

**SURVEY INFORMATION**

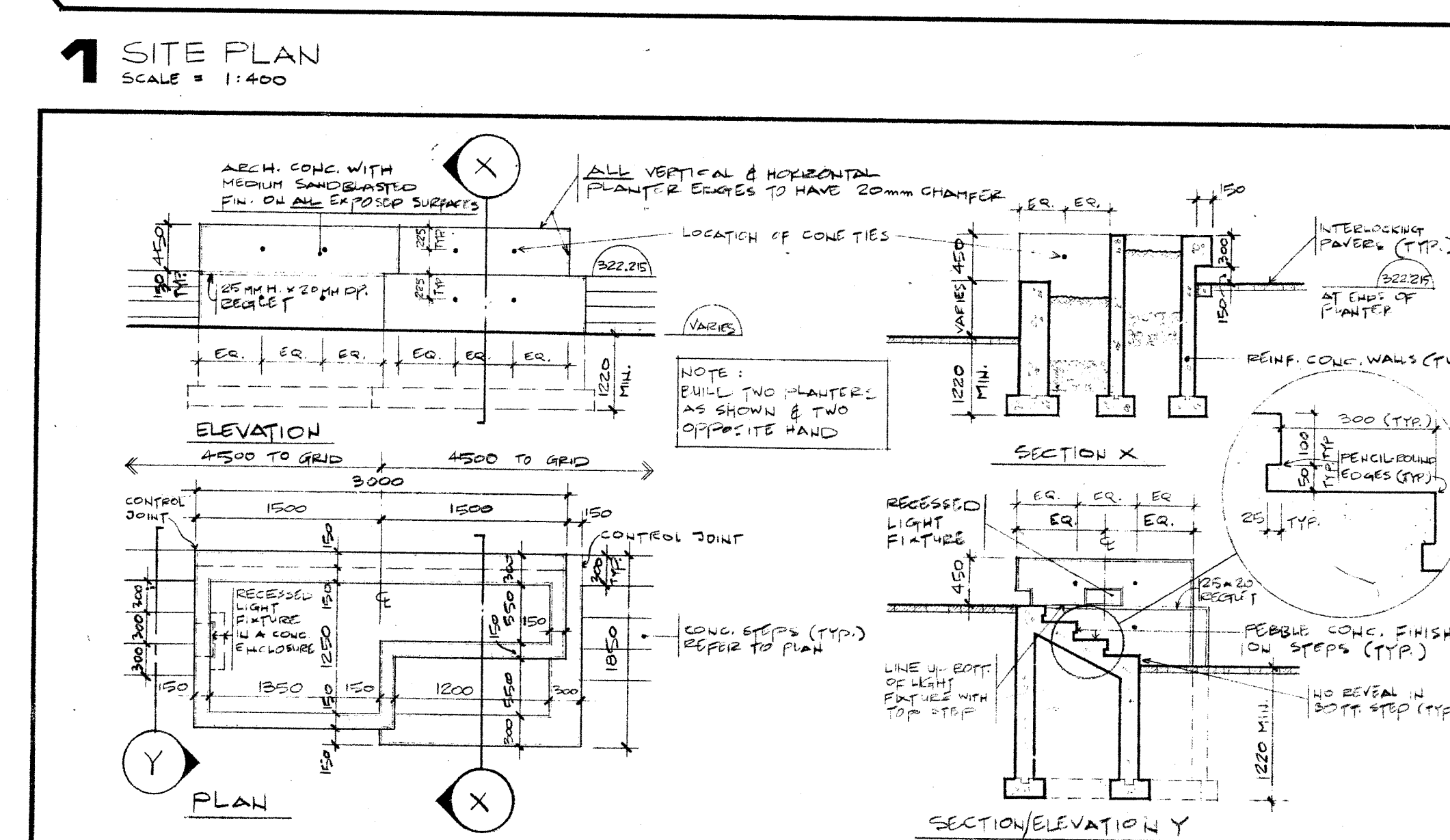
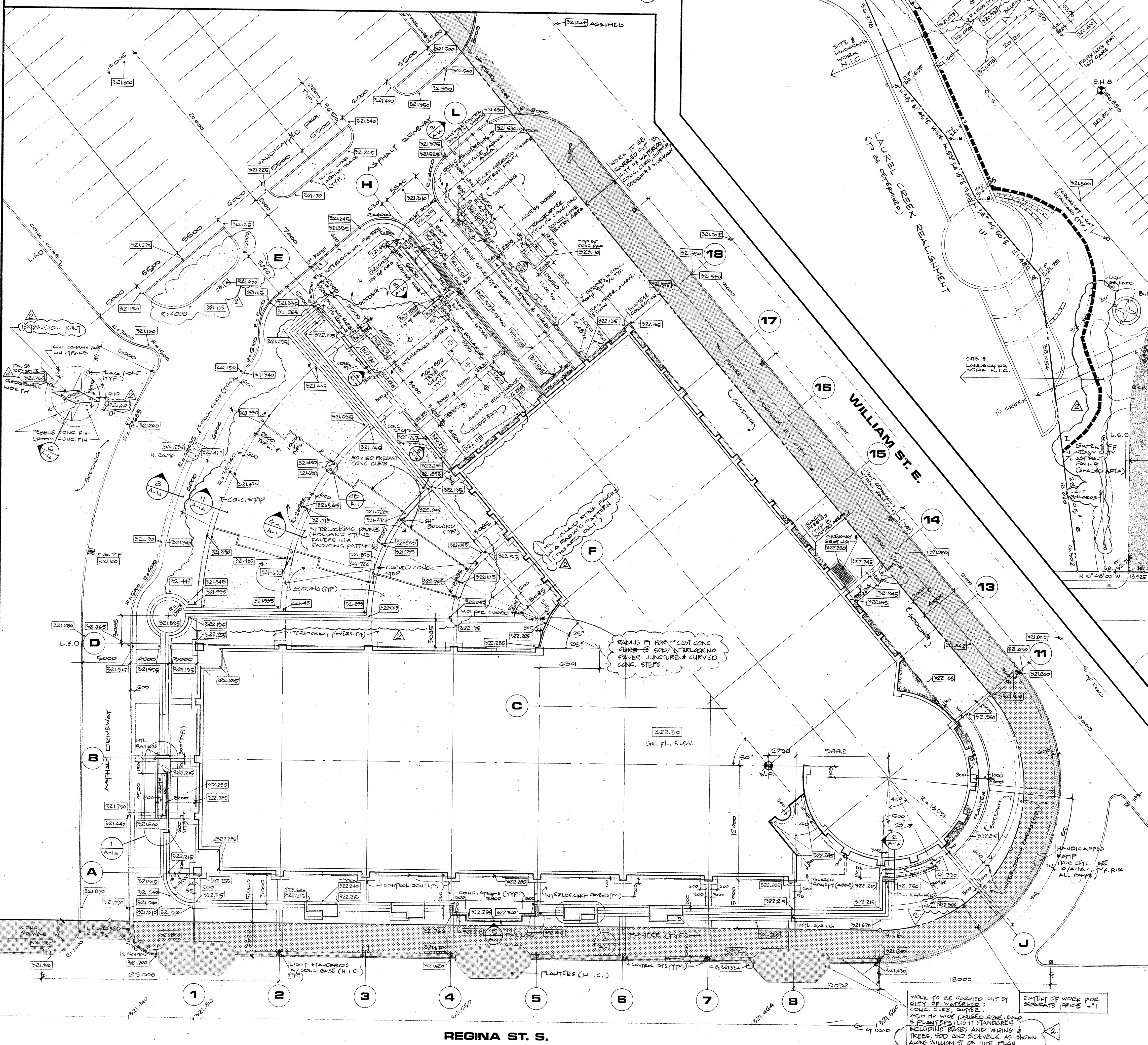
THE INFORMATION ON THIS SITE PLAN WAS TAKEN IN PART FROM PLAN OF SURVEY ALL OF LOTS 12, 13, 14, 15, 16, 17 & 18 REGISTERED PLAN 499 (KUMPF & SNEYDER'S SURVEY) AND PART OF HESSEY STREET (OPENED BY REGISTERED PLAN 499) REGISTERED PLAN 499 (KUMPF & SNEYDER'S SURVEY) CITY OF WATERLOO, REGINALD MUNICIPALITY OF WATERLOO BY MARTINUS VORSTERD O.L.S., 151 FREEDERICK ST. KITCHENER, ONT. DATED JULY 22, 1984 & TOPOGRAPHICAL SURVEY SHOWING LOTS 20, 21 & 22, PART OF LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 & 22 AND PART OF HESSEY ST., KUMPF & SNEYDER'S SURVEY, REG. PLAN 499 AND PART OF LOTS 230 & 418, JOHN HOFFMAN'S SURVEY, REG. PLAN 585, CITY OF WATERLOO BY METZ & LORENZ LTD. O.L.S. 71 WESSEX ST. E. KITCHENER ONT. DATED MARCH 10, 1980.

