATED ON SHOP DRAWINGS AND APPROVED BY WINDOW CONSULTANT.

6. FOR ALL WINDOWS LOCATED MORE THAN 1.8m ABOVE GRADE OR HAVING OPERABLE PORTIONS WITHIN 1070mm OF THE FINISHED FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER-STAMPED SHOP DRAWINGS ILLUSTRATING THE 100mm OPENING STOP, AS PER OBC 3.3.4.8.(1).

7. FOR ALL FIXED WINDOWS WITHIN DWELLING UNITS THAT EXTEND TO LESS THAN 1000mm FROM THE FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER- STAMPED SHOP DRAWINGS ILLUSTRATING THAT THE WINDOWS ARE DESIGNED TO WITHSTAND THE LATERAL DESIGN LOADS FOR BALCONY GUARDS AS PER OBC 4.1.5.14. HEAVY DUTY SCREENS TO CAN/CSA - A440-S-2

8. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL WINDOWS AND GLAZING SYSTEMS TO CLEARLY IDENTIFY ALL FINISHED DIMENSIONS, ROUGH OPENING SIZE REQUIREMENTS, CONNECTIONS, ANCHORAGE, FASTENERS, BRACKETS, SEALANTS AND ANY OTHER ASSOCIATED COMPONENTS. IDENTIFY ON SHOP DRAWINGS WHERE ANY CONNECTIONS, ANCHORAGE OR SEALANTS ARE REQUIRED. SHOP DRAWINGS TO BE SEALED BY PROFESSIONAL ENGINEER PRACTICING IN PROVINCE OF ONTARIO.

9. THE CONTRACTOR SHALL PROVIDE THE ABOVE- MENTIONED SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION. UPON REVIEW AND APPROVAL OF THE SHOP DRAWINGS, THE CONSULTANT SHALL FORWARD COPIES TO THE BUILDING DEPARTMENT FOR THEIR FILES AND CONSTRUCTION REVIEW PRIOR TO INSTALLATION COMMENCING ON-SITE.

10. CONTRACTOR TO ENSURE INSTALLATION TOLERANCES ARE PROVIDED TO ALLOW FOR INSTALLATION OF INTERIOR PERIMETER FOAM AND SEALANT DURING CONSTRUCTION.

11. DIMENSIONS INDICATED ARE ROUGH OPENINGS. WINDOW SCREEN MANUFACTURER TO ADD TOLERANCE AROUND WINDOW, 16mm RECOMMENDED. ALL ROUGH OPENINGS TO BE FIELD VERIFIED.

12. ALL DOOR THRESHOLDS IN A BARRIER FREE PATH OF TRAVEL SHALL HAVE A 13mm MAX DIMENSION AS PER OBC 3.8.1.3.(e)

13. WINDOW MANUFACTURER TO PROVIDE WARRANTY CONFIRMING THAT THE ENTIRE WINDOWS AS DESIGNED, CONSTRUCTED AND INSTALLED ARE WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW MANUFACTURER FOR A PERIOD OF MIN. 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LAYOUT AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.

14. PROVIDE TWO DIFFERENT SAMPLES FOR APPROVAL FOR EACH GLASS TYPE.

15. ALL BALCONY RAILING TO BE 6mm HEAT SOAKED TEMPERED GLASS, C/W FRAME TO MATCH WINDOW FRAME COLOUR GLASS IN GUARDS THAT IS LOCATED LESS THAN 50mm OF THE EDGE OF THE FLOOR OR BALCONY SLAB EDGE SHALL BE HEAT STRENGTHENED LAMINATED GLASS. ALL BALCONY DIVIDERS ARE 6mm HEAT STRENGTHENED LAMINATED GLASS ACID ETCHED GLASS TO MATCH RAILING TINT. FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1- M,"TEMPERED OR LAMINATED SAFETY GLASS"

16. ALL INTERIOR ALUMINUM SCREENS TO BE SINGLE GLAZED UNIT, 6mm TINTED TEMPERED GLASS (U.N.O). IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. TEMPERED GLASS IS NOT REQUIRED. GLASS COLOUR AS NOTED IN MATERIAL LEGEND.

17. PROVIDE HEAVY DUTY BUG SCREENS AND WEATHERSTRIPPING FOR OPERABLE WINDOWS. GLASS COLOUR TO MATCH ADJACENT GLASS COLOUR U.N.O.

18. LVR DENOTES ANOD. ALUMINUM GRILL TO MATCH FRAME COLOUR. PROVIDE 127mm THICK ROXUL CURTAINROCK INSULATION C/W 1.5mm THICK GALV. STEEL INNER LINER PANEL SEALED AT ALL EDGES. COORDINATE WALL BOX LOCATION THROUGH STEEL PANEL WITH MECHANICAL DRAWINGS.

19. WHERE SPANDREL GLASS IS INDICATED PROVIDE BACKPAN WITH INSULATION VALUE RSI = 3.87 (R22). OUTER PANE 6MM TEMPERED FLOAT GLASS; INSULATION: 127MM THICK ROXUL CURTAINROCK AND INNER LINER:1.5mm THICK GALV. STEEL PANEL SEALED AT ALL EDGES.

20. ALL OPERABLE WINDOWS AND DOOR GLASS COLOUR TO MATCH ADJACENT GLASS WITHIN THE WINDOW SCREEN U.N.O.

21. ALL WINDOW WALL / CURTAIN WALL ALUMINUM COMPONENTS INCLUDING BUT NOT LIMITED TO HEADERS, JAMBS, MULLIONS, DOOR FRAME, OPERABLE UNIT FRAMES BREAK FORMS, EXTRUSION AND TRIMS SHALL MATCH FRAME COLOUR. U.N.O.

22. ALL ALUMINUM DOORS TO BE COMMERCIAL GRADE WITH CONTINUOUS PIANO HINGE.

23. ALL ALUMINUM DOOR HARDWARE IS PART OF THE WINDOW MANUFACTURER CONTRACT.

24. PROVIDE ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB10 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
A) WINDOW WALLS - U-0.35
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
II) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
III) Min. VT/SHGC 1.10

AIR LEAKAGE REQUIREMENTS AS PER ASHRAE 2010 90.1 5.4.3.2 AND OBC 2006 SB-10 TABLE SB5-5.6. WINDOWS, DOORS AND SCREENS TO BE LABELED AS PER THE REQUIREMENTS OF ASHRAE 2010 90.1 5.8.2, FOR 'U-FACTOR, SHGC, AIR LEAKAGE RATE, AND VISIBLE TRANSMITTANCE (VT).

25. ALL ALUMINUM DOORS ARE TO READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. PROVIDE EXHAUST / INTAKE LOUVER WHERE INDICATED ON ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE ELECTRICAL CONDUIT WHERE INDICATED ON ELECTRICAL DRAWINGS. WINDOW MANUFACTURER IS TO PROVIDE SLEEVE IN FRAME OF WINDOW FOR ELECTRICIAN TO PULL WIRE FOR FOB ROUGH-IN, ELECTRIC STRIKE, POWER DOOR OPERATOR, ETC.

26. WINDOW MANUFACTURER TO SITE VERIFY ALL DIMS.

27. MOCK UP FOR WINDOW AND DOOR INSTALLATION TO BE PROVIDED FOR CONSULTANTS APPROVAL PRIOR TO INSTALLATION.

28. WINDOW MANUFACTURER TO WRAP ALL PUNCHED PRECAST WINDOW OPENINGS, WINDOW WALL OPENINGS AND BALCONY CURBS WITH 3M MEMBRANE OR AS PER DETAILS PROVIDED.

29. CURTAIN WALLS & BALCONY SLIDING DOORS TO HAVE ALUMINUM FRAME - COLOUR TO BE SPECIFIED BY ARCHITECT AT A LATER DATE.

30. 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.

31. WHEN SUSPENDED EQUIPMENT IS USED ON SUSPENSION HEIGHTS THAT EXCEED 45m (148 ft.), STABILIZATION METHODS SHALL BE PROVIDED AT THE BUILDING ENVELOPE.O MEET REQUIREMENTS SET FORTH ON Z91-17 HEALTH AND SAFETY CODE FOR SUSPENDED EQUIPMENT OPERATIONS, CSA Z71-10 SAFETY CODE FOR SUSPENDED PLATFORMS, AND IWCA WINDOW CLEANING SAFETY IWCA-I-14 1.

32. All ANODIZED ALUMINUM WITH EXTERIOR APPLICATION TO BE ARCHITECTURAL CLASS 1. (0.7 MIL OR THICKER ANODIC COATINGS).

PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS:

A. PRODUCT STANDARD:
COMPLY WITH AAMA/WDMA/CSA101/I.S.2/A440 FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

B. PERFORMANCE CLASS AND GRADE
AS PER AAMA/WDMA/CSA 101/I.S.2/A440, NAFS AS FOLLOWS:
1. MINIMUM PERFORMANCE CLASS: CW
2. MINIMUM PERFORMANCE GRADE: 35

C. FORCED ENTRY RESISTANCE:
LATCHING DEVICES SHALL PROVIDE REASONABLE SECURITY AGAINST FORCED ENTRY. ALL WINDOWS SHALL CONFORM TO ASTM F588 (GRADE 10, MINIMUM). ALL SLIDING DOORS SHALL CONFORM TO ASTM F842 (GRADE 10, MINIMUM). ALL SIDE-HINGED DOOR SYSTEMS SHALL CONFORM TO AAMA 1304. FIXED DOORS (PRODUCT TYPE FD) SHALL BE TESTED IN THE SAME MANNER AS FIXED WINDOWS ARE TESTED IN ACCORDANCE WITH ASTM F588 (GRADE 10 MINIMUM) OPERATING FORCE: MAXIMUM ALLOWABLE LB FORCE OF 30 LBF.

D. AIR LEAKAGE PERFORMANCE
OPERABLE UNITS: LEVEL A3
FIXED UNITS: FIXED LEVEL

E. WATER PENETRATION RESISTANCE:
MEET ASTM E547 (CYCLIC STATIC PRESSURE) AND ASTM E331 (UNIFORM STATIC PRESSURE). NO WATE SHALL PENETRATE THE WINDOW AND DOOR ASSEMBLY AND CAUSE WETTING OF THE INTERIOR ROOM SURFACES; NO WATER SHALL PASS THROUGH THE WINDOW AND DOOR INTO THE ROUGH OPENING OR ASSEMBLY ADJOINING THE WINDOW AND DOOR BELOW THE SILL; NO WATER SHALL REMAIN TRAPPED IN THE WINDOW AND DOOR RIGHT AFTER THE TEST PRESSURE HAS BEEN RELEASED. TEST PRESSURE: 330 Pa

F. WINDOW SYSTEMS TO INCORPORATE A THERMAL BREAK.

PG DESIGN STUDIO INC

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 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 THE REQUIRED ADJUSTMENTS CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

PLOT DATE:
2022-11-28 13:19:56

NORTH: STAMP:

LEGEND:

CLIENT:
143 COLUMBIA INC.

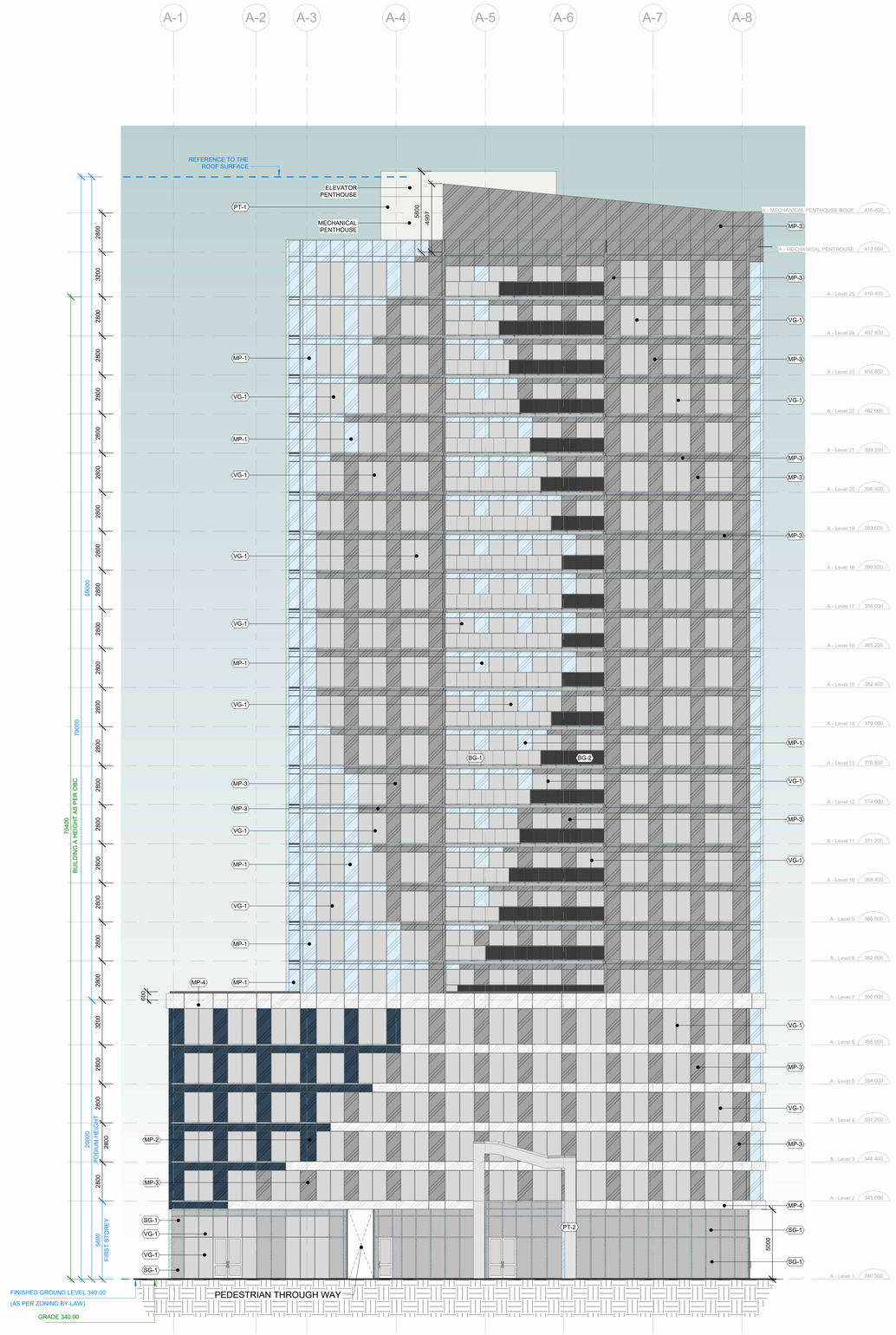
JOB TITLE:
143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

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.	S.G.	2021-11-03

SCALE: As indicated
DIVISION NUMBER
DRAWING NUMBER: A-302

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



1 BUILDING A WEST ELEVATION
A-303 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: GREY TINT, SOLARGREY	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.

