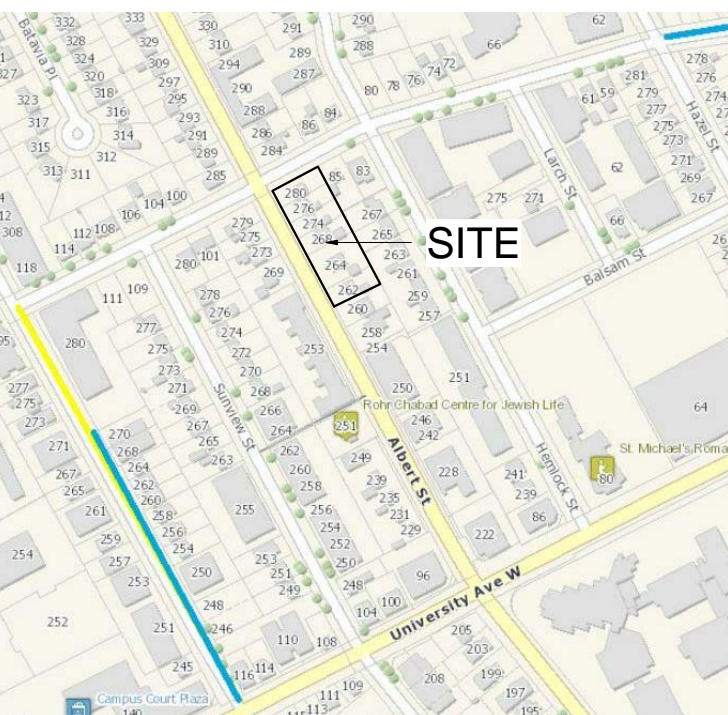


1 SITE PLAN
SCALE: 1:150

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REVISIONS:

NO.	DATE	ISSUED:
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2	2019.06.05	REISSUED SPA PRE-CONSULTATION
3	2019.11.06	FULL SITE PLAN



LEGAL DESCRIPTION:

PART OF LOT 20, REGISTERED PLAN PARTS 1, 2, 3, 4, 5 and 6. (MUNICIPAL COMPILLED PLAN OF SUBDIVISION LOT 13 GERMAN COMPANY TRACT).
LEGAL INFORMATION PROVIDED BY WSP GEOMATICS ONTARIO LIMITED DATED OCTOBER 4, 2018.

SITE PLAN LEGEND AND NOTES

- ▶ ENTRANCE
 - ◀ EXIT
 - FH FIRE HYDRANT
 - - - FENCE
 - ◻ SIAMESE CONNECTION
 - HP HYDRO POLE
- NOTE: REFER TO WIND OPINION FOR ADDITIONAL INFORMATION REFERENCE NUMBER 241.19229.00000 - DATED OCTOBER 22, 2019 BY SLR CONSULTING LTD.

Name of Practice:		BC Reference	
MASRI O Inc. ARCHITECTS 609 KUMPF DRIVE SUITE 101 WATERLOO, ONT. N2V 1K8		References are to Division B unless noted [A] for Division A or [C] for Division C.	
Item	Ontario's 2012 Building Code Data Matrix Part 3	Part 3	Part 9
1	Project Description: <input type="checkbox"/> Change of Use <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	1.1.2. [A] 3.1.2.1.(1)	1.1.2. [A] & 9.10.1.3. 9.10.2.
2	Major Occupancy(s) Group C	3.1.2.1.(1)	9.10.2.
3	Building Area (m ²) Existing New 2090 m ² Total 2090 m ²	1.4.1.2. [A]	1.4.1.2. [A]
4	Gross Area Existing New 17,175 m ² Total 17,175 m ²	1.4.1.2. [A]	1.4.1.2. [A]
5	Number of Storeys Above grade 6 Below grade 1	1.4.1.2.[A] & 3.2.1.1.	1.4.1.2.[A] & 9.10.4.
6	Number of Streets/Fire Fighter Access 1	3.2.2.10. & 3.2.5.	9.10.20.
7	Building Classification Group C	3.2.2.43.	9.10.2.
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.43. 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9	Standpipe required <input type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9.	N/A
10	Fire Alarm required <input type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4.	9.10.18.
11	Water Service/Supply is Adequate <input type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7.	N/A
12	High Building <input type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6.	N/A
13	Construction Restrictions <input type="checkbox"/> Combustible permitted <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20.-83	9.10.6.
14	Importance Category <input type="checkbox"/> Low <input type="checkbox"/> Med <input type="checkbox"/> High <input type="checkbox"/> Post-disaster	4.1.2.1.(3) 5.2.2.1.(2)	9.4.1.1., 4.1.2.1.(3) 5.2.2.1.(2)
Site Class (A,B,C,D,E from Geotechnical Report)		4.1.8.4.	4.1.8.4.
Earthquake importance factor (Ie)		4.1.8.5.	4.1.8.5.
Acceleration based coefficient (Fa)		4.1.8.4.B	4.1.8.4.B
5% Spectral Response Acceleration Sa (0.2)		4.1.8.4.(1) & SB-1.1.1.2	4.1.8.4.(1) & SB-1.1.1.2
Seismic Hazard Index		4.1.8.18.(1)	4.1.8.18.(1)
Design for Seismic Required for Categories 6 to 2.1. Table 4.1.1.18. (Equal or Above 0.35?) (Yes or No)		4.1.8.18.(2)	4.1.8.18.(2) 9.20.1.2. 9.31.6.2.(3)

Item	Description	Code Reference	Notes
15	Mezzanine(s) Area m ² 188 [CLOSED MEZZANINE <10% FLOOR AREA]	3.2.1.1.(3)-(8)	9.10.4.1.
16	Occupant load based on 1st Floor Occupancy C 1st Floor (Amenity Area) 2nd-3rd Floor Occupancy C 4th-5th Floor Occupancy C 6th Floor Occupancy C Mezzanine Occupancy C Total 556 persons	3.1.17. 3.1.17.1.(b) 3.1.17.	9.9.1.3.
17	Barrier-free Design <input type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8.	9.5.2.
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19.	9.10.1.3.(4)
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies Listed Design No. or Description (SG-2) FRR of Supporting Members Listed Design No. Or Description (SG-2)	3.2.2.43. & 3.2.1.4.	9.10.8. 9.10.9.
20	Spatial Separation - Construction of Exterior Walls Wall Area of EBF (m ²) L.D. (m) L/H or H/L Permitted Max. % of Openings Proposed % of Openings FRR (Hours) Listed Design or Description Comb. Constr. Non-comb. Cladding Non-comb. Constr.	3.2.3.	9.10.14.
21	Plumbing Fixture Requirements (Amenity Areas) Male/Female Count @ 50 %/ 50 %, except as noted otherwise	BC Reference Part 3	
22	Other (describe)		