**PERTINENT INFORMATION**

LOT AREA 1,375.2 SQ. FT.  
MAXIMUM ALLOWABLE BLDG. AREA 4 TIMES LOT AREA 55,008 SQ. FT.  
BLDG. GROSS FLOOR AREA 7,710 SQ. FT.  
TOTAL GROSS G.F.A. 8,750 SQ. FT.  
LANDSCAPED AREA 9,310 SQ. FT.  
PARKING REQ'D: 2 CARS/100 SF OF G.F.A. 154 CARS  
PARKING PROVIDED SURFACE 107 CARS  
UNDERGROUND 23 CARS  
TOTAL 130 CARS\*\*

\*\* INCLUDES PARKING GARAGE AND MECHANICAL PENITHOUSE  
\*\* INCLUDES TWO (2) HANDICAPPED PARKING SPACES

- LEGEND**
- +000.00 - EXISTING ELEVATIONS
  - 000.00 - NEW ELEVATIONS
  - M.H. - MANHOLE
  - L.S. - LIGHT STANDARD
  - C.B. - CATCH BASIN
  - B.H. - BORE HOLE
  - ⊙ W.P. - WORKING POINT
  - I.B. - IRON BAR
  - S.I.B. - STANDARD IRON BAR
  - C.I.B. - CITY OF WATERLOO LIGHT STANDARDS (N.T.S.)



**THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECTS. DRAWINGS MUST NOT BE SCALED.**

**THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:**

NO.	DATE	REVISION	DWN	CHK'D
1	MAY 5, 1986	ISSUED FOR TENDER	E.M.	M.H.B.
2	JULY 14, 1986	UPDATES & SCALED FOR CONSTRUCTION	E.M.	M.H.B.

W.F.M.H.  
M.H.B.  
DRAFT COPY

**ISSUED**  
JUL 18 1986  
CRANG & BOAKE  
ARCHITECTS  
JOB # 23-85-24

**ARCHITECTS**  
CRANG AND BOAKE INC.

**CONSULTING ENGINEERS**  
WALTER, FEDY,  
McCARGAR, HACHBORN

**WATERLOO CITY CENTRE**  
CN REAL ESTATE

**SITE PLAN**  
HARD LANDSCAPING P'N  
& DETAILS

SCALE	DATE
AS NOTED	MAY 1, 1986

CHECK'D	DRAWN
Boake	

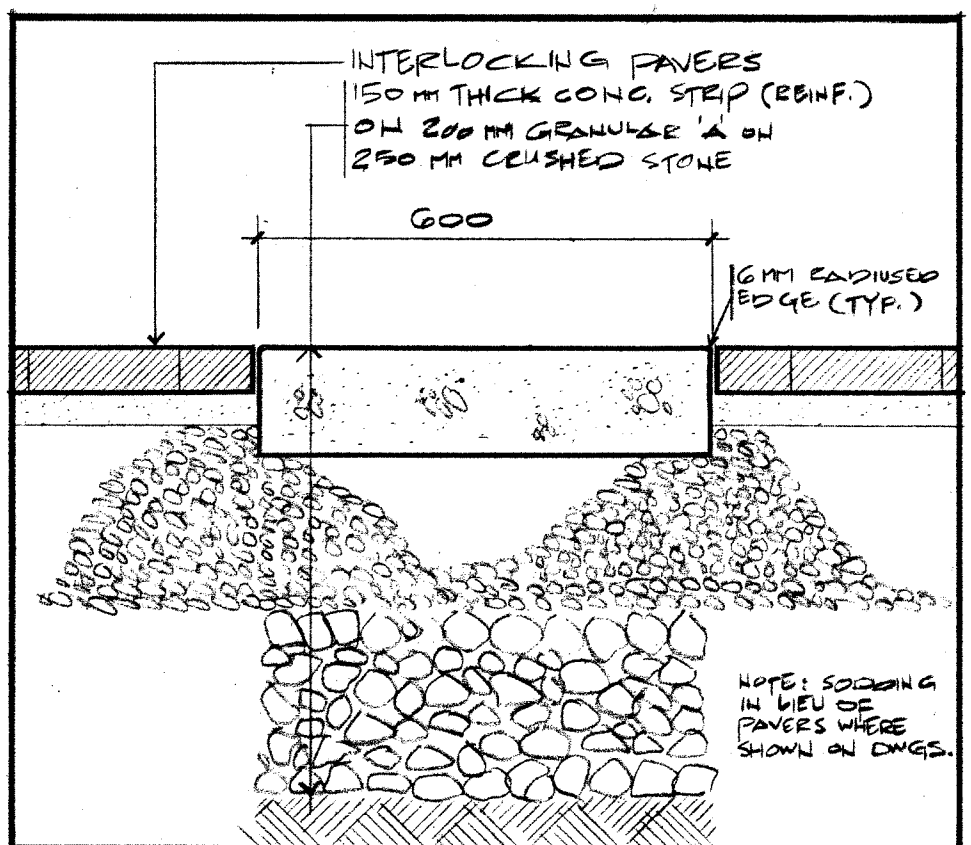
COMM. NO.	DRAWING NO.
42-85	A-1



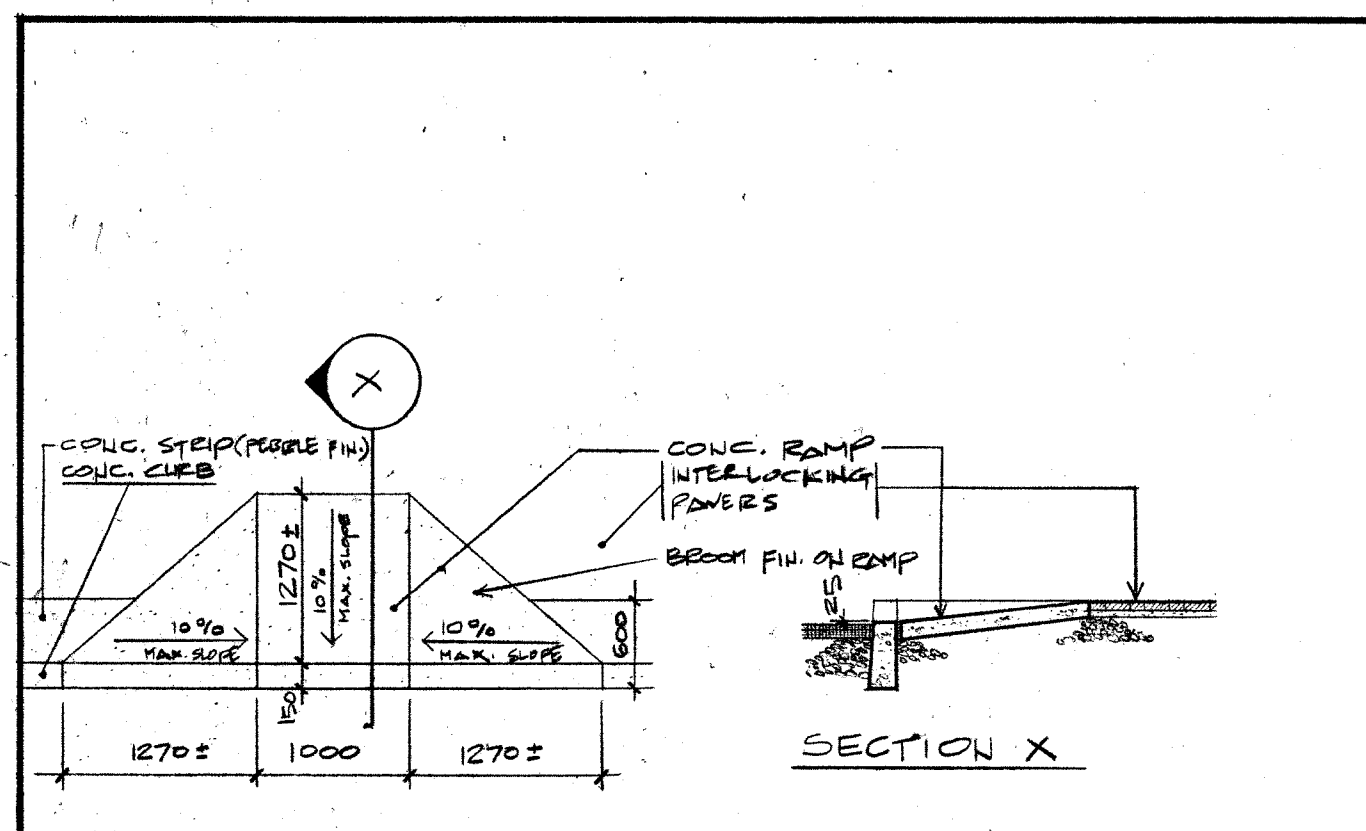
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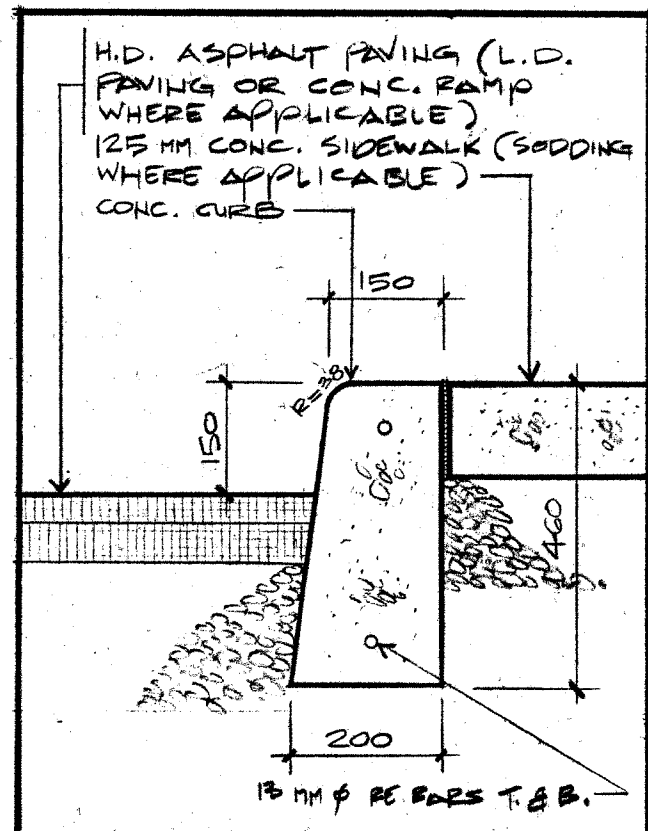
NO.	DATE	REVISION	DWN	CHD
1	MAY 5, 1986	ISSUED FOR TENDER		
2	MAY 16, 86	REVISED 8/9, 10 & 11 ADD'G 200 MM GRANULAR BASE	M.K.	W.M.
3	JULY 14, 86	ISSUED FOR CONSTRUCTION		