GENERAL WINDOW SCREEN AND DOOR NOTES

1. THESE GENERAL WINDOW SCREEN AND DOOR NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.

2. ALL EXTERIOR ALUMINUM DOORS AND ALUMINUM BALCONY SLIDING DOORS SHALL BE THERMALLY BROKEN, INSULATED EXTRUDED ALUMINUM FRAMES. WINDOWS AND DOORS SHALL CONFORM TO THE REQUIREMENTS IN AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS", AND CSA A440S1: "CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440, NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS".

3. ALL EXTERIOR ALUMINUM SCREENS WINDOWS TO BE SEALED DOUBLE GLAZED UNITS WITH 6mm OUTER PANE TEMPERED GLASS AND INNER PANE 6mm CLEAR TEMPERED GLASS. IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. IT IS NOT REQUIRED TO BE TEMPERED GLASS. GLASS COLOUR AS NOTED IN THE MATERIAL LEGEND.

4. ALL DOUBLE-GLAZED SEALED UNITS SHALL HAVE A 13mm WIDE ARGON-FILLED GAP WITH WARM-EDGE SPACERS (STAINLESS STEEL WITH PC BRIDGE WITH MAX. PSI VALUE 0.041W/mK) AND A LOW-E COATING SOLARBAN 60 INSTALLED ON THE #2 SURFACE OR APPROVED EQUAL).

5. SHIM SPACE AROUND WINDOW AND DOOR PERIMETER SHALL BE COMPLETELY FILLED WITH LOW DENSITY EXPANDING POLYURETHANE FOAM. PROVIDE CONTINUOUS EXTERIOR AND INTERIOR SEALANT OVER ALL JOINTS. EXTERIOR CAULKING AT THE BOTTOM OF THE WINDOW TO HAVE WEEP HOLES FOR DRAINAGE. LOCATION TO BE INDICATED ON SHOP DRAWINGS AND APPROVED BY WINDOW CONSULTANT

6. FOR ALL WINDOWS LOCATED MORE THAN 1.8m ABOVE GRADE OR HAVING OPERABLE PORTIONS WITHIN 1070mm OF THE FINISHED FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER-STAMPED SHOP DRAWINGS ILLUSTRATING THE 100mm OPENING STOP, AS PER OBC 3.3.4.8.(1).

7. FOR ALL FIXED WINDOWS WITHIN DWELLING UNITS THAT EXTEND TO LESS THAN 1000mm FROM THE FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER- STAMPED SHOP DRAWINGS ILLUSTRATING THAT THE WINDOWS ARE DESIGNED TO WITHSTAND THE LATERAL DESIGN LOADS FOR BALCONY GUARDS AS PER OBC 4.1.5.14. HEAVY DUTY SCREENS TO CAN/CSA - A440-S-2

8. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL WINDOWS AND GLAZING SYSTEMS TO CLEARLY IDENTIFY ALL FINISHED DIMENSIONS, ROUGH OPENING SIZE REQUIREMENTS, CONNECTIONS, ANCHORAGE, FASTENERS, BRACKETS, SEALANTS AND ANY OTHER ASSOCIATED COMPONENTS. IDENTIFY ON SHOP DRAWINGS WHERE ANY CONNECTIONS, ANCHORAGE OR SEALANTS ARE REQUIRED. SHOP DRAWINGS TO BE SEALED BY PROFESSIONAL ENGINEER PRACTICING IN PROVINCE OF ONTARIO.

9. THE CONTRACTOR SHALL PROVIDE THE ABOVE- MENTIONED SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION. UPON REVIEW AND APPROVAL OF THE SHOP DRAWINGS, THE CONSULTANT SHALL FORWARD COPIES TO THE BUILDING DEPARTMENT FOR THEIR FILES AND CONSTRUCTION REVIEW PRIOR TO INSTALLATION COMMENCING ON-SITE.

10. CONTRACTOR TO ENSURE INSTALLATION TOLERANCES ARE PROVIDED TO ALLOW FOR INSTALLATION OF INTERIOR PERIMETER FOAM AND SEALANT DURING CONSTRUCTION.

11. DIMENSIONS INDICATED ARE ROUGH OPENINGS. WINDOW SCREEN MANUFACTURER TO ADD TOLERANCE AROUND WINDOW, 16mm RECOMMENDED. ALL ROUGH OPENINGS TO BE FIELD VERIFIED.

12. ALL DOOR THRESHOLDS IN A BARRIER FREE PATH OF TRAVEL SHALL HAVE A 13mm MAX DIMENSION AS PER OBC 3.8.1.3.(e)

13. WINDOW MANUFACTURER TO PROVIDE WARRANTY CONFIRMING THAT THE ENTIRE WINDOWS AS DESIGNED, CONSTRUCTED AND INSTALLED ARE WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW MANUFACTURER FOR A PERIOD OF MIN. 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LAYOUT AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD

14. PROVIDE TWO DIFFERENT SAMPLES FOR APPROVAL FOR EACH GLASS TYPE.

15. ALL BALCONY RAILING TO BE 6mm HEAT SOAKED TEMPERED GLASS, C/W FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS THAT IS LOCATED LESS THAN 60mm OF THE EDGE OF THE FLOOR OR BALCONY SLAB EDGE SHALL BE HEAT STRENGTHENED LAMINATED GLASS. ALL BALCONY DIVIDERS ARE 6mm HEAT STRENGTHENED LAMINATED GLASS ACID ETCHED GLASS TO MATCH RAILING TINT. FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1- M,"TEMPERED OR LAMINATED SAFETY GLASS"

16. ALL INTERIOR ALUMINUM SCREENS TO BE SINGLE GLAZED UNIT, 6mm TINTED TEMPERED GLASS (U.N.O). IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. TEMPERED GLASS IS NOT REQUIRED. GLASS COLOUR AS NOTED IN MATERIAL LEGEND.

17. PROVIDE HEAVY DUTY BUG SCREENS AND WEATHERSTRIPPING FOR OPERABLE WINDOWS. GLASS COLOUR TO MATCH ADJACENT GLASS COLOUR U.N.O.

18. LVR DENOTES ANOD. ALUMINUM GRILL TO MATCH FRAME COLOUR. PROVIDE 127mm THICK ROXUL CURTAINROCK INSULATION C/W 1.5mm THICK GALV. STEEL INNER LINER PANEL SEALED AT ALL EDGES. COORDINATE WALL BOX LOCATION THROUGH STEEL PANEL WITH MECHANICAL DRAWINGS.

19. WHERE SPANDREL GLASS IS INDICATED PROVIDE BACKPAN WITH INSULATION VALUE RSI = 3.87 (R22). OUTER PANE 6MM TEMPERED FLOAT GLASS; INSULATION: 127MM THICK ROXUL CURTAINROCK AND INNER LINER:1.5mm THICK GALV. STEEL PANEL SEALED AT ALL EDGES.

20. ALL OPERABLE WINDOWS AND DOOR GLASS COLOUR TO MATCH ADJACENT GLASS WITHIN THE WINDOW SCREEN U.N.O.

21. ALL WINDOW WALL / CURTAIN WALL ALUMINUM COMPONENTS INCLUDING BUT NOT LIMITED TO HEADERS, JAMBS, MULLIONS, DOOR FRAME, OPERABLE UNIT FRAMES BREAK FORMS, EXTRUSION AND TRIMS SHALL MATCH FRAME COLOUR. U.N.O.

22. ALL ALUMINUM DOORS TO BE COMMERCIAL GRADE WITH CONTINUOUS PIANO HINGE.

23. ALL ALUMINUM DOOR HARDWARE IS PART OF THE WINDOW MANUFACTURER CONTRACT.

24. PROVIDE ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB10 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
A) WINDOW WALLS - U-0.35
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
I) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
III) Min. VT/SHGC 1.10

AIR LEAKAGE REQUIREMENTS AS PER ASHRAE 2010 90.1.5.4.3.2 AND OBC 2006 SB-10 TABLE SB5-5.6. WINDOWS, DOORS AND SCREENS TO BE LABELED AS PER THE REQUIREMENTS OF ASHRAE 2010 90.1 5.8.2, FOR 'U-FACTOR, SHGC, AIR LEAKAGE RATE, AND VISIBLE TRANSMITTANCE (VT).

25. ALL ALUMINUM DOORS ARE TO READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. PROVIDE EXHAUST / INTAKE LOUVER WHERE INDICATED ON ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE ELECTRICAL CONDUIT WHERE INDICATED ON ELECTRICAL DRAWINGS. WINDOW MANUFACTURER IS TO PROVIDE SLEEVE IN FRAME OF WINDOW FOR ELECTRICIAN TO PULL WIRE FOR FOR ROUGH-IN, ELECTRIC STRIKE, POWER DOOR OPERATOR, ETC.

26. WINDOW MANUFACTURER TO SITE VERIFY ALL DIMS.

27. MOCK UP FOR WINDOW AND DOOR INSTALLATION TO BE PROVIDED FOR CONSULTANTS APPROVAL PRIOR TO INSTALLATION.

28. WINDOW MANUFACTURER TO WRAP ALL PUNCHED PRECAST WINDOW OPENINGS, WINDOW WALL OPENINGS AND BALCONY CURBS WITH 3M MEMBRANE OR AS PER DETAILS PROVIDED.

29. CURTAIN WALLS & BALCONY SLIDING DOORS TO HAVE ALUMINUM FRAME - COLOUR TO BE SPECIFIED BY ARCHITECT AT A LATER DATE.

30. 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.

31. WHEN SUSPENDED EQUIPMENT IS USED ON SUSPENSION HEIGHTS THAT EXCEED 45m (148 ft.), STABILIZATION METHODS SHALL BE PROVIDED AT THE BUILDING ENVELOPE O MEET REQUIREMENTS SET FORTH ON 231-17 HEALTH AND SAFETY CODE FOR SUSPENDED EQUIPMENT OPERATIONS. CSA 271-10 SAFETY CODE FOR SUSPENDED PLATFORMS, AND IWCA WINDOW CLEANING SAFETY IWCA-I-14 1.

32. All ANODIZED ALUMINUM WITH EXTERIOR APPLICATION TO BE ARCHITECTURAL CLASS 1. (0.7 MIL OR THICKER ANODIC COATINGS).

PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS:

A. PRODUCT STANDARD:
COMPLY WITH AAMA/WDMA/CSA101/I.S.2/A440 FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

B. PERFORMANCE CLASS AND GRADE
AS PER AAMA/WDMA/CSA 101/I.S.2/A440, NAFS AS FOLLOWS:
1. MINIMUM PERFORMANCE CLASS: CW
2. MINIMUM PERFORMANCE GRADE: 35

C. FORCED ENTRY RESISTANCE:
LATCHING DEVICES SHALL PROVIDE REASONABLE SECURITY AGAINST FORCED ENTRY. ALL WINDOWS SHALL CONFORM TO ASTM F588 (GRADE 10, MINIMUM). ALL SLIDING DOORS SHALL CONFORM TO ASTM F842 (GRADE 10, MINIMUM). ALL SIDE-HINGED DOOR SYSTEMS SHALL CONFORM TO AAMA 1304. FIXED DOORS (PRODUCT TYPE FD) SHALL BE TESTED IN THE SAME MANNER AS FIXED WINDOWS ARE TESTED IN ACCORDANCE WITH ASTM F588 (GRADE 10 MINIMUM) OPERATING FORCE: MAXIMUM ALLOWABLE LB FORCE OF 30 LBF.

D. AIR LEAKAGE PERFORMANCE
OPERABLE UNITS: LEVEL A3
FIXED UNITS: FIXED LEVEL

E. WATER PENETRATION RESISTANCE:
MEET ASTM E547 (CYCLIC STATIC PRESSURE) AND ASTM E331 (UNIFORM STATIC PRESSURE). NO WATE SHALL PENETRATE THE WINDOW AND DOOR ASSEMBLY AND CAUSE WETTING OF THE INTERIOR ROOM SURFACES; NO WATER SHALL PASS THROUGH THE WINDOW AND DOOR INTO THE ROUGH OPENING OR ASSEMBLY ADJOINING THE WINDOW AND DOOR BELOW THE SILL; NO WATER SHALL REMAIN TRAPPED IN THE WINDOW AND DOOR RIGHT AFTER THE TEST PRESSURE HAS BEEN RELEASED. TEST PRESSURE: 300 Pa

F. WINDOW SYSTEMS TO INCORPORATE A THERMAL BREAK.

PG DESIGN STUDIO INC

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 THE REQUIRED ADJUSTMENTS CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	REVISED FOR	CH	BY
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