DETAILS OF DEVELOPMENT

DATA	REQUIRED	REQUIRED	PROVIDED
ZONING	NMU-6	RN-6	
GROSS LOT AREA (m ²)			4171.7
AREA OF ROW (m ²)			APPROX. 245.4
NET LOT AREA (m ²)			APPROX. 3926.3
BUILDING AREA (m ²)			2062
BUILDING COVERAGE (%)			52
GROSS FLOOR AREA (m ²)			14,145
SETBACKS	FY (m)	1.0	1.0
	RY (m)	7.5	7.5
	S. SY (m)	5.5	3.0
	FL. SY (m)	1.0	1.0
MIN. FRONTAGE (m)	20.0	20.0	95.0
MIN. GROUND FLOOR HEIGHT (m)	4.5	4.5	4.8-5.6
NO. OF ENTRANCES			
ALBERT ST	7	7	14
HICKORY ST	2	2	2
NUMBER OF UNITS			
NUMBER OF BEDROOMS	98	98	220
BEDROOMS/ha	250	250	560
LANDSCAPE AREA (m ²)	1178	1178	1274
LANDSCAPE AREA (%)	30	30	32
PARKING REQUIRED [0.2 SPACE / BED]	44	44	67
VISITOR PARKING [0.05 SPACE / BED]	11	11	11
NO. OF BARRIER FREE SPACES			
TOTAL PARKING	55	55	78
PARKING 'EV READY' [80% OF REQ. PARKING]	44	44	44
BIKE PARKING (0.25 / BR)	55	55	55
AMENITY SPACE			
3m ² / FIRST BED + 2m ² / ADD. BEDS [30% COMMON AREA]		567m ² +62m ² = 629m ² [30% = 188m ²]	56m ² (GROUND) + 182m ² (MEZZANINE) + 830m ² (PRIVATE BALCONIES) = 1068m ²
GARBAGE ENCLOSURE INTERIOR			

BUILDING STATISTICS

FLOOR	STUDIO	1 BED	1 BED + DEN	2 BED	UNITS PER FLOOR	BEDS PER FLOOR	PARKING	GROSS (m ²)
BASEMENT							78	3030
GROUND (w/ MEZZ)	1	13	6	4	24	28		2090 + 444 = 2534
2ND	6	8	15	4	33	37		2334
3RD	6	8	15	4	33	37		2334
4TH	6	17	3	7	33	40		2312
5TH	6	17	3	7	33	40		2312
6TH	6	21	1	5	33	38		2260
TOTALS	31	84	43	31	189	220	78	14,145
GFA	16.5%	44%	23%	16.5%				17,175



MASRI O Inc. ARCHITECTS
101-609 KUMPF DRIVE
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www.MasriO.ca

PROJECT:
APARTMENT BUILDING
262-280 ALBERT STREET
WATERLOO, ON
2616359 Ontario Ltd.

DRAWING TITLE:
SITE PLAN

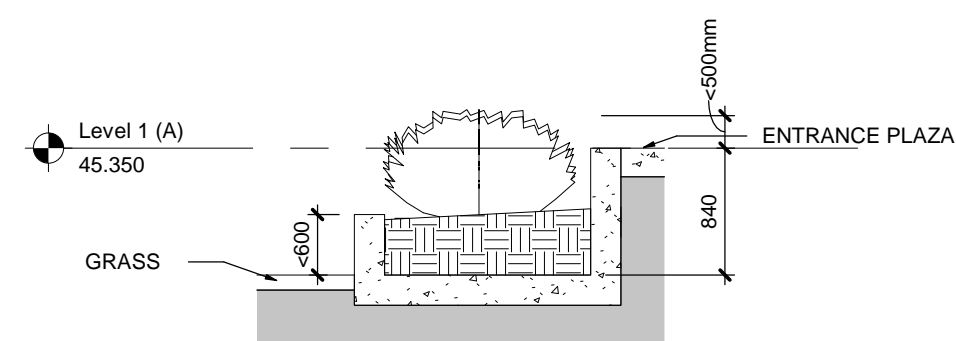
DATE: 2019.10.28
SCALE: As indicated
DRAWN: NR
STATUS: SPA
JOB NO.: 1821