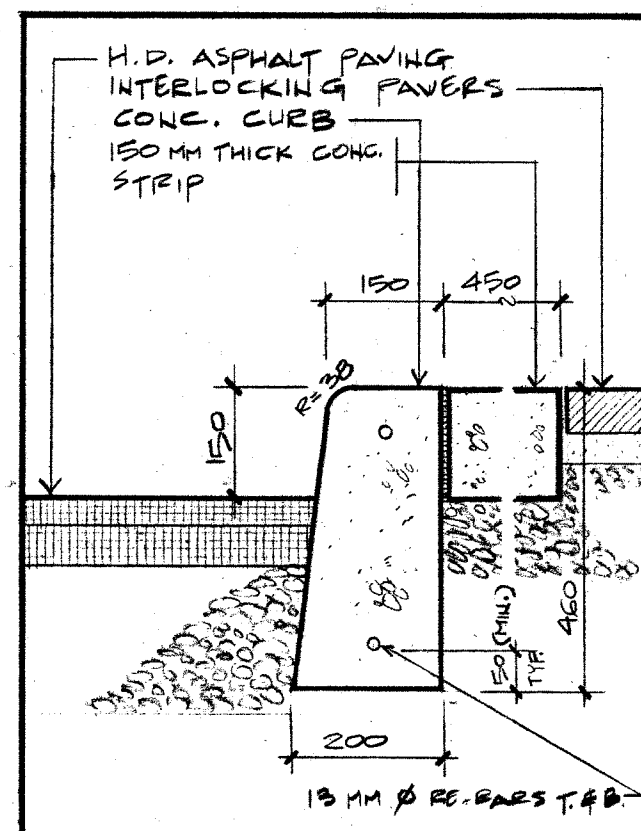
11 TYPICAL CONC. STRIP DET. SCALE - 1:10 BETWEEN PAVES



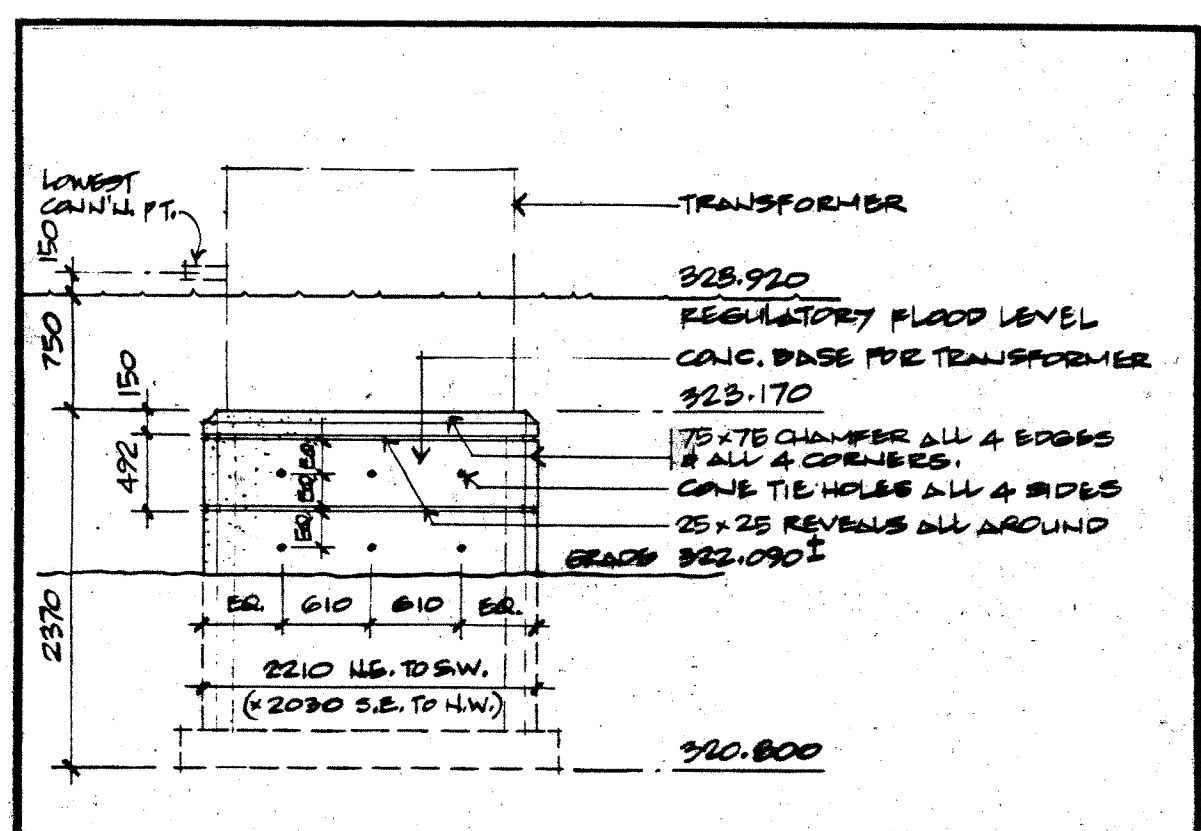
10 HANDICAPPED RAMP DETAILS @ CURB (TYP.) SCALE - 1:50