NO.	DATE	ISSUED FOR	CH	BY

ISSUES

PLOT DATE:
2022-11-28 13:20:15

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

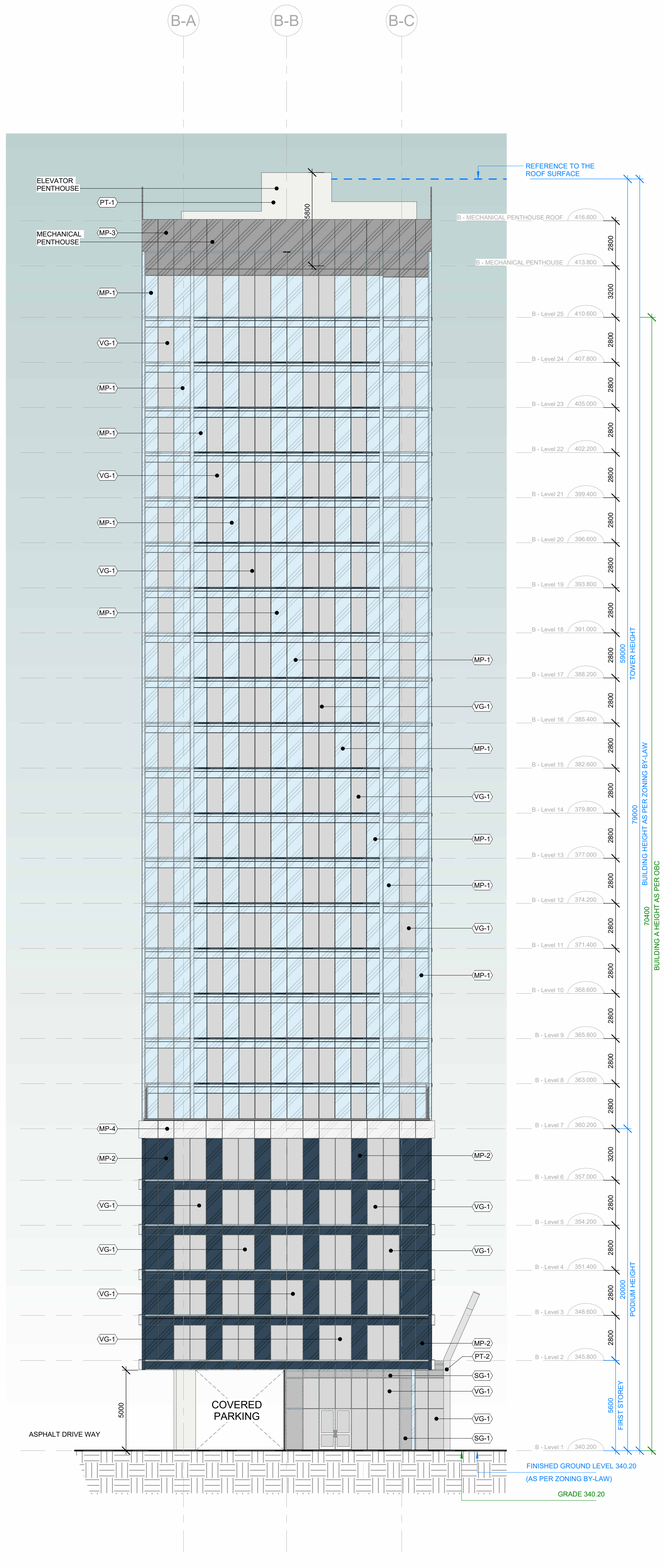
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY	APPROVED BY:	DATE:
A.C./ K.S.	S.G.	2021-11-03

SCALE: As indicated

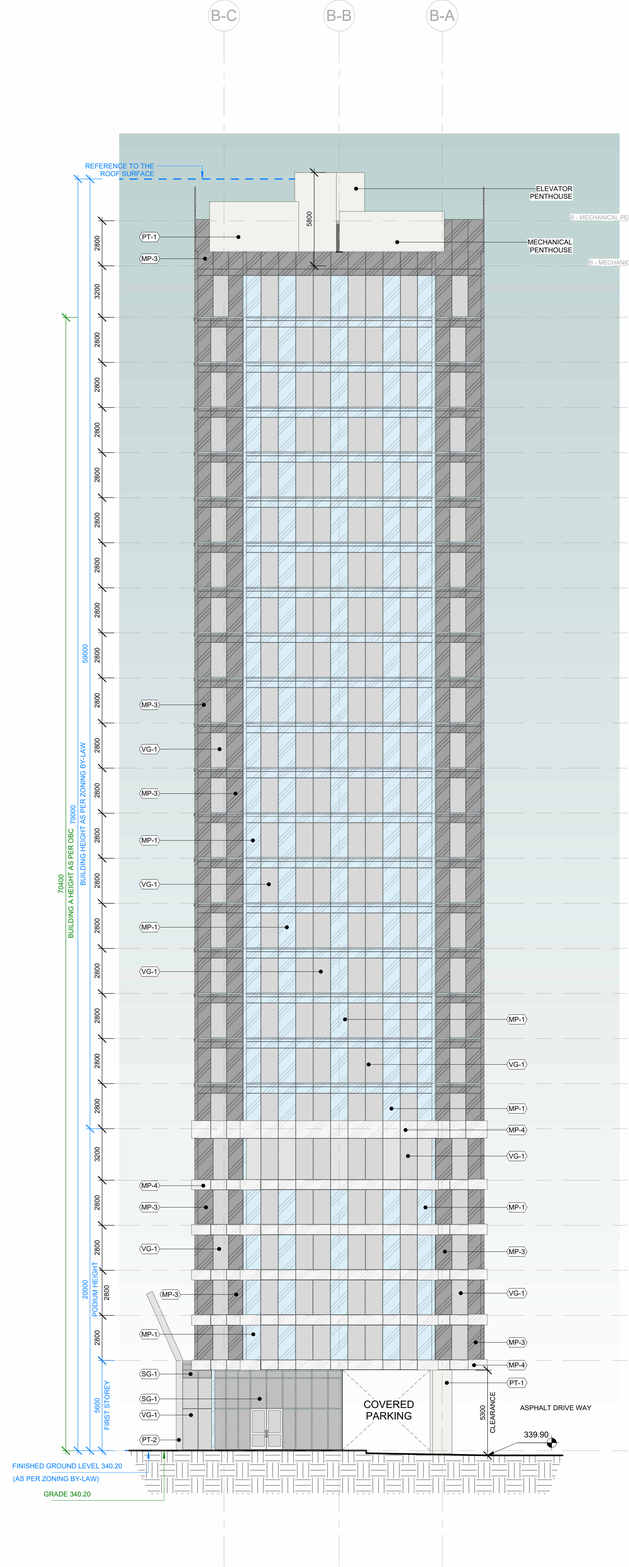
DRAWING NUMBER: A-303

DIVISION NUMBER:

Autodesk Docs://143 COLUMBIA STREET/143 Columbia-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: GREY TINT, SOLARGREY	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.

GENERAL WINDOW SCREEN AND DOOR NOTES

1. THESE GENERAL WINDOW SCREEN AND DOOR NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.

2. ALL EXTERIOR ALUMINUM DOORS AND ALUMINUM BALCONY SLIDING DOORS SHALL BE THERMALLY BROKEN, INSULATED EXTRUDED ALUMINUM FRAMES. WINDOWS AND DOORS SHALL CONFORM TO THE REQUIREMENTS IN AAMA/WDMA/CSA 101/I.S.2/A440, 'NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS', AND CSA A440S1, "CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440, NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS".

3. ALL EXTERIOR ALUMINUM SCREENS WINDOWS TO BE SEALED DOUBLE GLAZED UNITS WITH 6mm OUTER PANE TEMPERED GLASS AND INNER PANE 6mm CLEAR TEMPERED GLASS. IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. IT IS NOT REQUIRED TO BE TEMPERED GLASS. GLASS COLOUR AS NOTED IN THE MATERIAL LEGEND.

4. ALL DOUBLE-GLAZED SEALED UNITS SHALL HAVE A 13mm WIDE ARGON-FILLED GAP WITH WARM-EDGE SPACERS (STAINLESS STEEL WITH PC BRIDGE WITH MAX. PSI VALUE 0.04/W/mK) AND A LOW-E COATING SOLARBAN 60 INSTALLED ON THE #2 SURFACE (OR APPROVED EQUAL).

5. SHIM SPACE AROUND WINDOW AND DOOR PERIMETER SHALL BE COMPLETELY FILLED WITH LOW DENSITY EXPANDING POLY-URETHANE FOAM. PROVIDE CONTINUOUS EXTERIOR AND INTERIOR SEALANT OVER ALL JOINTS. EXTERIOR CAULKING AT THE BOTTOM OF THE WINDOW TO HAVE WEEP HOLES FOR DRAINAGE. LOCATION TO BE INDICATED ON SHOP DRAWINGS AND APPROVED BY WINDOW CONSULTANT.

6. FOR ALL WINDOWS LOCATED MORE THAN 1.8m ABOVE GRADE OR HAVING OPERABLE PORTIONS WITHIN 1070mm OF THE FINISHED FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER-STAMPED SHOP DRAWINGS ILLUSTRATING THE 100mm OPENING STOP, AS PER OBC 3.3.4.8.(1).

7. FOR ALL FIXED WINDOWS WITHIN DWELLING UNITS THAT EXTEND TO LESS THAN 1000mm FROM THE FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER- STAMPED SHOP DRAWINGS ILLUSTRATING THAT THE WINDOWS ARE DESIGNED TO WITHSTAND THE LATERAL DESIGN LOADS FOR BALCONY GUARDS AS PER OBC 4.1.5.14. HEAVY DUTY SCREENS TO CANCSA - A440-S-2

8. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL WINDOWS AND GLAZING SYSTEMS TO CLEARLY IDENTIFY ALL FINISHED DIMENSIONS, ROUGH OPENING SIZE REQUIREMENTS, CONNECTIONS, ANCHORAGE, FASTENERS, BRACKETS, SEALANTS AND ANY OTHER ASSOCIATED COMPONENTS. IDENTIFY ON SHOP DRAWINGS WHERE ANY CONNECTIONS, ANCHORAGE OR SEALANTS ARE REQUIRED. SHOP DRAWINGS TO BE SEALED BY PROFESSIONAL ENGINEER PRACTICING IN PROVINCE OF ONTARIO.

9. THE CONTRACTOR SHALL PROVIDE THE ABOVE- MENTIONED SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION. UPON REVIEW AND APPROVAL OF THE SHOP DRAWINGS, THE CONSULTANT SHALL FORWARD COPIES TO THE BUILDING DEPARTMENT FOR THEIR FILES AND CONSTRUCTION REVIEW PRIOR TO INSTALLATION COMMENCING ON-SITE.

10. CONTRACTOR TO ENSURE INSTALLATION TOLERANCES ARE PROVIDED TO ALLOW FOR INSTALLATION OF INTERIOR PERIMETER FOAM AND SEALANT DURING CONSTRUCTION.

11. DIMENSIONS INDICATED ARE ROUGH OPENINGS. WINDOW SCREEN MANUFACTURER TO ADD TOLERANCE AROUND WINDOW. 16mm RECOMMENDED. ALL ROUGH OPENINGS TO BE FIELD VERIFIED.

12. ALL DOOR THRESHOLDS IN A BARRIER FREE PATH OF TRAVEL SHALL HAVE A 13mm MAX DIMENSION AS PER OBC 3.8.1.3.(e)

13. WINDOW MANUFACTURER TO PROVIDE WARRANTY CONFIRMING THAT THE ENTIRE WINDOWS AS DESIGNED, CONSTRUCTED AND INSTALLED ARE WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW MANUFACTURER FOR A PERIOD OF MIN. 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LAYOUT AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.

14. PROVIDE TWO DIFFERENT SAMPLES FOR APPROVAL FOR EACH GLASS TYPE.

15. ALL BALCONY RAILING TO BE 6mm HEAT SOAKED TEMPERED GLASS, C/W FRAME TO MATCH WINDOW FRAME COLOUR. GLASS GUARDS THAT IS LOCATED LESS THAN 50mm OF THE EDGE OF THE FLOOR OR BALCONY SLAB EDGE SHALL BE HEAT STRENGTHENED LAMINATED GLASS. ALL BALCONY DIVIDERS ARE 8mm HEAT STRENGTHENED LAMINATED GLASS ACID ETCHED GLASS TO MATCH PAN INT. FRAME TO MATCH WINDOW FRAME COLOUR. CLASS 16 GUARDS SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1-M, "TEMPERED OR LAMINATED SAFETY GLASS".

16. ALL INTERIOR ALUMINUM SCREENS TO BE SINGLE GLAZED UNIT, 6mm TINTED TEMPERED GLASS (U.N.O). IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. TEMPERED GLASS IS NOT REQUIRED. GLASS COLOUR AS NOTED IN MATERIAL LEGEND.

17. PROVIDE HEAVY DUTY BUG SCREENS AND WEATHERSTRIPPING FOR OPERABLE WINDOWS. GLASS COLOUR TO MATCH ADJACENT GLASS COLOUR U.N.O.

18. LVR DENOTES ANOD. ALUMINUM GRILL TO MATCH FRAME COLOUR. PROVIDE 127mm THICK ROXUL CURTAINROCK INSULATION C/W 1.5mm THICK GALV. STEEL INNER LINER PANEL SEALED AT ALL EDGES. COORDINATE WALL BOX LOCATION THROUGH STEEL PANEL WITH MECHANICAL DRAWINGS.

19. WHERE SPANDREL GLASS IS INDICATED PROVIDE BACKPAN WITH INSULATION VALUE RSI = 3.87 (R22). OUTER PANE 6MM TEMPERED FLOAT GLASS. INSULATION: 127MM THICK ROXUL CURTAINROCK AND INNER LINER:1.5mm THICK GALV. STEEL PANEL SEALED AT ALL EDGES.

20. ALL OPERABLE WINDOWS AND DOOR GLASS COLOUR TO MATCH ADJACENT GLASS WITHIN THE WINDOW SCREEN U.N.O.

21. ALL WINDOW WALL / CURTAIN WALL ALUMINUM COMPONENTS INCLUDING BUT NOT LIMITED TO HEADERS, JAMBS, MULLIONS, DOOR FRAME, OPERABLE UNIT FRAMES BREAK FORMS, EXTRUSION AND TRIMS SHALL MATCH FRAME COLOUR. U.N.O.

22. ALL ALUMINUM DOORS TO BE COMMERCIAL GRADE WITH CONTINUOUS PIANO HINGE.

23. ALL ALUMINUM DOOR HARDWARE IS PART OF THE WINDOW MANUFACTURER CONTRACT.

24. PROVIDE ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB10 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
A) WINDOW WALLS - U-0.35
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
ii) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
iii) Min. VT/SHGC 1.10

AIR LEAKAGE REQUIREMENTS AS PER ASHRAE 2010 90.1 5.4.3.2 AND OBC 2006 SB-10 TABLE SB5-5.6. WINDOWS, DOORS AND SCREENS TO BE LABELLED AS PER THE REQUIREMENTS OF ASHRAE 2010 90.1 5.8.2, FOR 'U-FACTOR, SHGC, AIR LEAKAGE RATE, AND VISIBLE TRANSMITTANCE (VT)

25. ALL ALUMINUM DOORS ARE TO READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. PROVIDE EXHAUST / INTAKE LOUVER WHERE INDICATED ON ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE ELECTRICAL CONDUIT WHERE INDICATED ON ELECTRICAL DRAWINGS. WINDOW MANUFACTURER IS TO PROVIDE SLEEVE IN FRAME OF WINDOW FOR ELECTRICIAN TO PULL WIRE FOR FOB ROUGH-IN, ELECTRIC STRIKE, POWER DOOR OPERATOR, ETC.