DRAWING NO.:
.A1.1

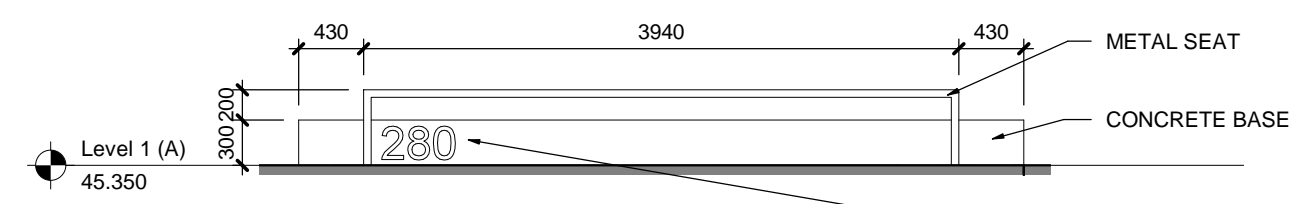


5 AVERAGE GRADE SECTION
 A1.2/SCALE: 1:200

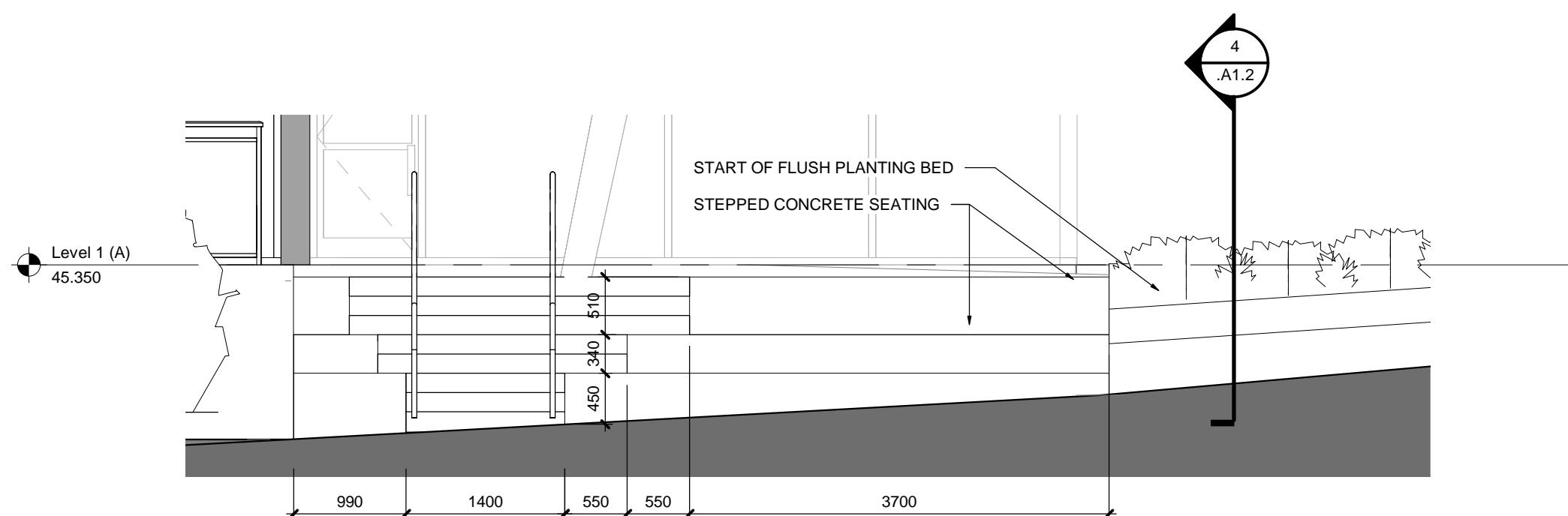
EXTERIOR WALL ELEVATIONS AT 5 POINTS
 ALONG INDICATED FRONTAGE (ALSO SEE
 GRADING PLAN)
 345.08+345.32+345.75+346.15+346.20
 = 1728.5/5
 = 345.70 AVERAGE GRADE



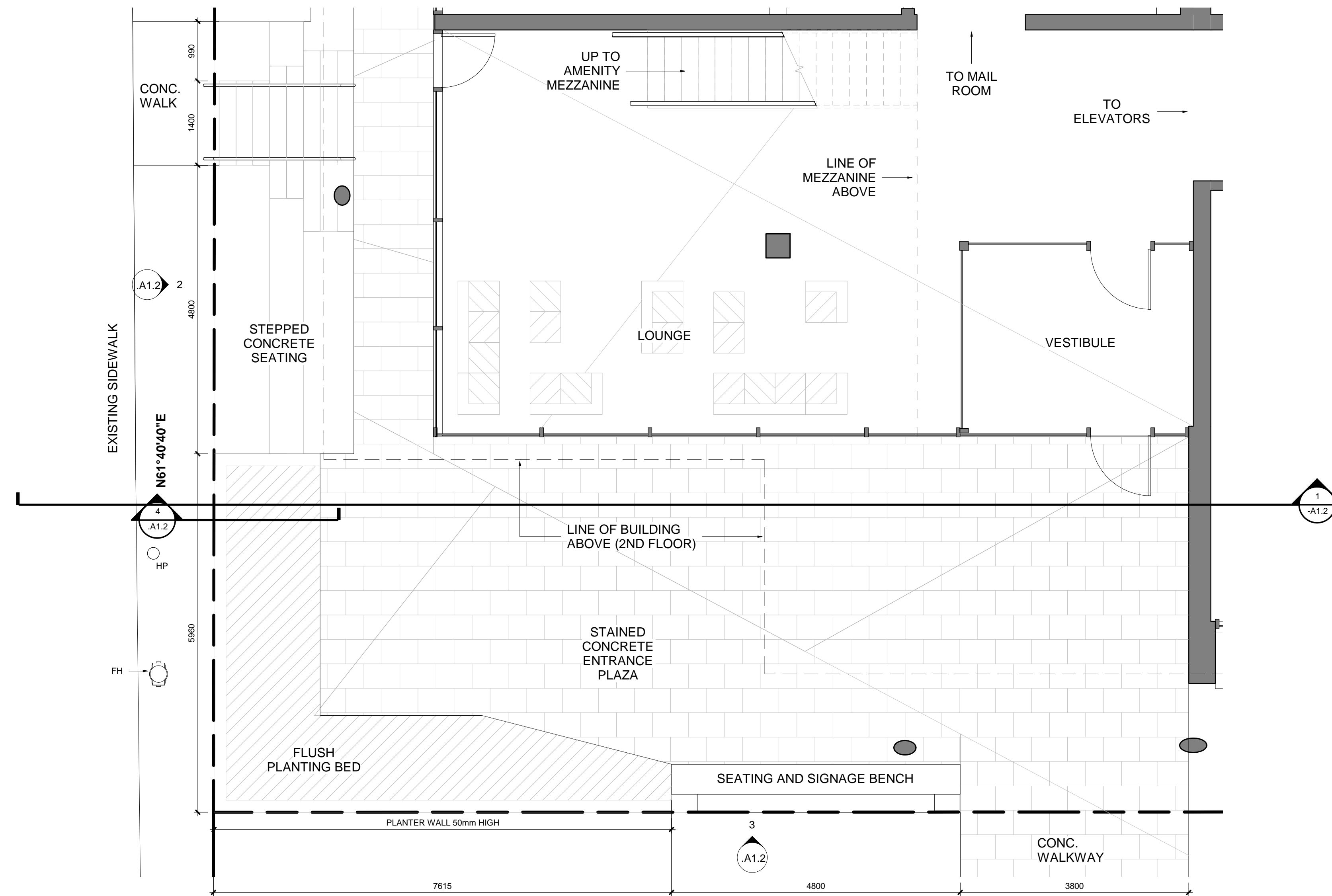
4 PLANTER SECTION
 A1.2/SCALE: 1:50



3 SIGNAGE BENCH
 A1.2/SCALE: 1:50



2 STAIR BENCH
 A1.2/SCALE: 1:50



1 ENTRANCE PLAZA
 A1.2/SCALE: 1:50

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REVISIONS:

NO.	DATE	ISSUED:
1	2019.11.06	FULL SITE PLAN



PROJECT:
APARTMENT BUILDING
 262-280 ALBERT STREET
 WATERLOO, ON
 2616359 Ontario Ltd.