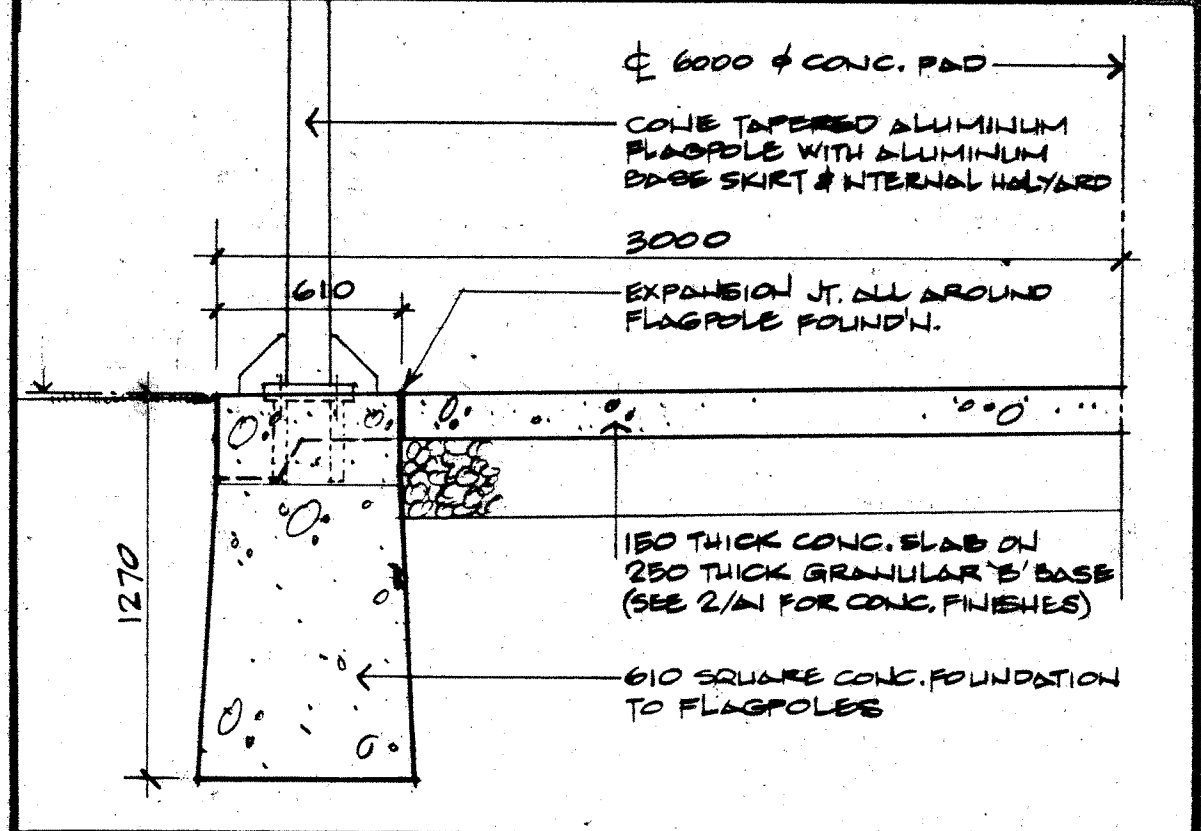
9 CURB DET. @ SIDEWALK SCALE - 1:10



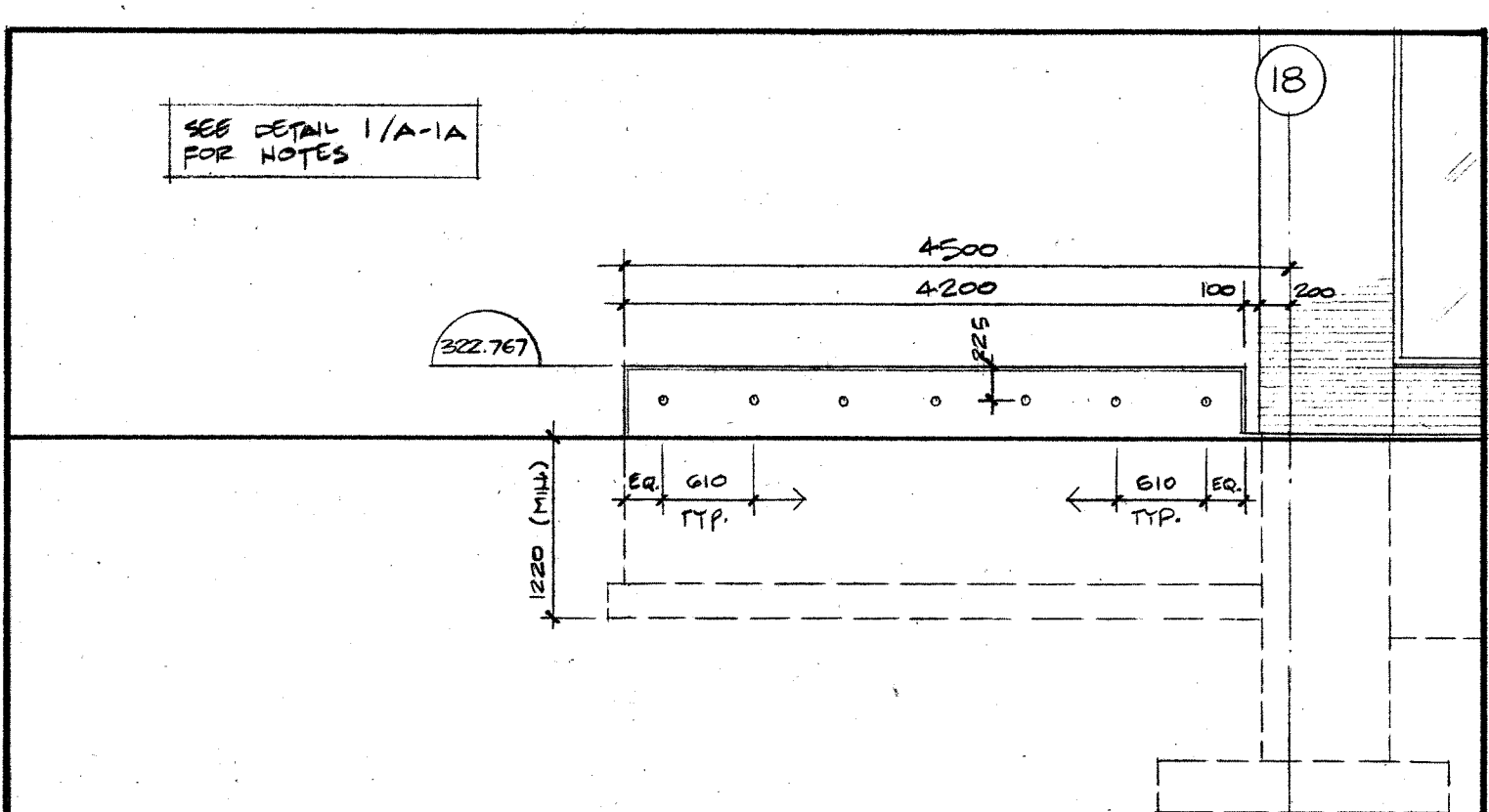