26. WINDOW MANUFACTURER TO SITE VERIFY ALL DIMS.

27. MOCK UP FOR WINDOW AND DOOR INSTALLATION TO BE PROVIDED FOR CONSULTANTS APPROVAL PRIOR TO INSTALLATION.

28. WINDOW MANUFACTURER TO WRAP ALL PUNCHED PRECAST WINDOW OPENINGS, WINDOW WALL OPENINGS AND BALCONY CURBS WITH 3M MEMBRANE OR AS PER DETAILS PROVIDED.

29. CURTAIN WALLS & BALCONY SLIDING DOORS TO HAVE ALUMINUM FRAME - COLOUR TO BE SPECIFIED BY ARCHITECT AT A LATER DATE.

30. 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.

31. WHEN SUSPENDED EQUIPMENT IS USED ON SUSPENSION HEIGHTS THAT EXCEED 45m (148 ft.), STABILIZATION METHODS SHALL BE PROVIDED AT THE BUILDING ENVELOPE O MEET REQUIREMENTS SET FORTH ON Z91-17 HEALTH AND SAFETY CODE FOR SUSPENDED EQUIPMENT OPERATIONS, CSA Z71-10 SAFETY CODE FOR SUSPENDED PLATFORMS, AND IWCA WINDOW CLEANING SAFETY IWCA-I-14 1.

32. All ANODIZED ALUMINUM WITH EXTERIOR APPLICATION TO BE ARCHITECTURAL CLASS 1 (0.7 MIL OR THICKER ANODIC COATINGS).

PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS:

A. PRODUCT STANDARD:
COMPLY WITH AAMA/WDMA/CSA101/I.S.2/A440 FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

B. PERFORMANCE CLASS AND GRADE
AS PER AAMA/WDMA/CSA 101/I.S.2/A440, NAFS AS FOLLOWS:
1. MINIMUM PERFORMANCE CLASS: CW
2. MINIMUM PERFORMANCE GRADE: 35

C. FORCED ENTRY RESISTANCE:
LATCHING DEVICES SHALL PROVIDE REASONABLE SECURITY AGAINST FORCED ENTRY. ALL WINDOWS SHALL CONFORM TO ASTM F588 (GRADE 10, MINIMUM). ALL SLIDING DOORS SHALL CONFORM TO ASTM F842 (GRADE 10, MINIMUM). ALL SIDE-HINGED DOOR SYSTEMS SHALL CONFORM TO AAMA 1304. FIXED DOORS (PRODUCT TYPE FD) SHALL BE TESTED IN THE SAME MANNER AS FIXED WINDOWS ARE TESTED IN ACCORDANCE WITH ASTM F588 (GRADE 10 MINIMUM) OPERATING FORCE: MAXIMUM ALLOWABLE LB FORCE OF 30 LBF.

D. AIR LEAKAGE PERFORMANCE
OPERABLE UNITS: LEVEL A3
FIXED UNITS: FIXED LEVEL

E. WATER PENETRATION RESISTANCE:
MEET ASTM E547 (CYCLIC STATIC PRESSURE) AND ASTM E331 (UNIFORM STATIC PRESSURE); NO WATE SHALL PENETRATE THE WINDOW AND DOOR ASSEMBLY AND CAUSE WETTING OF THE INTERIOR ROOM SURFACES; NO WATER SHALL PASS THROUGH THE WINDOW AND DOOR INTO THE ROUGH OPENING OR ASSEMBLY ADJOINING THE WINDOW AND DOOR BELOW THE SILL; NO WATER SHALL REMAIN TRAPPED IN THE WINDOW AND DOOR RIGHT AFTER THE TEST PRESSURE HAS BEEN RELEASED. TEST PRESSURE: 330 Pa

F. WINDOW SYSTEMS TO INCORPORATE A THERMAL BREAK.

PG DESIGN STUDIO INC

GENERAL NOTES:

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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 DELIVERY DATES CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	REVISED FOR	CH	BY
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

NO.	DATE	ISSUED FOR	CH	BY

PLOT DATE:
2022-11-28 13:20:43

NORTH: STAMP:

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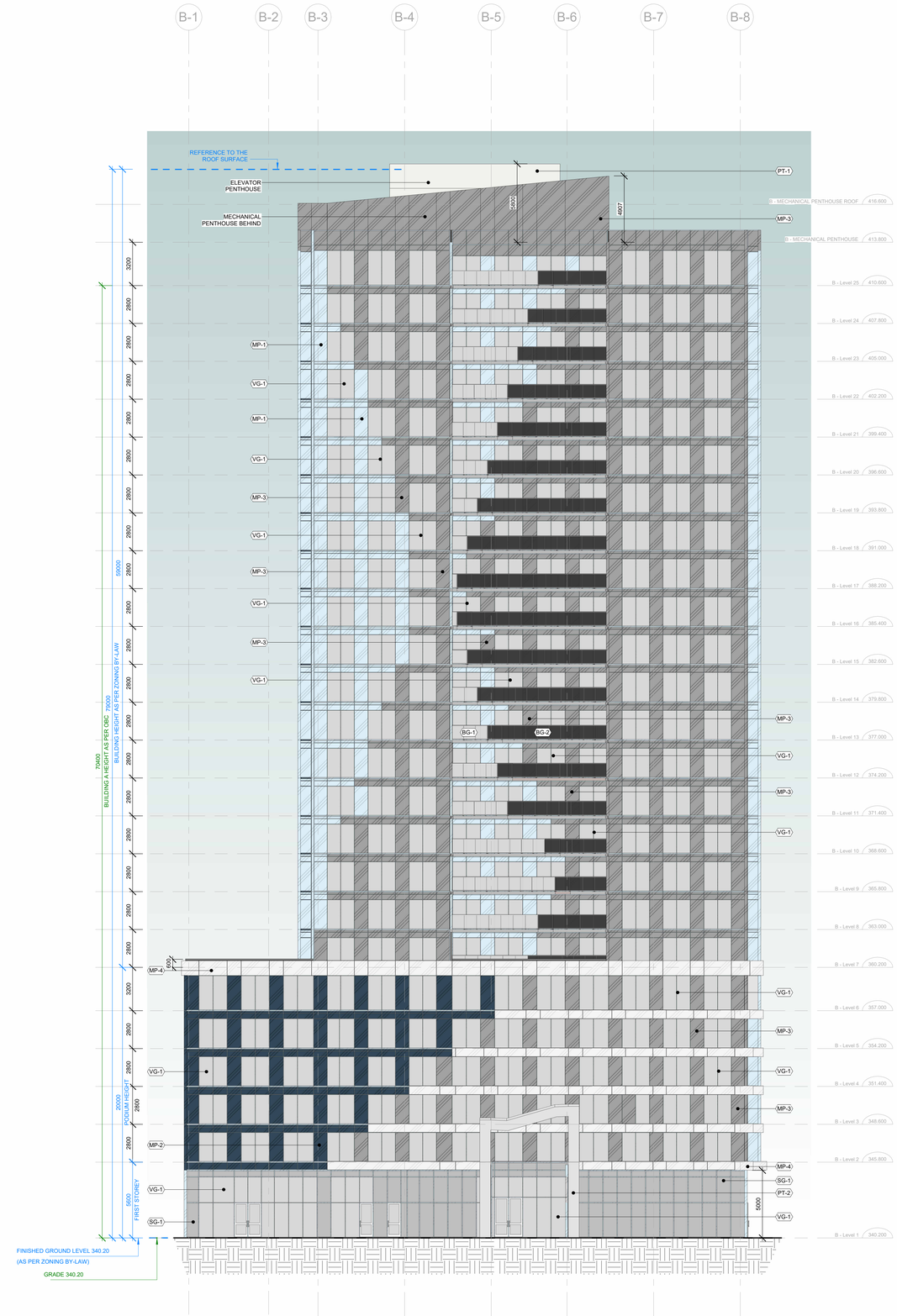
DRAWN BY:	CHECKED BY:	PROJECT NUMBER:
M.L.	K.S.	0001
DESIGNED BY:	APPROVED BY:	DATE:
A.C / K.S.	S.G.	2021-11-03

SCALE: As indicated

DRAWING NUMBER: A-304

DIVISION NUMBER: .

Autodesk Docs://143 COLUMBIA STREET/143 Columbia 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: GREY TINT, SOLARGREY	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	

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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.

GENERAL WINDOW SCREEN AND DOOR NOTES

1. THESE GENERAL WINDOW SCREEN AND DOOR NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.

2. ALL EXTERIOR ALUMINUM DOORS AND ALUMINUM BALCONY SLIDING DOORS SHALL BE THERMALLY BROKEN, INSULATED EXTRUDED ALUMINUM FRAMES. WINDOWS AND DOORS SHALL CONFORM TO THE REQUIREMENTS IN AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS", AND CSA A440/S1, "CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440, NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS".

3. ALL EXTERIOR ALUMINUM SCREENS WINDOWS TO BE SEALED DOUBLE GLAZED UNITS WITH 6mm OUTER PANE TEMPERED GLASS AND INNER PANE 6mm CLEAR TEMPERED GLASS. IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. IT IS NOT REQUIRED TO BE TEMPERED GLASS. GLASS COLOUR AS NOTED IN THE MATERIAL LEGEND.

4. ALL DOUBLE-GLAZED SEALED UNITS SHALL HAVE A 13mm WIDE ARGON-FILLED GAP WITH WARM-EDGE SPACERS (STAINLESS STEEL WITH PC BRIDGE WITH MAX. PSI VALUE 0.041W/mK) AND A LOW-E COATING SOLARBAN 60 INSTALLED ON THE #2 SURFACE (OR APPROVED EQUAL).

5. SHIM SPACE AROUND WINDOW AND DOOR PERIMETER SHALL BE COMPLETELY FILLED WITH LOW DENSITY EXPANDING POLYURETHANE FOAM. PROVIDE CONTINUOUS EXTERIOR AND INTERIOR SEALANT OVER ALL JOINTS. EXTERIOR CAULKING AT THE BOTTOM OF THE WINDOW TO HAVE WEEP HOLES FOR DRAINAGE. LOCATION TO BE INDICATED ON SHOP DRAWINGS AND APPROVED BY WINDOW CONSULTANT.

6. FOR ALL WINDOWS LOCATED MORE THAN 1.8m ABOVE GRADE OR HAVING OPERABLE PORTIONS WITHIN 1070mm OF THE FINISHED FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER-STAMPED SHOP DRAWINGS ILLUSTRATING THE 100mm OPENING STOP, AS PER OBC 3.3.4.8.(1).

7. FOR ALL FIXED WINDOWS WITHIN DWELLING UNITS THAT EXTEND TO LESS THAN 1000mm FROM THE FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER- STAMPED SHOP DRAWINGS ILLUSTRATING THAT THE WINDOWS ARE DESIGNED TO WITHSTAND THE LATERAL DESIGN LOADS FOR BALCONY GUARDS AS PER OBC 4.1.5.14. HEAVY DUTY SCREENS TO CAN/CSA - A440-S-2

8. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL WINDOWS AND GLAZING SYSTEMS TO CLEARLY IDENTIFY ALL FINISHED DIMENSIONS, ROUGH OPENING SIZE REQUIREMENTS, CONNECTIONS, ANCHORAGE, FASTENERS, BRACKETS, SEALANTS AND ANY OTHER ASSOCIATED COMPONENTS. IDENTIFY ON SHOP DRAWINGS WHERE ANY CONNECTIONS, ANCHORAGE OR SEALANTS ARE REQUIRED. SHOP DRAWINGS TO BE SEALED BY PROFESSIONAL ENGINEER PRACTICING IN PROVINCE OF ONTARIO.

9. THE CONTRACTOR SHALL PROVIDE THE ABOVE- MENTIONED SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION. UPON REVIEW AND APPROVAL OF THE SHOP DRAWINGS, THE CONSULTANT SHALL FORWARD COPIES TO THE BUILDING DEPARTMENT FOR THEIR FILES AND CONSTRUCTION REVIEW PRIOR TO INSTALLATION COMMENCING ON-SITE.

10. CONTRACTOR TO ENSURE INSTALLATION TOLERANCES ARE PROVIDED TO ALLOW FOR INSTALLATION OF INTERIOR PERIMETER FOAM AND SEALANT DURING CONSTRUCTION.

11. DIMENSIONS INDICATED ARE ROUGH OPENINGS. WINDOW SCREEN MANUFACTURER TO ADD TOLERANCE AROUND WINDOW. 16mm RECOMMENDED. ALL ROUGH OPENINGS TO BE FIELD VERIFIED.

12. ALL DOOR THRESHOLDS IN A BARRIER FREE PATH OF TRAVEL SHALL HAVE A 13mm MAX DIMENSION AS PER OBC 3.8.1.3.(e)

13. WINDOW MANUFACTURER TO PROVIDE WARRANTY CONFIRMING THAT THE ENTIRE WINDOWS AS DESIGNED, CONSTRUCTED AND INSTALLED ARE WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW MANUFACTURER FOR A PERIOD OF MIN. 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LAYOUT AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.

14. PROVIDE TWO DIFFERENT SAMPLES FOR APPROVAL FOR EACH GLASS TYPE.

15. ALL BALCONY RAILING TO BE 6mm HEAT SOAKED TEMPERED GLASS, C/W FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS THAT IS LOCATED LESS THAN 50mm OF THE EDGE OF THE FLOOR OR BALCONY SLAB EDGE SHALL BE HEAT STRENGTHENED LAMINATED GLASS. ALL BALCONY DIVIDERS ARE 8mm HEAT STRENGTHENED LAMINATED GLASS ACID ETCHED GLASS TO MATCH RAILING TINT. FRAME TO MATCH WINDOW FRAME COLOUR, GLASS IN GUARDS SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1- M,"TEMPERED OR LAMINATED SAFETY GLASS"

16. ALL INTERIOR ALUMINUM SCREENS TO BE SINGLE GLAZED UNIT. 6mm TINTED TEMPERED GLASS (U.N.O). IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. TEMPERED GLASS IS NOT REQUIRED. GLASS COLOUR AS NOTED IN MATERIAL LEGEND.

17. PROVIDE HEAVY DUTY BUG SCREENS AND WEATHERSTRIPPING FOR OPERABLE WINDOWS. GLASS COLOUR TO MATCH ADJACENT GLASS COLOUR U.N.O.