DRAWING TITLE:
SITE DETAILS & AVG. GRADE CALCULATION

DATE: 2019.10.28
 SCALE: As indicated
 DRAWN: NR
 STATUS: SPA
 JOB NO.: 1821

A1.2

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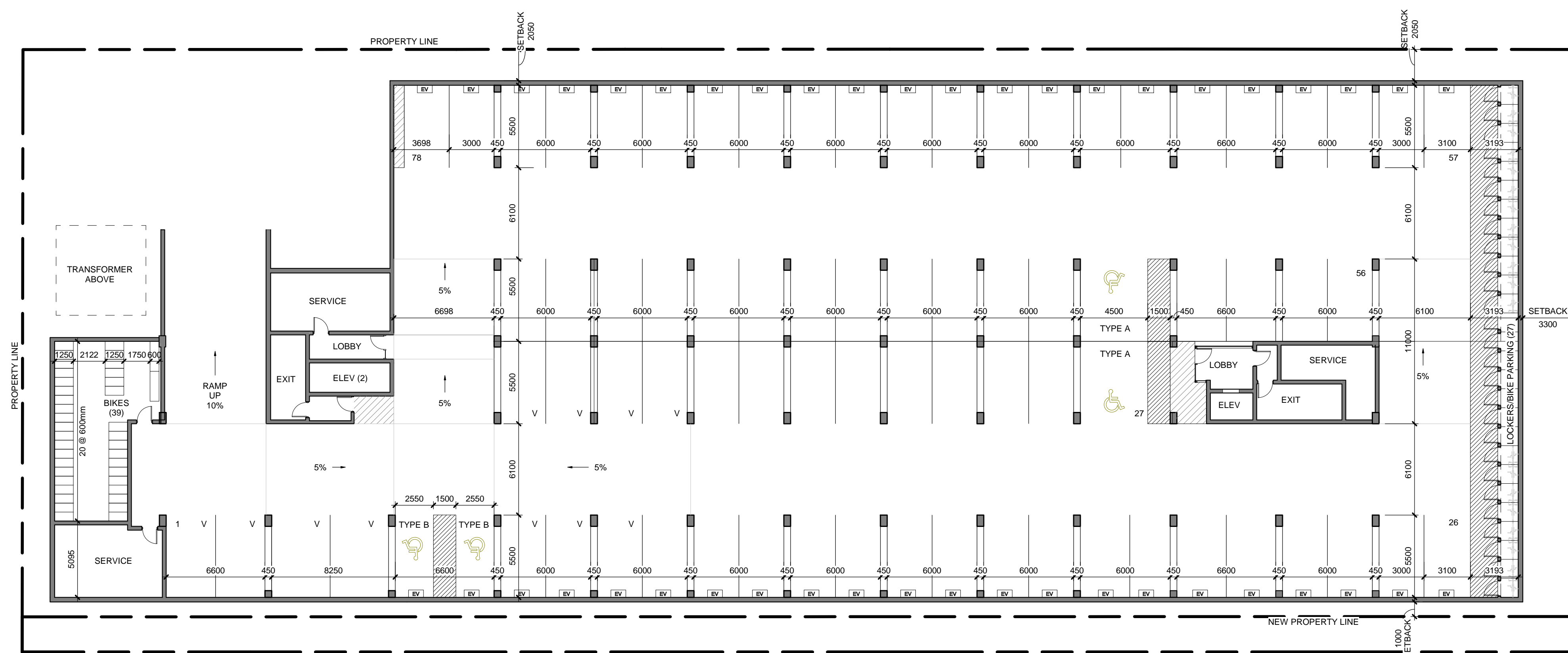
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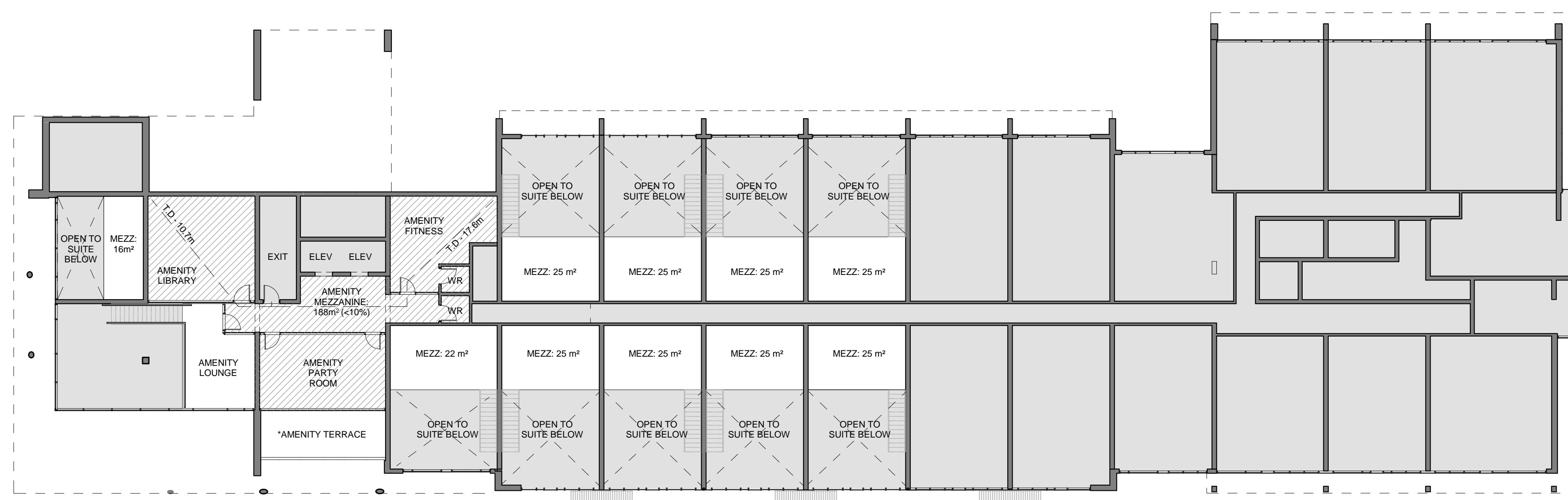
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EV PARKING INDICATED ARE TO BE FUTURE ELECTRIC VEHICLE CHARGING SPACES [44 TOTAL]
 V INDICATES VISITOR RESERVED PARKING STALLS [11 TOTAL]

1 BASEMENT FLOOR PLAN
 A2.1 SCALE: 1 : 200



*TERRACE REFERENCED IN WIND OPINION LETTER SLR CONSULTING LTD.