8 CURB DET. @ PAVES SCALE - 1:10



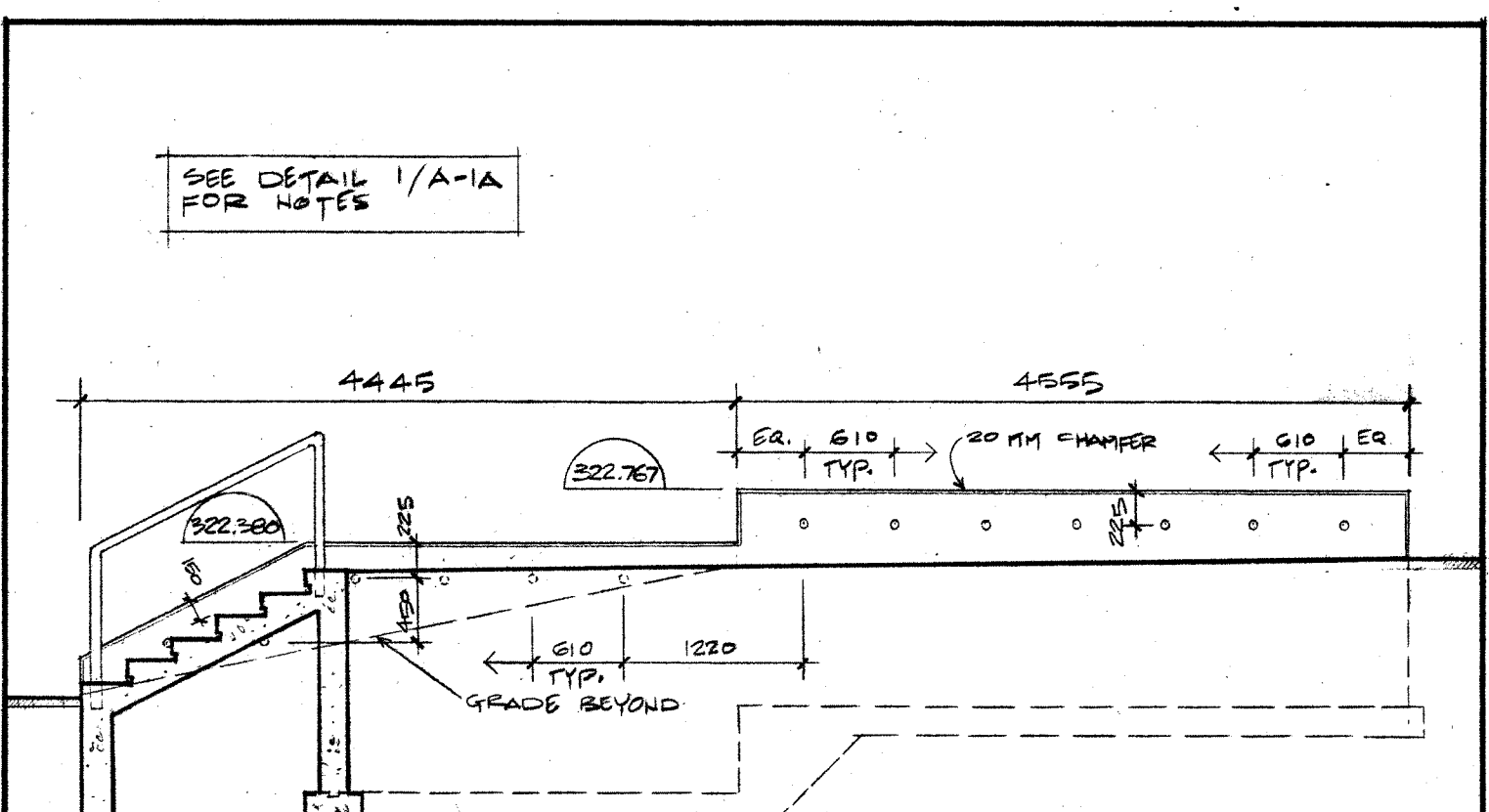
7 TRANSFORMER BASE ELEVATION SCALE - 1:50