18. LVR DENOTES ANOD. ALUMINUM GRILL TO MATCH FRAME COLOUR. PROVIDE 127mm THICK ROXUL CURTAINROCK INSULATION C/W 1.5mm THICK GALV. STEEL INNER LINER PANEL SEALED AT ALL EDGES. COORDINATE WALL BOX LOCATION THROUGH STEEL PANEL WITH MECHANICAL DRAWINGS.

19. WHERE SPANDREL GLASS IS INDICATED PROVIDE BACKPAN WITH INSULATION VALUE RSI = 3.87 (R22). OUTER PANE 6MM TEMPERED FLOAT GLASS, INSULATION: 127MM THICK ROXUL CURTAINROCK AND INNER LINER:1.5mm THICK GALV. STEEL PANEL SEALED AT ALL EDGES.

20. ALL OPERABLE WINDOWS AND DOOR GLASS COLOUR TO MATCH ADJACENT GLASS WITHIN THE WINDOW SCREEN U.N.O.

21. ALL WINDOW WALL / CURTAIN WALL ALUMINUM COMPONENTS INCLUDING BUT NOT LIMITED TO HEADERS, JAMBS, MULLIONS, DOOR FRAME, OPERABLE UNIT FRAMES BREAK FORMS, EXTRUSION AND TRIMS SHALL MATCH FRAME COLOUR. U.N.O.

22. ALL ALUMINUM DOORS TO BE COMMERCIAL GRADE WITH CONTINUOUS PIANO HINGE.

23. ALL ALUMINUM DOOR HARDWARE IS PART OF THE WINDOW MANUFACTURER CONTRACT.

24. PROVIDE ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB10 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
A) WINDOW WALLS – U-0.25
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
II) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
III) Min. VT/SHGC 1.10

AIR LEAKAGE REQUIREMENTS AS PER ASHRAE 2010 90.1 5.4.3.2 AND OBC 2006 SB-10 TABLE SB5-5.6. WINDOWS, DOORS AND SCREENS TO BE LABELED AS PER THE REQUIREMENTS OF ASHRAE 2010 90.1 5.8.2, FOR 'U-FACTOR, SHGC, AIR LEAKAGE RATE, AND VISIBLE TRANSMITTANCE (VT)

25. ALL ALUMINUM DOORS ARE TO READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. PROVIDE EXHAUST / INTAKE LOUVER WHERE INDICATED ON ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE ELECTRICAL CONDUIT WHERE INDICATED ON ELECTRICAL DRAWINGS. WINDOW MANUFACTURER IS TO PROVIDE SLEEVE IN FRAME OF WINDOW FOR ELECTRICIAN TO PULL WIRE FOR FOB ROUGH-IN, ELECTRIC STRIKE, POWER DOOR OPERATOR, ETC.

26. WINDOW MANUFACTURER TO SITE VERIFY ALL DIMS.

27. MOCK UP FOR WINDOW AND DOOR INSTALLATION TO BE PROVIDED FOR CONSULTANTS APPROVAL PRIOR TO INSTALLATION.

28. WINDOW MANUFACTURER TO WRAP ALL PUNCHED PRECAST WINDOW OPENINGS, WINDOW WALL OPENINGS AND BALCONY CURBS WITH 3M MEMBRANE OR AS PER DETAILS PROVIDED.

29. CURTAIN WALLS & BALCONY SLIDING DOORS TO HAVE ALUMINUM FRAME - COLOUR TO BE SPECIFIED BY ARCHITECT AT A LATER DATE.

30. 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.

31. WHEN SUSPENDED EQUIPMENT IS USED ON SUSPENSION HEIGHTS THAT EXCEED 45m (148 ft.), STABILIZATION METHODS SHALL BE PROVIDED AT THE BUILDING ENVELOPE O MEET REQUIREMENTS SET FORTH ON Z91-17 HEALTH AND SAFETY CODE FOR SUSPENDED EQUIPMENT OPERATIONS, CSA Z71-10 SAFETY CODE FOR SUSPENDED PLATFORMS, AND IWCA WINDOW CLEANING SAFETY IWCA-I-14 1.

32. All ANODIZED ALUMINUM WITH EXTERIOR APPLICATION TO BE ARCHITECTURAL CLASS 1. (0.7 MIL OR THICKER ANODIC COATINGS).

PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS:

A. PRODUCT STANDARD:
COMPLY WITH AAMA/WDMA/CSA101/I.S.2/A440 FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

B. PERFORMANCE CLASS AND GRADE
AS PER AAMA/WDMA/CSA 101/I.S.2/A440, NAFS AS FOLLOWS:
1. MINIMUM PERFORMANCE CLASS: CW
2. MINIMUM PERFORMANCE GRADE: 35

C. FORCED ENTRY RESISTANCE:
LATCHING DEVICES SHALL PROVIDE REASONABLE SECURITY AGAINST FORCED ENTRY. ALL WINDOWS SHALL CONFORM TO ASTM F588 (GRADE 10, MINIMUM). ALL SLIDING DOORS SHALL CONFORM TO ASTM F842 (GRADE 10, MINIMUM). ALL SIDE-HINGED DOOR SYSTEMS SHALL CONFORM TO AAMA 1304. FIXED DOORS (PRODUCT TYPE FD) SHALL BE TESTED IN THE SAME MANNER AS FIXED WINDOWS ARE TESTED IN ACCORDANCE WITH ASTM F588 (GRADE 10 MINIMUM) OPERATING FORCE: MAXIMUM ALLOWABLE LB FORCE OF 30 LBF.

D. AIR LEAKAGE PERFORMANCE
OPERABLE UNITS: LEVEL A3
FIXED UNITS: FIXED LEVEL

E. WATER PENETRATION RESISTANCE:
MEET ASTM E547 (CYCLIC STATIC PRESSURE) AND ASTM E331 (UNIFORM STATIC PRESSURE). NO WATE SHALL PENETRATE THE WINDOW AND DOOR ASSEMBLY AND CAUSE WETTING OF THE INTERIOR ROOM SURFACES; NO WATER SHALL PASS THROUGH THE WINDOW AND DOOR INTO THE ROUGH OPENING OR ASSEMBLY ADJOINING THE WINDOW AND DOOR BELOW THE SILL; NO WATER SHALL REMAIN TRAPPED IN THE WINDOW AND DOOR RIGHT AFTER THE TEST PRESSURE HAS BEEN RELEASED. TEST PRESSURE: 330 Pa

F. WINDOW SYSTEMS TO INCORPORATE A THERMAL BREAK.

PG DESIGN STUDIO INC

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 THE PUBLIC AND ANY OTHER 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 MUNICIPAL ACT, THE PLANNING 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
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

PLOT DATE:
2022-11-28 13:21:02

NORTH: STAMP:

LEGEND:

CLIENT:
143 COLUMBIA INC.

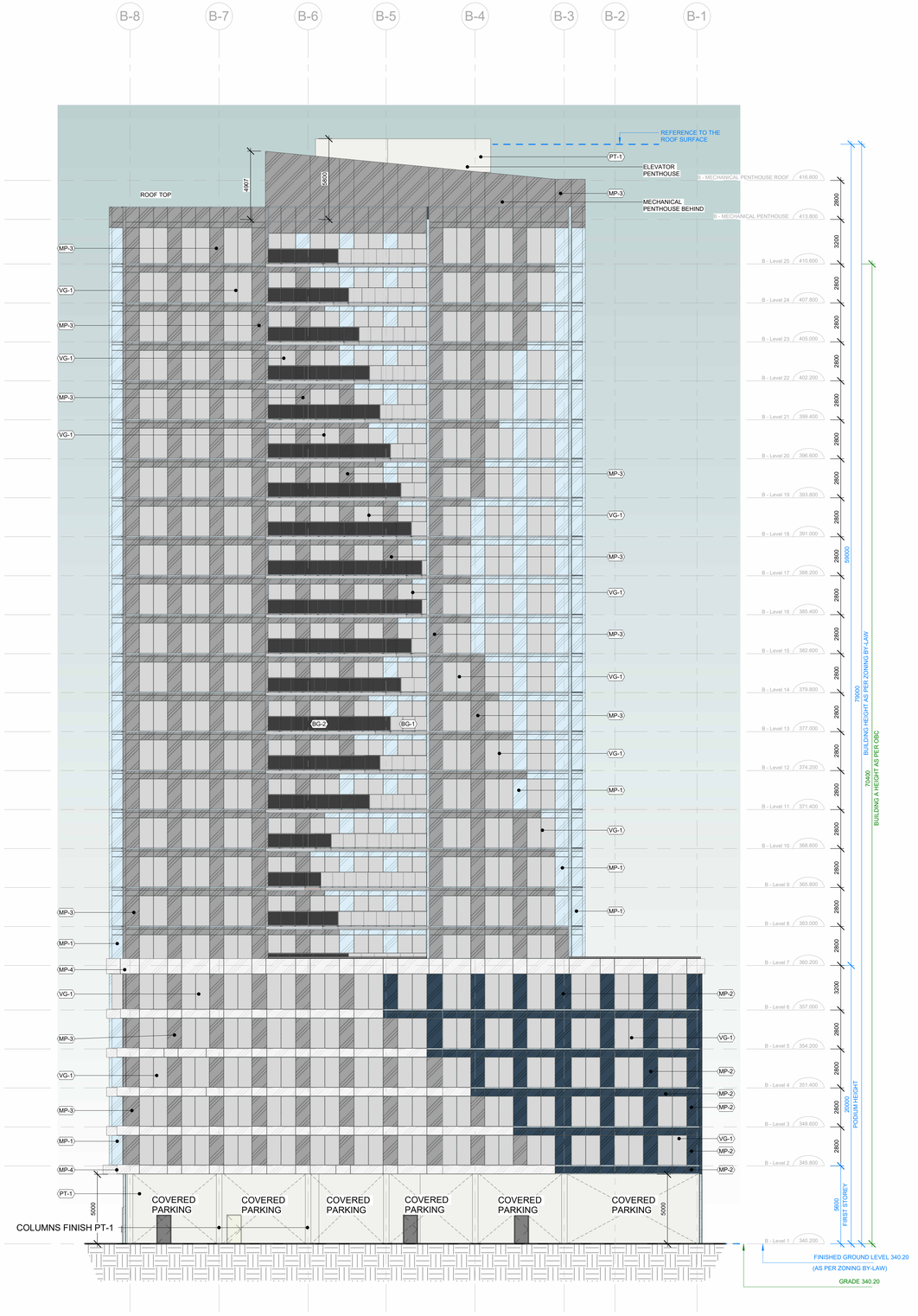
JOB TITLE:
143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

DRAWING TITLE:
BUILDING B WEST ELEVATION

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

SCALE: As indicated
DRAWING NUMBER: A-305
DIVISION NUMBER:

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



BUILDING B EAST ELEVATION

1 / A-306 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: GREY TINT, SOLARGREY	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.

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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.

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A) WINDOW WALLS – U-0.25
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
I) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
II) Min. VT/SHGC 1.10

AIR LEAKAGE REQUIREMENTS AS PER ASHRAE 2010 90.1 5.4.3.2 AND OBC 2006 SB-10 TABLE SB5-5.6. WINDOWS, DOORS AND SCREENS TO BE LABELED AS PER THE REQUIREMENTS OF ASHRAE 2010 90.1 5.8.2, FOR 'U-FACTOR, SHGC, AIR LEAKAGE RATE, AND VISIBLE TRANSMITTANCE (VT)

25. ALL ALUMINUM DOORS ARE TO READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. PROVIDE EXHAUST / INTAKE LOUVER WHERE INDICATED ON ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE ELECTRICAL CONDUIT WHERE INDICATED ON ELECTRICAL DRAWINGS. WINDOW MANUFACTURER IS TO PROVIDE SLEEVE IN FRAME OF WINDOW FOR ELECTRICIAN TO PULL WIRE FOR FOB ROUGH-IN, ELECTRIC STRIKE, POWER DOOR OPERATOR, ETC.

26. WINDOW MANUFACTURER TO SITE VERIFY ALL DIMS.

27. MOCK UP FOR WINDOW AND DOOR INSTALLATION TO BE PROVIDED FOR CONSULTANTS APPROVAL PRIOR TO INSTALLATION.

28. WINDOW MANUFACTURER TO WRAP ALL PUNCHED PRECAST WINDOW OPENINGS, WINDOW WALL OPENINGS AND BALCONY CURBS WITH 3M MEMBRANE OR AS PER DETAILS PROVIDED.

29. CURTAIN WALLS & BALCONY SLIDING DOORS TO HAVE ALUMINUM FRAME - COLOUR TO BE SPECIFIED BY ARCHITECT AT A LATER DATE.

30. 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.

31. WHEN SUSPENDED EQUIPMENT IS USED ON SUSPENSION HEIGHTS THAT EXCEED 45m (148 ft.), STABILIZATION METHODS SHALL BE PROVIDED AT THE BUILDING ENVELOPE O MEET REQUIREMENTS SET FORTH ON Z91-17 HEALTH AND SAFETY CODE FOR SUSPENDED EQUIPMENT OPERATIONS, CSA Z71-10 SAFETY CODE FOR SUSPENDED PLATFORMS, AND IWCA WINDOW CLEANING SAFETY IWCA-I-14 1.

32. All ANODIZED ALUMINUM WITH EXTERIOR APPLICATION TO BE ARCHITECTURAL CLASS 1. (0.7 MIL OR THICKER ANODIC COATINGS).

PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS:

A. PRODUCT STANDARD:
COMPLY WITH AAMA/WDMA/CSA101/I.S.2/A440 FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

B. PERFORMANCE CLASS AND GRADE
AS PER AAMA/WDMA/CSA 101/I.S.2/A440, NAFS AS FOLLOWS:
1. MINIMUM PERFORMANCE CLASS: CW
2. MINIMUM PERFORMANCE GRADE: 35

C. FORCED ENTRY RESISTANCE:
LATCHING DEVICES SHALL PROVIDE REASONABLE SECURITY AGAINST FORCED ENTRY. ALL WINDOWS SHALL CONFORM TO ASTM F588 (GRADE 10, MINIMUM). ALL SLIDING DOORS SHALL CONFORM TO ASTM F842 (GRADE 10, MINIMUM). ALL SIDE-HINGED DOOR SYSTEMS SHALL CONFORM TO AAMA 1304. FIXED DOORS (PRODUCT TYPE FD) SHALL BE TESTED IN THE SAME MANNER AS FIXED WINDOWS ARE TESTED IN ACCORDANCE WITH ASTM F588 (GRADE 10 MINIMUM) OPERATING FORCE: MAXIMUM ALLOWABLE LB FORCE OF 30 LBF.