□ OPEN MEZZANINE FLOOR AREA (<40%)
 ▨ CLOSED MEZZANINE FLOOR AREA (<10%)
 □ AREA OPEN TO BELOW

2 MEZZANINE FLOOR PLAN
 A2.1 SCALE: 1 : 200

BLACK CREEK GROUP



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 WATERLOO, ON
 2616359 Ontario Ltd.

DRAWING TITLE:
BASEMENT & MEZZANINE FLOOR PLAN

DATE: 2019.10.28
 SCALE: 1 : 200
 DRAWN: NR
 STATUS: SPA
 JOB NO.: 1821

DRAWING NO.:

.A2.1

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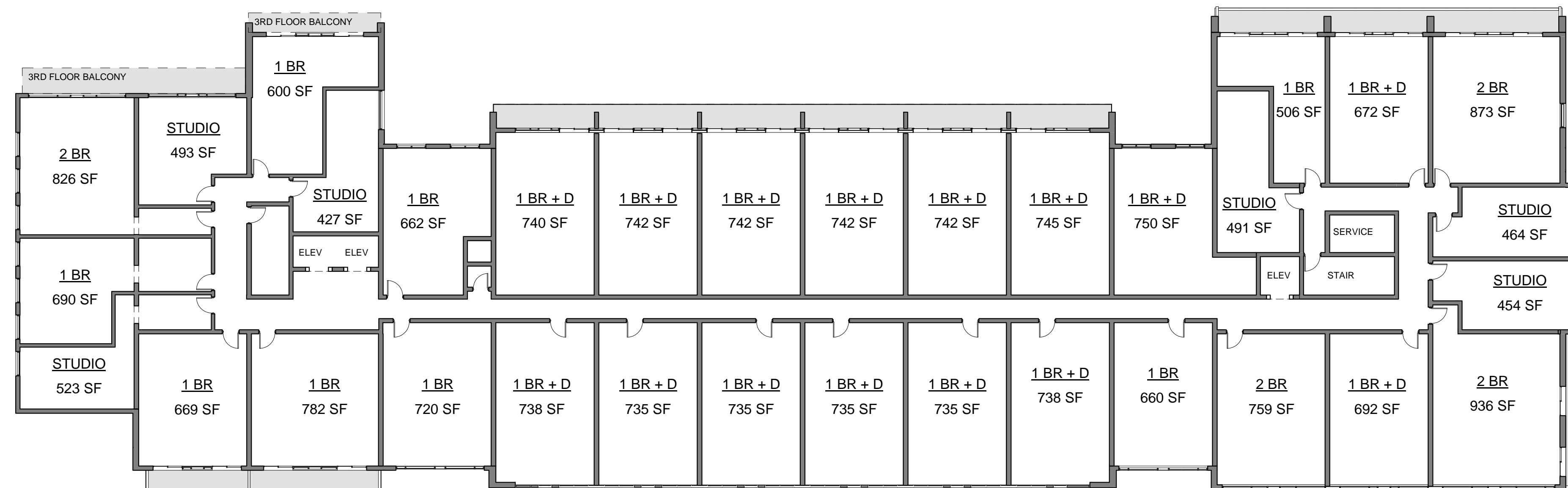
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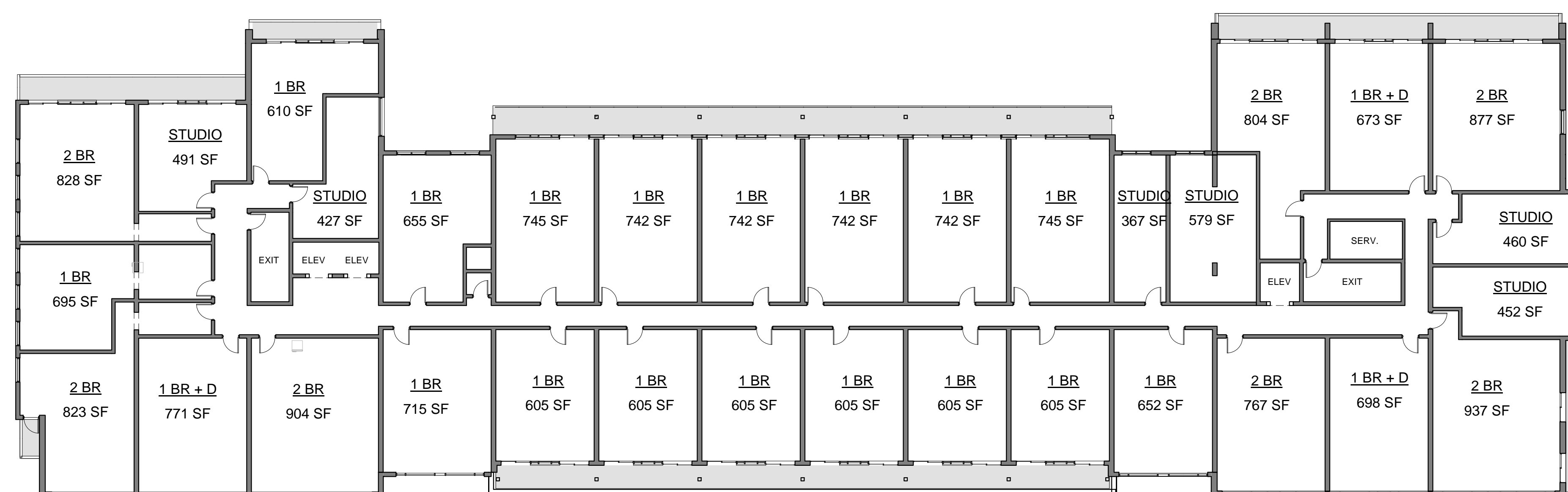
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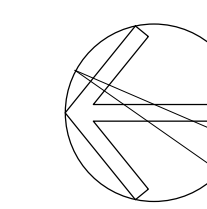
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2-3 FLOOR PLAN
SCALE: 1 : 200



4-5 FLOOR PLAN
SCALE: 1 : 200

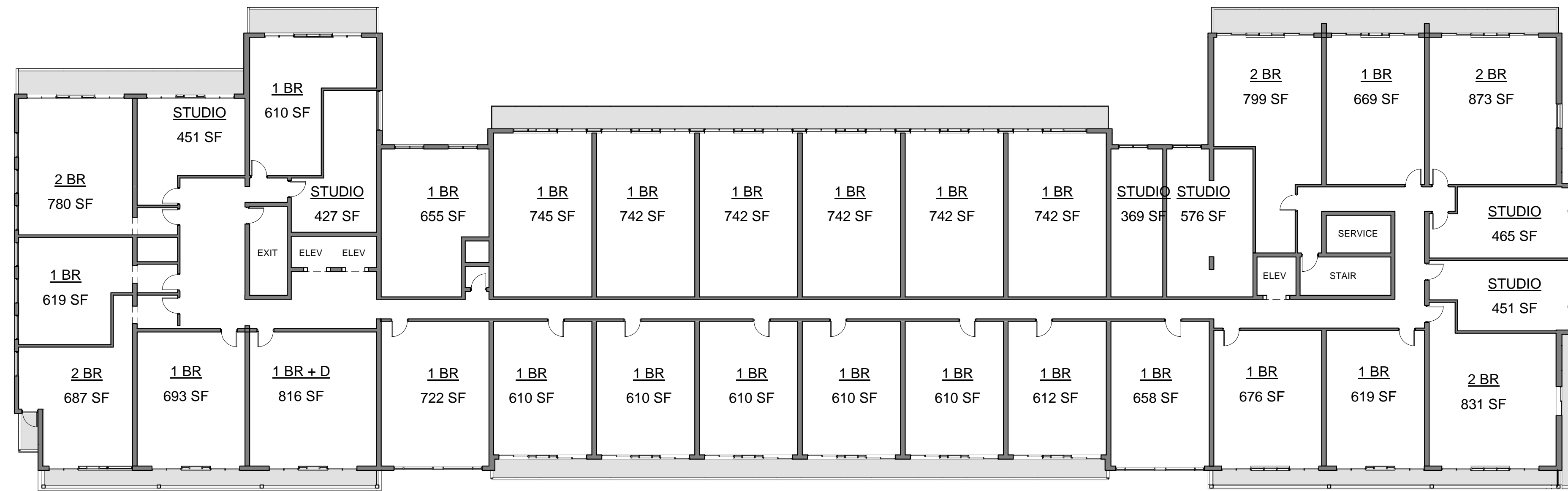


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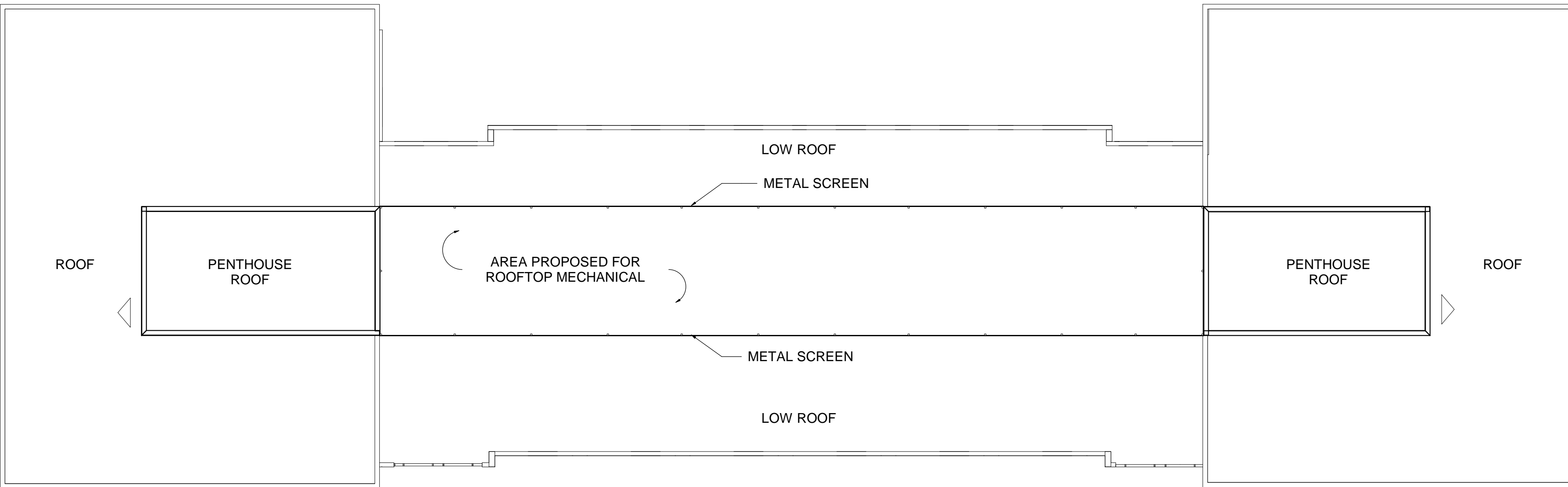
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FLOOR PLANS

DATE: 2019.10.28 DRAWING NO.:
SCALE: 1 : 200
DRAWN: NR
STATUS: SPA
JOB NO.: 1821

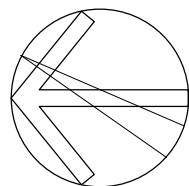
.A2.2



6TH FLOOR PLAN
SCALE: 1 : 200



ROOF PLAN
SCALE: 1 : 200



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262-280 ALBERT STREET
WATERLOO, ON
2616359 Ontario Ltd.