D. AIR LEAKAGE PERFORMANCE
OPERABLE UNITS: LEVEL A3
FIXED UNITS: FIXED LEVEL

E. WATER PENETRATION RESISTANCE:
MEET ASTM E547 (CYCLIC STATIC PRESSURE) AND ASTM E331 (UNIFORM STATIC PRESSURE). NO WATE SHALL PENETRATE THE WINDOW AND DOOR ASSEMBLY AND CAUSE WETTING OF THE INTERIOR ROOM SURFACES. NO WATER SHALL PASS THROUGH THE WINDOW AND DOOR INTO THE ROUGH OPENING OR ASSEMBLY ADJOINING THE WINDOW AND DOOR BELOW THE SILL; NO WATER SHALL REMAIN TRAPPED IN THE WINDOW AND DOOR RIGHT AFTER THE TEST PRESSURE HAS BEEN RELEASED. TEST PRESSURE: 330 Pa

F. WINDOW SYSTEMS TO INCORPORATE A THERMAL BREAK.

PG DESIGN STUDIO INC

GENERAL NOTES:

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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 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.

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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 CANNOT BE DELIVERED OR CANNOT BE OBTAINED WITHIN THE REQUIRED CONSTRUCTION SCHEDULE.

NO.	DATE	REVISED FOR	CH	BY

REVISIONS:

NO.	DATE	ISSUED FOR	CH	BY
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

PLOT DATE:
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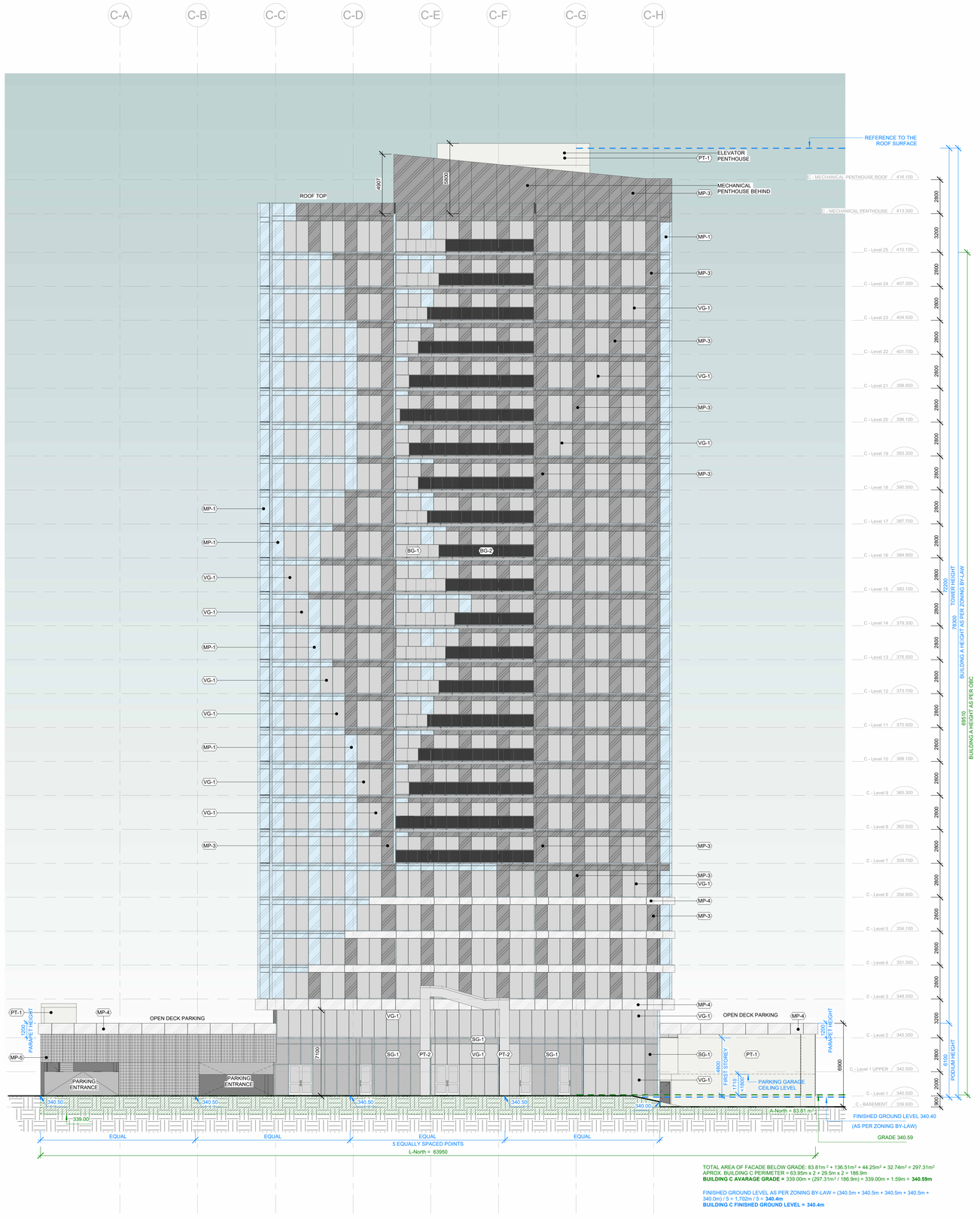
CLIENT:
143 COLUMBIA INC.

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.	S.G.	2021-11-03
SCALE: As indicated	DRAWING NUMBER: A-306	
DIVISION NUMBER:		

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



TOTAL AREA OF FACADE BELOW GRADE: 83.81m ² + 136.51m² + 44.25m² + 32.74m² = 297.31m²
APPROX. BUILDING C PERIMETER = 63.95m x 2 + 29.5m x 2 = 186.9m
BUILDING C AVARAGE GRADE = 339.00m + (297.31m² / 186.9m) = 339.00m + 1.59m = **340.59m**

FINISHED GROUND LEVEL AS PER ZONING BY-LAW = (340.5m + 340.5m + 340.5m + 340.5m + 340.0m) / 5 = 1,702m / 5 = **340.4m**
BUILDING C FINISHED GROUND LEVEL = 340.4m

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: GREY TINT, SOLARGREY	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.

GENERAL WINDOW SCREEN AND DOOR NOTES

1. THESE GENERAL WINDOW SCREEN AND DOOR NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.

2. ALL EXTERIOR ALUMINUM DOORS AND ALUMINUM BALCONY SLIDING DOORS SHALL BE THERMALLY BROKEN, INSULATED EXTRUDED ALUMINUM FRAMES. WINDOWS AND DOORS SHALL CONFORM TO THE REQUIREMENTS IN AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS – NORTH AMERICAN FENESTRATION STANDARDS/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS", AND CSA A440/S1, "CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440, NAFS – NORTH AMERICAN FENESTRATION STANDARDS/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS".

3. ALL EXTERIOR ALUMINUM SCREENS WINDOWS TO BE SEALED DOUBLE GLAZED UNITS WITH 6mm OUTER PANE TEMPERED GLASS AND INNER PANE 6mm CLEAR TEMPERED GLASS. IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. IT IS NOT REQUIRED TO BE TEMPERED GLASS. GLASS COLOUR AS NOTED IN THE MATERIAL LEGEND.

4. ALL DOUBLE-GLAZED SEALED UNITS SHALL HAVE A 13mm WIDE ARGON-FILLED GAP WITH WARM-EDGE SPACERS (STAINLESS STEEL WITH PC BRIDGE WITH MAX. PSI VALUE 0.041W/mK) AND A LOW-E COATING SOLARBAN 60 INSTALLED ON THE #2 SURFACE (OR APPROVED EQUAL).

5. SHIM SPACE AROUND WINDOW AND DOOR PERIMETER SHALL BE COMPLETELY FILLED WITH LOW DENSITY EXPANDING POLYURETHANE FOAM. PROVIDE CONTINUOUS EXTERIOR AND INTERIOR SEALANT OVER ALL JOINTS. EXTERIOR CAULKING AT THE BOTTOM OF THE WINDOW TO HAVE WEEP HOLES FOR DRAINAGE. LOCATION TO BE INDICATED ON SHOP DRAWINGS AND APPROVED BY WINDOW CONSULTANT.

6. FOR ALL WINDOWS LOCATED MORE THAN 1.8m ABOVE GRADE OR HAVING OPERABLE PORTIONS WITHIN 1070mm OF THE FINISHED FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER-STAMPED SHOP DRAWINGS ILLUSTRATING THE 100mm OPENING STOP, AS PER OBC 3.3.4.6.(1).

7. FOR ALL FIXED WINDOWS WITHIN DWELLING UNITS THAT EXTEND TO LESS THAN 1000mm FROM THE FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER- STAMPED SHOP DRAWINGS ILLUSTRATING THAT THE WINDOWS ARE DESIGNED TO WITHSTAND THE LATERAL DESIGN LOADS FOR BALCONY GUARDS AS PER OBC 4.1.5.14. HEAVY DUTY SCREENS TO CAN/CSA - A440-S-2

8. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL WINDOWS AND GLAZING SYSTEMS TO CLEARLY IDENTIFY ALL FINISHED DIMENSIONS, ROUGH OPENING SIZE REQUIREMENTS, CONNECTIONS, ANCHORAGE, FASTENERS, BRACKETS, SEALANTS AND ANY OTHER ASSOCIATED COMPONENTS. IDENTIFY ON SHOP DRAWINGS WHERE ANY CONNECTIONS, ANCHORAGE OR SEALANTS ARE REQUIRED. SHOP DRAWINGS TO BE SEALED BY PROFESSIONAL ENGINEER PRACTICING IN PROVINCE OF ONTARIO.

9. THE CONTRACTOR SHALL PROVIDE THE ABOVE- MENTIONED SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION. UPON REVIEW AND APPROVAL OF THE SHOP DRAWINGS, THE CONSULTANT SHALL FORWARD COPIES TO THE BUILDING DEPARTMENT FOR THEIR FILES AND CONSTRUCTION REVIEW PRIOR TO INSTALLATION COMMENCING ON-SITE.

10. CONTRACTOR TO ENSURE INSTALLATION TOLERANCES ARE PROVIDED TO ALLOW FOR INSTALLATION OF INTERIOR PERIMETER FOAM AND SEALANT DURING CONSTRUCTION.

11. DIMENSIONS INDICATED ARE ROUGH OPENINGS. WINDOW SCREEN MANUFACTURER TO ADD TOLERANCE AROUND WINDOW; 10mm RECOMMENDED. ALL ROUGH OPENINGS TO BE FIELD VERIFIED.

12. ALL DOOR THRESHOLDS IN A BARRIER FREE PATH OF TRAVEL SHALL HAVE A 13mm MAX DIMENSION AS PER OBC 3.8.1.3.(e)

13. WINDOW MANUFACTURER TO PROVIDE WARRANTY CONFIRMING THAT THE ENTIRE WINDOWS AS DESIGNED, CONSTRUCTED AND INSTALLED ARE WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW MANUFACTURER FOR A PERIOD OF MIN. 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LAYOUT AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.

14. PROVIDE TWO DIFFERENT SAMPLES FOR APPROVAL FOR EACH GLASS TYPE.

15. ALL BALCONY RAILING TO BE 6mm HEAT SOAKED TEMPERED GLASS, C/W FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS THAT IS LOCATED LESS THAN 60mm OF THE EDGE OF THE FLOOR OR BALCONY SLAB EDGE SHALL BE HEAT STRENGTHENED LAMINATED GLASS. ALL BALCONY DIVIDERS ARE 8mm HEAT STRENGTHENED LAMINATED GLASS ACID ETCHED GLASS TO MATCH RAILING TINT. FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1- M, "TEMPERED OR LAMINATED SAFETY GLASS"

16. ALL INTERIOR ALUMINUM SCREENS TO BE SINGLE GLAZED UNIT, 6mm TINTED TEMPERED GLASS (U.N.O). IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. TEMPERED GLASS IS NOT REQUIRED. GLASS COLOUR AS NOTED IN MATERIAL LEGEND.

17. PROVIDE HEAVY DUTY BUG SCREENS AND WEATHERSTRIPPING FOR OPERABLE WINDOWS. GLASS COLOUR TO MATCH ADJACENT GLASS COLOUR U.N.O.

18. LVR DENOTES ANOD. ALUMINUM GRILL TO MATCH FRAME COLOUR. PROVIDE 127mm THICK ROXUL CURTAINROCK INSULATION C/W 1.5mm THICK GALV. STEEL INNER LINER PANEL SEALED AT ALL EDGES. COORDINATE WALL BOX LOCATION THROUGH STEEL PANEL WITH MECHANICAL DRAWINGS.

19. WHERE SPANDREL GLASS IS INDICATED PROVIDE BACKPAN WITH INSULATION VALUE RSI = 3.87 (R22). OUTER PANE 6MM TEMPERED FLOAT GLASS; INSULATION: 127MM THICK ROXUL CURTAINROCK AND INNER LINER:1.5mm THICK GALV. STEEL PANEL SEALED AT ALL EDGES.

20. ALL OPERABLE WINDOWS AND DOOR GLASS COLOUR TO MATCH ADJACENT GLASS WITHIN THE WINDOW SCREEN U.N.O.

21. ALL WINDOW WALL / CURTAIN WALL ALUMINUM COMPONENTS INCLUDING BUT NOT LIMITED TO HEADERS, JAMBS, MULLIONS, DOOR FRAME, OPERABLE UNIT FRAMES BREAK FORMS, EXTRUSION AND TRIMS SHALL MATCH FRAME COLOUR. U.N.O.

22. ALL ALUMINUM DOORS TO BE COMMERCIAL GRADE WITH CONTINUOUS PIANO HINGE.

23. ALL ALUMINUM DOOR HARDWARE IS PART OF THE WINDOW MANUFACTURER CONTRACT.

24. PROVIDE ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB10 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
A) WINDOW WALLS - U-0.35
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
II) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
III) Min. VT/SHGC 1.10

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OPERABLE UNITS: LEVEL A3
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PG DESIGN STUDIO INC

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REVISIONS:

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ISSUES

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LEGEND:

CLIENT:
143 COLUMBIA INC.