DRAWING TITLE:
6TH FLOOR & ROOF PLAN

DATE: 2019.10.28
SCALE: 1 : 200
DRAWN: NR
STATUS: SPA
JOB NO.: 1821

DRAWING NO.:
.A2.3

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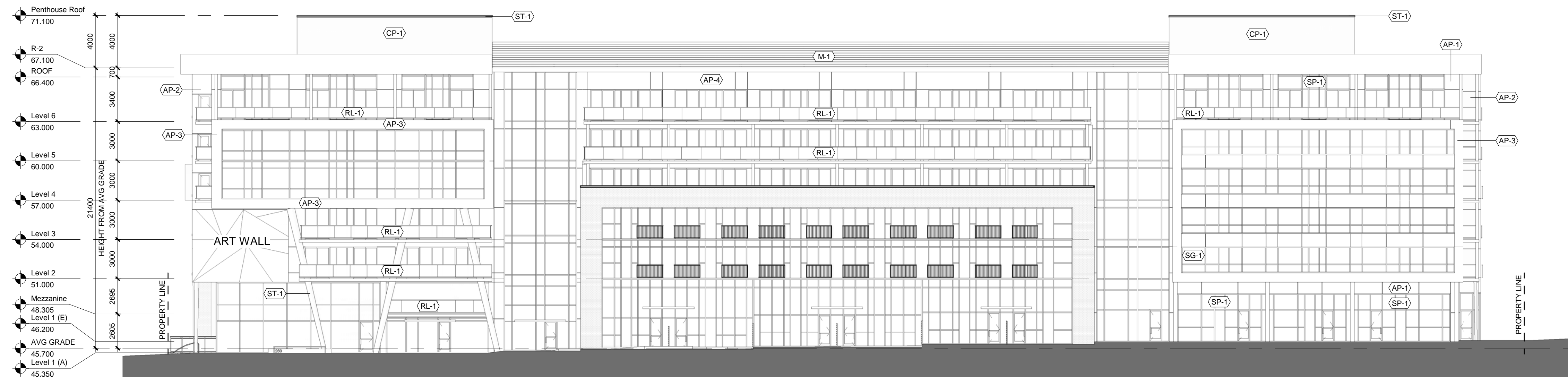
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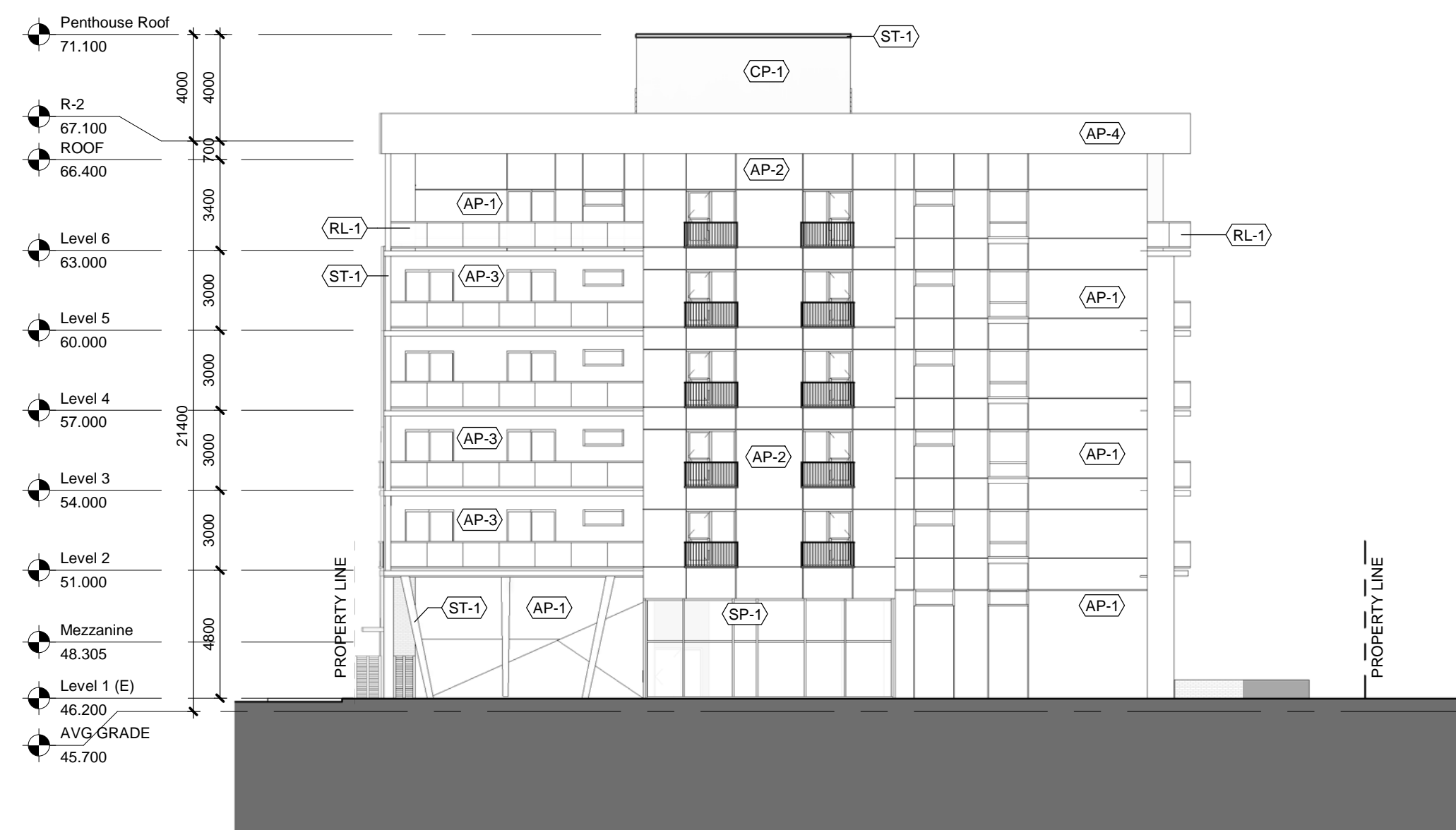
1 WEST ELEVATION
A4.1 SCALE: 1 : 200