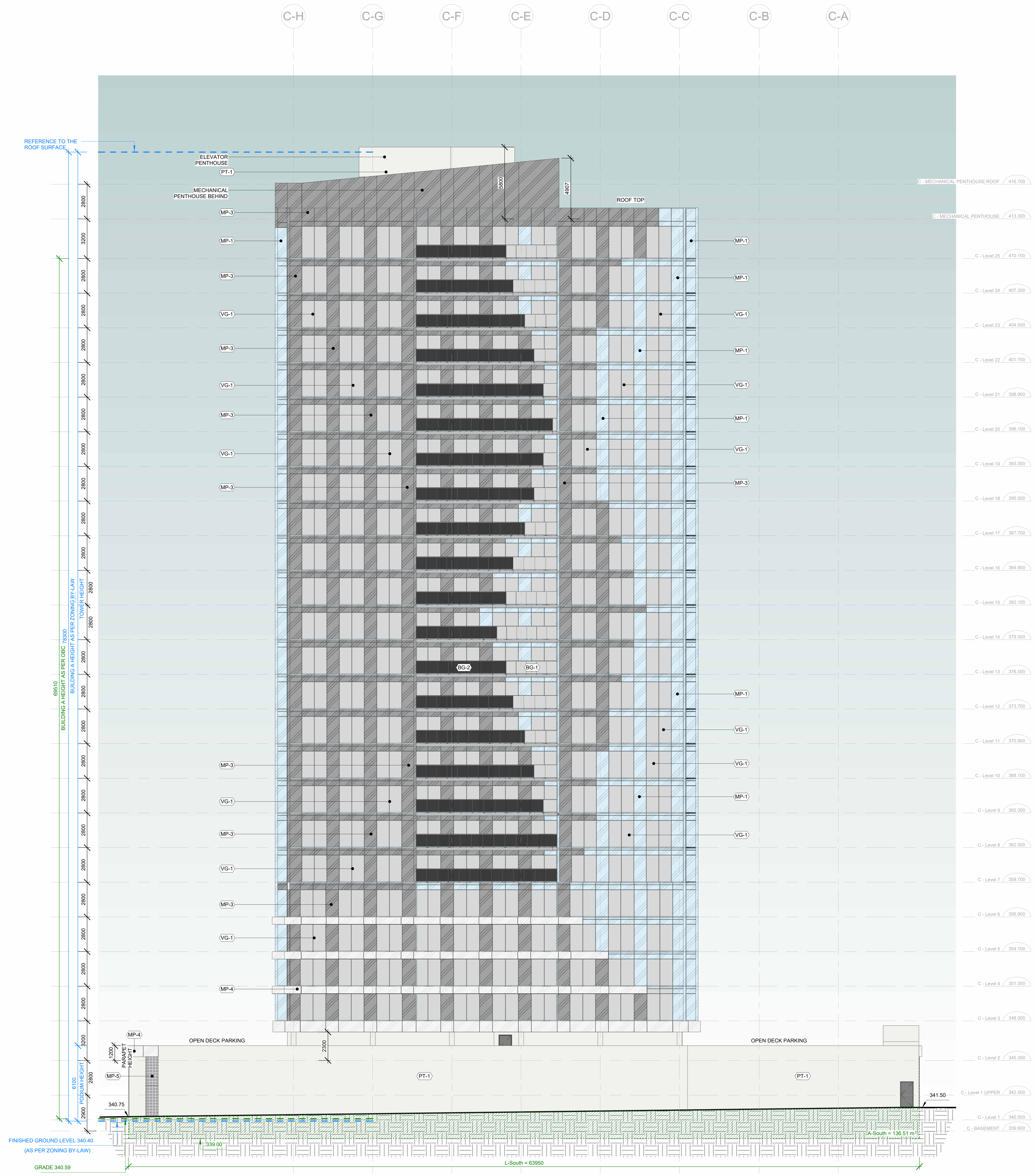
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143 COLUMBIA ST. W.
143 COLUMBIA STREET W, WATERLOO ON.

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: S.G.	DATE: 2021-11-03

SCALE: As indicated
DIVISION NUMBER:
DRAWING NUMBER: A-307

Autodesk Docs://143 COLUMBIA STREET/143 Columbia 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: GREY TINT, SOLARGREY	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.

GENERAL WINDOW SCREEN AND DOOR NOTES

1. THESE GENERAL WINDOW SCREEN AND DOOR NOTES APPLY TO ALL ARCHITECTURAL DRAWINGS.

2. ALL EXTERIOR ALUMINUM DOORS AND ALUMINUM BALCONY SLIDING DOORS SHALL BE THERMALLY BROKEN, INSULATED EXTRUDED ALUMINUM FRAMES. WINDOWS AND DOORS SHALL CONFORM TO THE REQUIREMENTS IN AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS", AND CSA A440S1, "CANADIAN SUPPLEMENT TO AAMA/WDMA/CSA 101/I.S.2/A440, NAFS – NORTH AMERICAN FENESTRATION STANDARD/SPECIFICATION FOR WINDOWS, DOORS, AND SKYLIGHTS".

3. ALL EXTERIOR ALUMINUM SCREENS WINDOWS TO BE SEALED DOUBLE GLAZED UNITS WITH 6mm OUTER PANE TEMPERED GLASS AND INNER PANE 6mm CLEAR TEMPERED GLASS. IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. IT IS NOT REQUIRED TO BE TEMPERED GLASS. GLASS COLOUR AS NOTED IN THE MATERIAL LEGEND.

4. ALL DOUBLE-GLAZED SEALED UNITS SHALL HAVE A 13mm WIDE ARGON-FILLED GAP WITH WARM-EDGE SPACERS (STAINLESS STEEL WITH PC BRIDGE WITH MAX. PSI VALUE 0.041W/mK) AND A LOW-E COATING SOLARBAN 60 INSTALLED ON THE #2 SURFACE (OR APPROVED EQUAL).

5. SHIM SPACE AROUND WINDOW AND DOOR PERIMETER SHALL BE COMPLETELY FILLED WITH LOW DENSITY EXPANDING POLY-URETHANE FOAM. PROVIDE CONTINUOUS EXTERIOR AND INTERIOR SEALANT OVER ALL JOINTS. EXTERIOR CAULKING AT THE BOTTOM OF THE WINDOW TO HAVE WEEP HOLES FOR DRAINAGE. LOCATION TO BE INDICATED ON SHOP DRAWINGS AND APPROVED BY WINDOW CONSULTANT.

6. FOR ALL WINDOWS LOCATED MORE THAN 1.8m ABOVE GRADE OR HAVING OPERABLE PORTIONS WITHIN 1070mm OF THE FINISHED FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER-STAMPED SHOP DRAWINGS ILLUSTRATING THE 100mm OPENING STOP, AS PER OBC 3.3.4.8.(1).

7. FOR ALL FIXED WINDOWS WITHIN DWELLING UNITS THAT EXTEND TO LESS THAN 1000mm FROM THE FLOOR, THE CONTRACTOR SHALL PROVIDE ENGINEER- STAMPED SHOP DRAWINGS ILLUSTRATING THAT THE WINDOWS ARE DESIGNED TO WITHSTAND THE LATERAL DESIGN LOADS FOR BALCONY GUARDS AS PER OBC 4.1.5.14. HEAVY DUTY SCREENS TO CAN/CSA - A440-S-2

8. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL WINDOWS AND GLAZING SYSTEMS TO CLEARLY IDENTIFY ALL FINISHED DIMENSIONS, ROUGH OPENING SIZE REQUIREMENTS, CONNECTIONS, ANCHORAGE, FASTENERS, BRACKETS, SEALANTS AND ANY OTHER ASSOCIATED COMPONENTS. IDENTIFY ON SHOP DRAWINGS WHERE ANY CONNECTIONS, ANCHORAGE OR SEALANTS ARE REQUIRED. SHOP DRAWINGS TO BE SEALED BY PROFESSIONAL ENGINEER PRACTICING IN PROVINCE OF ONTARIO.

9. THE CONTRACTOR SHALL PROVIDE THE ABOVE- MENTIONED SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION. UPON REVIEW AND APPROVAL OF THE SHOP DRAWINGS, THE CONSULTANT SHALL FORWARD COPIES TO THE BUILDING DEPARTMENT FOR THEIR FILES AND CONSTRUCTION REVIEW PRIOR TO INSTALLATION COMMENCING ON-SITE.

10. CONTRACTOR TO ENSURE INSTALLATION TOLERANCES ARE PROVIDED TO ALLOW FOR INSTALLATION OF INTERIOR PERIMETER FOAM AND SEALANT DURING CONSTRUCTION.

11. DIMENSIONS INDICATED ARE ROUGH OPENINGS. WINDOW SCREEN MANUFACTURER TO ADD TOLERANCE AROUND WINDOW, 16mm RECOMMENDED. ALL ROUGH OPENINGS TO BE FIELD VERIFIED.

12. ALL DOOR THRESHOLDS IN A BARRIER FREE PATH OF TRAVEL SHALL HAVE A 13mm MAX DIMENSION AS PER OBC 3.8.1.3.(e)

13. WINDOW MANUFACTURER TO PROVIDE WARRANTY CONFIRMING THAT THE ENTIRE WINDOWS AS DESIGNED, CONSTRUCTED AND INSTALLED ARE WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW MANUFACTURER FOR A PERIOD OF MIN. 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LAYOUT AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.

14. PROVIDE TWO DIFFERENT SAMPLES FOR APPROVAL FOR EACH GLASS TYPE.

15. ALL BALCONY RAILING TO BE 6mm HEAT SOAKED TEMPERED GLASS, C/W FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS THAT IS LOCATED LESS THAN 50mm OF THE EDGE OF THE FLOOR OR BALCONY SLAB EDGE SHALL BE HEAT STRENGTHENED LAMINATED GLASS. ALL BALCONY DIVIDERS ARE 8mm HEAT STRENGTHENED LAMINATED GLASS ACID ETCHED GLASS TO MATCH RAILING TINT. FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1- M,"TEMPERED OR LAMINATED SAFETY GLASS"

16. ALL INTERIOR ALUMINUM SCREENS TO BE SINGLE GLAZED UNIT, 6mm TINTED TEMPERED GLASS (U.N.O). IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. TEMPERED GLASS IS NOT REQUIRED. GLASS COLOUR AS NOTED IN MATERIAL LEGEND.

17. PROVIDE HEAVY DUTY BUG SCREENS AND WEATHERSTRIPPING FOR OPERABLE WINDOWS. GLASS COLOUR TO MATCH ADJACENT GLASS COLOUR U.N.O.

18. LVR DENOTES ANOD. ALUMINUM GRILL TO MATCH FRAME COLOUR. PROVIDE 127mm THICK ROXUL CURTAINROCK INSULATION C/W 1.5mm THICK GALV. STEEL INNER LINER PANEL SEALED AT ALL EDGES. COORDINATE WALL BOX LOCATION THROUGH STEEL PANEL WITH MECHANICAL DRAWINGS.

19. WHERE SPANDREL GLASS IS INDICATED PROVIDE BACKPAN WITH INSULATION VALUE RSI = 3.87 (R22). OUTER PANE 6MM TEMPERED FLOAT GLASS; INSULATION: 127MM THICK ROXUL CURTAINROCK AND INNER LINER:1.5mm THICK GALV. STEEL PANEL SEALED AT ALL EDGES.

20. ALL OPERABLE WINDOWS AND DOOR GLASS COLOUR TO MATCH ADJACENT GLASS WITHIN THE WINDOW SCREEN U.N.O.

21. ALL WINDOW WALL / CURTAIN WALL ALUMINUM COMPONENTS INCLUDING BUT NOT LIMITED TO HEADERS, JAMBS, MULLIONS, DOOR FRAME, OPERABLE UNIT FRAMES BREAK FORMS, EXTRUSION AND TRIMS SHALL MATCH FRAME COLOUR. U.N.O.

22. ALL ALUMINUM DOORS TO BE COMMERCIAL GRADE WITH CONTINUOUS PIANO HINGE.

23. ALL ALUMINUM DOOR HARDWARE IS PART OF THE WINDOW MANUFACTURER CONTRACT.

24. PROVIDE ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB10 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
A) WINDOW WALLS - U-0.35
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
II) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
III) Min. VT/SHGC 1.10

AIR LEAKAGE REQUIREMENTS AS PER ASHRAE 2010 90.1 5.4.3.2 AND OBC 2006 SB-10 TABLE SB5-5.6. WINDOWS, DOORS AND SCREENS TO BE LABELED AS PER THE REQUIREMENTS OF ASHRAE 2010 90.1 5.8.2, FOR 'U-FACTOR, SHGC, AIR LEAKAGE RATE, AND VISIBLE TRANSMITTANCE (VT)

25. ALL ALUMINUM DOORS ARE TO READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. PROVIDE EXHAUST / INTAKE LOUVER WHERE INDICATED ON ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE ELECTRICAL CONDUIT WHERE INDICATED ON ELECTRICAL DRAWINGS. WINDOW MANUFACTURER IS TO PROVIDE SLEEVE IN FRAME OF WINDOW FOR ELECTRICIAN TO PULL WIRE FOR FOB ROUGH-IN, ELECTRIC STRIKE, POWER DOOR OPERATOR, ETC.

26. WINDOW MANUFACTURER TO SITE VERIFY ALL DIMS.

27. MOCK UP FOR WINDOW AND DOOR INSTALLATION TO BE PROVIDED FOR CONSULTANTS APPROVAL PRIOR TO INSTALLATION.

28. WINDOW MANUFACTURER TO WRAP ALL PUNCHED PRECAST WINDOW OPENINGS, WINDOW WALL OPENINGS AND BALCONY CURBS WITH 3M MEMBRANE OR AS PER DETAILS PROVIDED.

29. CURTAIN WALLS & BALCONY SLIDING DOORS TO HAVE ALUMINUM FRAME - COLOUR TO BE SPECIFIED BY ARCHITECT AT A LATER DATE.

30. 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.

31. WHEN SUSPENDED EQUIPMENT IS USED ON SUSPENSION HEIGHTS THAT EXCEED 45m (148 ft.), STABILIZATION METHODS SHALL BE PROVIDED AT THE BUILDING ENVELOPE O MEET REQUIREMENTS SET FORTH ON Z91-17 HEALTH AND SAFETY CODE FOR SUSPENDED EQUIPMENT OPERATIONS, CSA 271-10 SAFETY CODE FOR SUSPENDED PLATFORMS, AND IWCA WINDOW CLEANING SAFETY IWCA-I-14 1.