TRANSPARENCY AT GRADE: 293 / 470m² = 62%
TOTAL FACADE TRANSPARENCY: 1026 / 2006m² = 51%



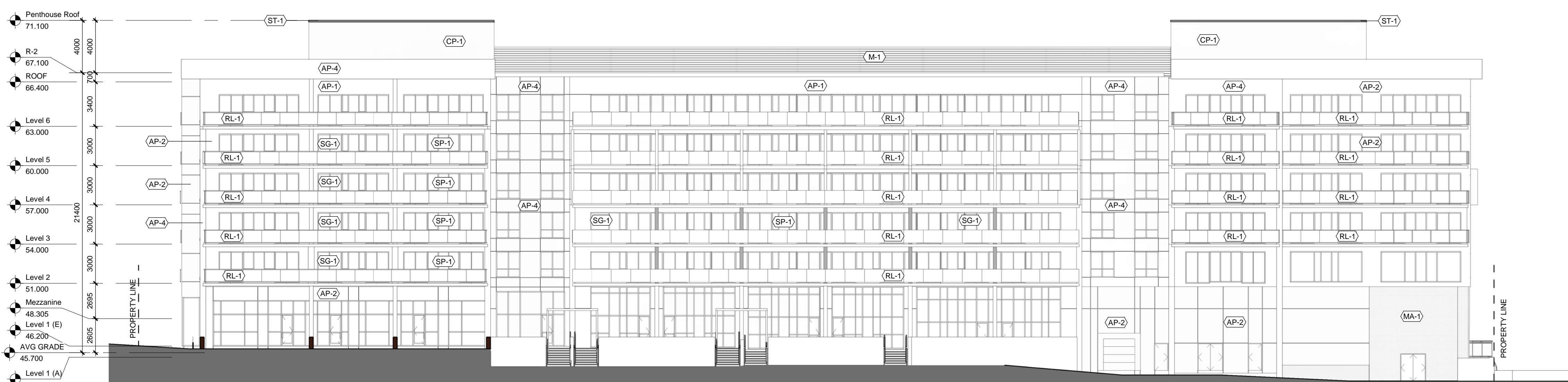
4 NORTH ELEVATION
A4.1 SCALE: 1 : 200

TRANSPARENCY AT GRADE: 69 / 136m² = 50%
TOTAL FACADE TRANSPARENCY: 151 / 640m² = 24%



3 SOUTH ELEVATION
A4.1 SCALE: 1 : 200

TOTAL FACADE TRANSPARENCY: 118 / 598m² = 20%



2 EAST ELEVATION
A4.1 SCALE: 1 : 200

TOTAL FACADE TRANSPARENCY: 890 / 2081m² = 42%

ELEVATION SCHEDULE

AP-1	ALUM. COMPOSITE PANEL #1 COLOUR CLAY
AP-2	ALUM. COMPOSITE PANEL #2 COLOUR MATTE BLUE
AP-3	ALUM. COMPOSITE PANEL #3 COLOUR HARVEST MOON
AP-4	ALUM. COMPOSITE PANEL #4 COLOUR BRONZE
MA-1	MASONRY #1 DARK BROWN VELOUR
CP-1	CEMENT BOARD PANEL #1 COLOUR DARK GREY
SP-1	SPANDREL PANEL #1 DARK BLUE SPANDREL PANEL
SP-2	SPANDREL PANEL #2 BURGUNDY SPANDREL PANEL
RL-1	BALCONY RAILING GRECO RAILING, CLEAR ANODIZED ALUM. RAILINGS, LIGHT BLUE GLASS PANEL.
RL-2	JULIET BALCONY RAILING BURGUNDY ANODIZED ALUM. RAILINGS
FL-1	FLASHING PREFINISHED METAL FLASHING, COLOUR MATCHED TO ADJACENT MATERIAL
M-1	METAL SCREEN COLOUR SILVER

ELEVATION NOTES:

- EXTERIOR WINDOW FRAMES TO BE BLACK ANODIZED ALUMINUM FINISH. PREFINISHED METAL FLASHING AND TRIM TO MATCH.
- EXTERIOR METAL DOORS AND FRAMES ARE TO BE PAINTED TO MATCH THE COLOUR OF THE ADJACENT EXTERIOR MATERIAL, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR FLASHING SHALL BE PREFINISHED METAL, COLOUR-MATCHED TO THE ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.
- ALL MECHANICAL GRILLES & LOUVERS ARE TO BE OF PREFINISHED METAL, COLOUR-MATCHED TO THE ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.
- ALL PERIMETER SEALANT SHALL BE COLOUR-MATCHED TO ADJACENT MATERIALS, UNLESS NOTED OTHERWISE.
- PARKING AND SITE LIGHT FIXTURES WILL BE CONTAINED WITH IN THE SITE AND FULL-CUT OFF WITH NO GLARE



PROJECT:
APARTMENT BUILDING
262-280 ALBERT STREET
WATERLOO, ON
2616359 Ontario Ltd.

DRAWING TITLE:

ELEVATIONS

DATE: 2019.10.28
SCALE: As indicated
DRAWN: NR
STATUS: SPA
JOB NO.: 1821

DRAWING NO.:

.A4.1



2 WEST ELEVATION
A4.2 SCALE: 1 : 200



3 NORTH ELEVATION
A4.2 SCALE: 1 : 200



4 SOUTH ELEVATION
A4.2 SCALE: 1 : 200



1 EAST ELEVATION
A4.2 SCALE: 1 : 200

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ELEVATION SCHEDULE

AP-1	ALUM. COMPOSITE PANEL #1 COLOUR CLAY
AP-2	ALUM. COMPOSITE PANEL #2 COLOUR MATTE BLUE
AP-3	ALUM. COMPOSITE PANEL #3 COLOUR HARVEST MOON
AP-4	ALUM. COMPOSITE PANEL #4 COLOUR BRONZE
MA-1	MASONRY #1 DARK BROWN VELOUR
CP-1	CEMENT BOARD PANEL #1 COLOUR DARK GREY
SP-1	SPANDREL PANEL #1 DARK BLUE SPANDREL PANEL
SP-2	SPANDREL PANEL #2 BURGUNDY SPANDREL PANEL
RL-1	BALCONY RAILING GRECO RAILING, CLEAR ANODIZED ALUM. RAILINGS, LIGHT BLUE GLASS PANEL.
RL-2	JULIET BALCONY RAILING BURGUNDY ANODIZED ALUM. RAILINGS
FL-1	FLASHING PREFINISHED METAL FLASHING, COLOUR MATCHED TO ADJACENT MATERIAL
M-1	METAL SCREEN COLOUR SILVER

ELEVATION NOTES:

- EXTERIOR WINDOW FRAMES TO BE BLACK ANODIZED ALUMINUM FINISH. PREFINISHED METAL FLASHING AND TRIM TO MATCH.
- EXTERIOR METAL DOORS AND FRAMES ARE TO BE PAINTED TO MATCH THE COLOUR OF THE ADJACENT EXTERIOR MATERIAL, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR FLASHING SHALL BE PREFINISHED METAL, COLOUR MATCHED TO THE ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.
- ALL MECHANICAL GRILLES & LOUVERS ARE TO BE OF PREFINISHED METAL, COLOUR-MATCHED TO THE ADJACENT MATERIAL, UNLESS NOTED OTHERWISE.
- ALL PERIMETER SEALANT SHALL BE COLOUR-MATCHED TO ADJACENT MATERIALS, UNLESS NOTED OTHERWISE.
- PARKING AND SITE LIGHT FIXTURES WILL BE CONTAINED WITH IN THE SITE AND FULL-CUT OFF WITH NO GLARE



PROJECT:

APARTMENT BUILDING
262-280 ALBERT STREET
WATERLOO, ON
2616359 Ontario Ltd.

DRAWING TITLE:

COLOUR ELEVATIONS

DATE: 2019.10.28

SCALE: As indicated

DRAWN: NR

STATUS: SPA

JOB NO.: 1821

DRAWING NO.:

.A4.2