32. All ANODIZED ALUMINUM WITH EXTERIOR APPLICATION TO BE ARCHITECTURAL CLASS 1. (0.7 MIL OR THICKER ANODIC COATINGS).

PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS:

A. PRODUCT STANDARD:
COMPLY WITH AAMA/WDMA/CSA101/I.S.2/A440 FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

B. PERFORMANCE CLASS AND GRADE
AS PER AAMA/WDMA/CSA 101/I.S.2/A440, NAFS AS FOLLOWS:
1. MINIMUM PERFORMANCE CLASS: CW
2. MINIMUM PERFORMANCE GRADE: 35

C. FORCED ENTRY RESISTANCE:
LATCHING DEVICES SHALL PROVIDE REASONABLE SECURITY AGAINST FORCED ENTRY. ALL WINDOWS SHALL CONFORM TO ASTM F588 (GRADE 10, MINIMUM). ALL SLIDING DOORS SHALL CONFORM TO ASTM F842 (GRADE 10, MINIMUM). ALL SIDE-HINGED DOOR SYSTEMS SHALL CONFORM TO AAMA 1304. FIIXED DOORS (PRODUCT TYPE FD) SHALL BE TESTED IN THE SAME MANNER AS FIXED WINDOWS ARE TESTED IN ACCORDANCE WITH ASTM F588 (GRADE 10 MINIMUM) OPERATING FORCE: MAXIMUM ALLOWABLE LB FORCE OF 30 LBF.

D. AIR LEAKAGE PERFORMANCE
OPERABLE UNITS: LEVEL A3
FIXED UNITS: FIXED LEVEL

E. WATER PENETRATION RESISTANCE:
MEET ASTM E547 (CYCLIC STATIC PRESSURE) AND ASTM E331 (UNIFORM STATIC PRESSURE). NO WATE SHALL PENETRATE THE WINDOW AND DOOR ASSEMBLY AND CAUSE WETTING OF THE INTERIOR ROOM SURFACES; NO WATER SHALL PASS THROUGH THE WINDOW AND DOOR INTO THE ROUGH OPENING OR ASSEMBLY ADJOINING THE WINDOW AND DOOR BELOW THE SILL; NO WATER SHALL REMAIN TRAPPED IN THE WINDOW AND DOOR RIGHT AFTER THE TEST PRESSURE HAS BEEN RELEASED. TEST PRESSURE: 330 Pa

F. WINDOW SYSTEMS TO INCORPORATE A THERMAL BREAK.

PG DESIGN STUDIO INC

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 ACCESSED BY, ANY PERSON OR 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-20-08.

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.

REVISIONS:

NO.	DATE	REVISED FOR	CH	BY

ISSUES

NO.	DATE	ISSUED FOR	CH	BY
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

PLOT DATE: 2022-11-28 13:22:08

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

SCALE: As indicated
DIVISION NUMBER:
DRAWING NUMBER: A-308

Autodesk Docs://143 COLUMBIA STREET/143 Columbia-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: GREY TINT, SOLARGREY	VG-1
BALCONY GLASS HEAT SOAKED TEMPERED GLASS COLOUR: LIGHT GREY, CLEAR (FROSTED FOR PRIVACY SCREENS)	BG-1
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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.
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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.

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4. ALL DOUBLE-GLAZED SEALED UNITS SHALL HAVE A 13mm WIDE ARGON-FILLED GAP WITH WARM-EDGE SPACERS (STAINLESS STEEL WITH PC BRIDGE WITH MAX. PSI VALUE 0.041W/mK) AND A LOW-E COATING SOLARBAN 60 INSTALLED ON THE #2 SURFACE (OR APPROVED EQUAL).

5. SHIM SPACE AROUND WINDOW AND DOOR PERIMETER SHALL BE COMPLETELY FILLED WITH LOW DENSITY EXPANDING POLYURETHANE FOAM. PROVIDE CONTINUOUS EXTERIOR AND INTERIOR SEALANT OVER ALL JOINTS. EXTERIOR CAULKING AT THE BOTTOM OF THE WINDOW TO HAVE WEEP HOLES FOR DRAINAGE. LOCATION TO BE INDICATED ON SHOP DRAWINGS AND APPROVED BY WINDOW CONSULTANT.

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12. ALL DOOR THRESHOLDS IN A BARRIER FREE PATH OF TRAVEL SHALL HAVE A 13mm MAX DIMENSION AS PER OBC 3.8.1.3.(e)

13. WINDOW MANUFACTURER TO PROVIDE WARRANTY CONFIRMING THAT THE ENTIRE WINDOWS AS DESIGNED, CONSTRUCTED AND INSTALLED ARE WARRANTED RESPECTING AIR LEAKAGE AND WATER INGRESS BY THE WINDOW MANUFACTURER FOR A PERIOD OF MIN. 5 YEARS FOLLOWING SUBSTANTIAL PERFORMANCE OF THE PROJECT. THE WARRANTY PROVIDED IS TO COVER ALL OF THE LAYOUT AND MATERIALS REQUIRED TO REPAIR OR REPLACE THE WINDOW SYSTEM SHOULD AIR LEAKAGE OR WATER INGRESS OCCUR DURING THE WARRANTY PERIOD.

14. PROVIDE TWO DIFFERENT SAMPLES FOR APPROVAL FOR EACH GLASS TYPE.

15. ALL BALCONY RAILING TO BE 6mm HEAT SOAKED TEMPERED GLASS, C/W FRAME TO MATCH WINDOW FRAME COLOUR. GLASS IN GUARDS THAT IS LOCATED LESS THAN 50mm OF THE EDGE OF THE FLOOR OR BALCONY SLAB EDGE SHALL BE HEAT STRENGTHENED LAMINATED GLASS. ALL BALCONY DIVIDERS ARE 6mm HEAT STRENGTHENED LAMINATED GLASS ACID ETCHED GLASS TO MATCH RAILING TINT. FRAME TO MATCH WINDOW FRAME COLOUR, GLASS IN GUARDS SHALL BE SAFETY GLASS OF THE LAMINATED OR TEMPERED TYPE CONFORMING TO CAN/CGSB-12.1-M, "TEMPERED OR LAMINATED SAFETY GLASS"

16. ALL INTERIOR ALUMINUM SCREENS TO BE SINGLE GLAZED UNIT, 6mm TINTED TEMPERED GLASS (U.N.O). IF THE GLASS PANE IS LOCATED ENTIRELY MORE THAN 1100mm A.F.F. TEMPERED GLASS IS NOT REQUIRED. GLASS COLOUR AS NOTED IN MATERIAL LEGEND.

17. PROVIDE HEAVY DUTY BUG SCREENS AND WEATHERSTRIPPING FOR OPERABLE WINDOWS. GLASS COLOUR TO MATCH ADJACENT GLASS COLOUR U.N.O.

18. LVR DENOTES ANOD. ALUMINUM GRILL TO MATCH FRAME COLOUR. PROVIDE 127mm THICK ROXUL CURTAINROCK INSULATION C/W 1.5mm THICK GALV. STEEL INNER LINER PANEL SEALED AT ALL EDGES. COORDINATE WALL BOX LOCATION THROUGH STEEL PANEL WITH MECHANICAL DRAWINGS.

19. WHERE SPANDREL GLASS IS INDICATED PROVIDE BACKPAN WITH INSULATION VALUE RSI = 3.87 (R22). OUTER PANE 6MM TEMPERED FLOAT GLASS; INSULATION: 127MM THICK ROXUL CURTAINROCK AND INNER LINER:1.5mm THICK GALV. STEEL PANEL SEALED AT ALL EDGES.

20. ALL OPERABLE WINDOWS AND DOOR GLASS COLOUR TO MATCH ADJACENT GLASS WITHIN THE WINDOW SCREEN U.N.O.

21. ALL WINDOW WALL / CURTAIN WALL ALUMINUM COMPONENTS INCLUDING BUT NOT LIMITED TO HEADERS, JAMBS, MULLIONS, DOOR FRAME, OPERABLE UNIT FRAMES BREAK FORMS, EXTRUSION AND TRIMS SHALL MATCH FRAME COLOUR. U.N.O.

22. ALL ALUMINUM DOORS TO BE COMMERCIAL GRADE WITH CONTINUOUS PIANO HINGE.

23. ALL ALUMINUM DOOR HARDWARE IS PART OF THE WINDOW MANUFACTURER CONTRACT.

24. PROVIDE ENERGY SAVINGS REQUIREMENTS AS PER OBC - SB10 AND ASHRAE 90.1. ALL WINDOWS DOORS & SCREEN DOORS ARE TO MEET THE FOLLOWING ASSEMBLY MAXIMUM U-VALUE:
A) WINDOW WALL - U-0.27
B) ALUMINUM ENTRANCE DOOR - U-0.60
C) ALUMINUM WINDOWS - U-0.35
D) HOLLOW METAL DOOR - U-0.45
E) NON METAL WINDOWS - U-0.25
II) THE ASSEMBLY MAXIMUM SHGC VALUE 0.40
III) Min. VT/SHGC 1.10

AIR LEAKAGE REQUIREMENTS AS PER ASHRAE 2010 90.1 5.4.3.2 AND OBC 2006 SB-10 TABLE SB5-5.6. WINDOWS, DOORS AND SCREENS TO BE LABELED AS PER THE REQUIREMENTS OF ASHRAE 2010 90.1 5.8.2, FOR 'U-FACTOR, SHGC, AIR LEAKAGE RATE, AND VISIBLE TRANSMITTANCE (VT)

25. ALL ALUMINUM DOORS ARE TO READ IN CONJUNCTION WITH ELECTRICAL AND MECHANICAL DRAWINGS. PROVIDE EXHAUST / INTAKE LOUVER WHERE INDICATED ON ARCHITECTURAL OR MECHANICAL DRAWINGS. PROVIDE ELECTRICAL CONDUIT WHERE INDICATED ON ELECTRICAL DRAWINGS. WINDOW MANUFACTURER IS TO PROVIDE SLEEVE IN FRAME OF WINDOW FOR ELECTRICIAN TO PULL WIRE FOR FOB ROUGH-IN, ELECTRIC STRIKE, POWER DOOR OPERATOR, ETC.

26. WINDOW MANUFACTURER TO SITE VERIFY ALL DIMS.

27. MOCK UP FOR WINDOW AND DOOR INSTALLATION TO BE PROVIDED FOR CONSULTANTS APPROVAL PRIOR TO INSTALLATION.

28. WINDOW MANUFACTURER TO WRAP ALL PUNCHED PRECAST WINDOW OPENINGS, WINDOW WALL OPENINGS AND BALCONY CURBS WITH 3M MEMBRANE OR AS PER DETAILS PROVIDED.

29. CURTAIN WALLS & BALCONY SLIDING DOORS TO HAVE ALUMINUM FRAME - COLOUR TO BE SPECIFIED BY ARCHITECT AT A LATER DATE

30. 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.

31. WHEN SUSPENDED EQUIPMENT IS USED ON SUSPENSION HEIGHTS THAT EXCEED 45m (148 ft.), STABILIZATION METHODS SHALL BE PROVIDED AT THE BUILDING ENVELOPE O MEET REQUIREMENTS SET FORTH ON Z91-17 HEALTH AND SAFETY CODE FOR SUSPENDED EQUIPMENT OPERATIONS, CSA 271-10 SAFETY CODE FOR SUSPENDED PLATFORMS, AND IWCA WINDOW CLEANING SAFETY IWCA-I-14 1.

32. All ANODIZED ALUMINUM WITH EXTERIOR APPLICATION TO BE ARCHITECTURAL CLASS 1. (0.7 MIL OR THICKER ANODIC COATINGS).

PERFORMANCE REQUIREMENTS FOR WINDOWS AND DOORS:

A. PRODUCT STANDARD:
COMPLY WITH AAMA/WDMA/CSA 101/I.S.2/A440 FOR DEFINITIONS AND MINIMUM STANDARDS OF PERFORMANCE MATERIALS, COMPONENTS, ACCESSORIES, AND FABRICATION UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.

B. PERFORMANCE CLASS AND GRADE
AS PER AAMA/WDMA/CSA 101/I.S.2/A440, NAFS AS FOLLOWS:
1. MINIMUM PERFORMANCE CLASS: CW
2. MINIMUM PERFORMANCE GRADE: 35

C. FORCED ENTRY RESISTANCE:
LATCHING DEVICES SHALL PROVIDE REASONABLE SECURITY AGAINST FORCED ENTRY. ALL WINDOWS SHALL CONFORM TO ASTM F588 (GRADE 10, MINIMUM). ALL SLIDING DOORS SHALL CONFORM TO ASTM F842 (GRADE 10, MINIMUM). ALL SIDE-HINGED DOOR SYSTEMS SHALL CONFORM TO AAMA 1304. FIXED DOORS (PRODUCT TYPE FD) SHALL BE TESTED IN THE SAME MANNER AS FIXED WINDOWS ARE TESTED IN ACCORDANCE WITH ASTM F588 (GRADE 10 MINIMUM) OPERATING FORCE: MAXIMUM ALLOWABLE LB FORCE OF 30 LBF.

D. AIR LEAKAGE PERFORMANCE
OPERABLE UNITS: LEVEL A3
FIXED UNITS: FIXED LEVEL

E. WATER PENETRATION RESISTANCE:
MEET ASTM E547 (CYCLIC STATIC PRESSURE) AND ASTM E331 (UNIFORM STATIC PRESSURE). NO WATE SHALL PENETRATE THE WINDOW AND DOOR ASSEMBLY AND CAUSE WETTING OF THE INTERIOR ROOM SURFACES; NO WATER SHALL PASS THROUGH THE WINDOW AND DOOR INTO THE ROUGH OPENING OR ASSEMBLY ADJOINING THE WINDOW AND DOOR BELOW THE SILL; NO WATER SHALL REMAIN TRAPPED IN THE WINDOW AND DOOR RIGHT AFTER THE TEST PRESSURE HAS BEEN RELEASED. TEST PRESSURE: 330 Pa

F. WINDOW SYSTEMS TO INCORPORATE A THERMAL BREAK.

PG DESIGN STUDIO INC

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. ACCEPTED RECORDS ARE AVAILABLE FOR INSPECTION BY ANY MEMBER OF THE PUBLIC AND 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 ARCHITECTS 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
3	2022.11.25	MINOR ZBA APPLICATION		
2	2022.06.30	ZBA PRE-CONSULTATION		
1	2020.11.03	ISSUED FOR 1ST SPA SUBMISSION		

ISSUES

PLOT DATE:
2022-11-28 13:22:39

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

SCALE: As indicated

DRAWING NUMBER: A-309

DIVISION NUMBER

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