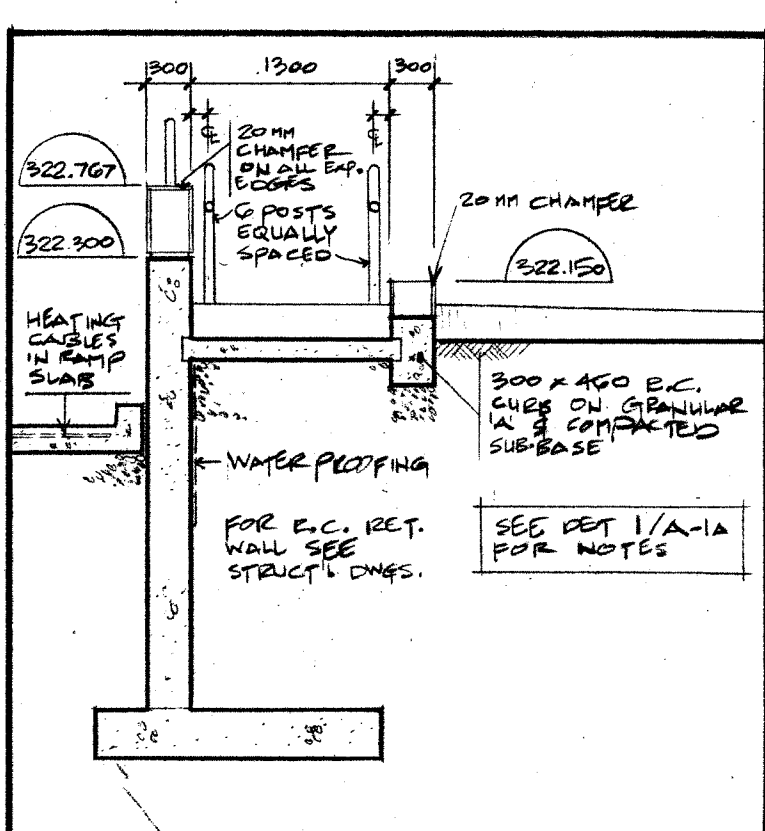
6 FLAGPOLE & CONCRETE COMPASS PAD DETAIL SCALE - 1:25



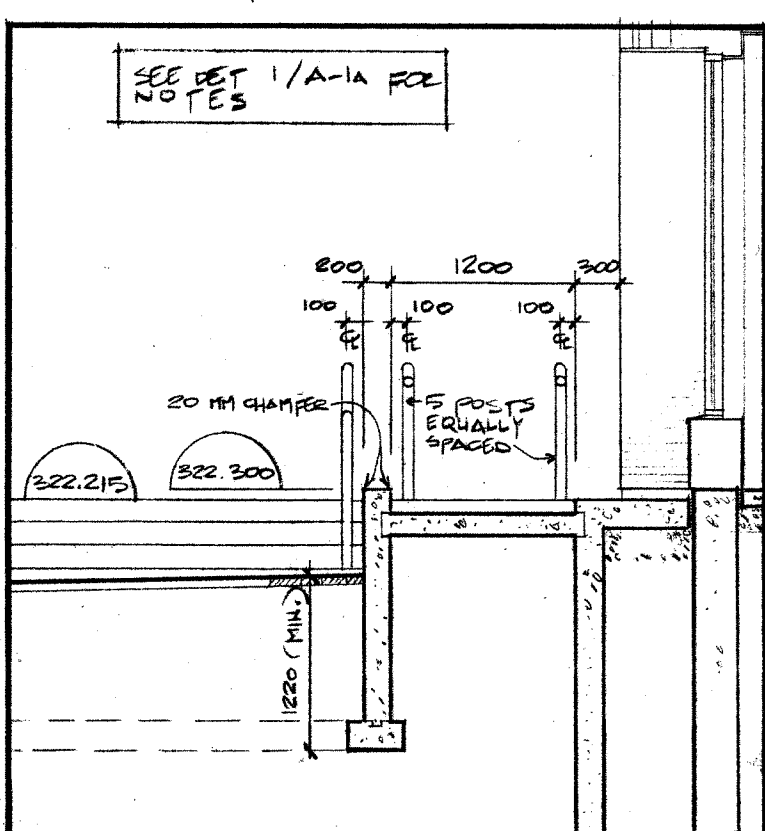
5 SEAT-WALL ELEVATION @ GRID LINE E (WEST PART) SCALE - 1:50



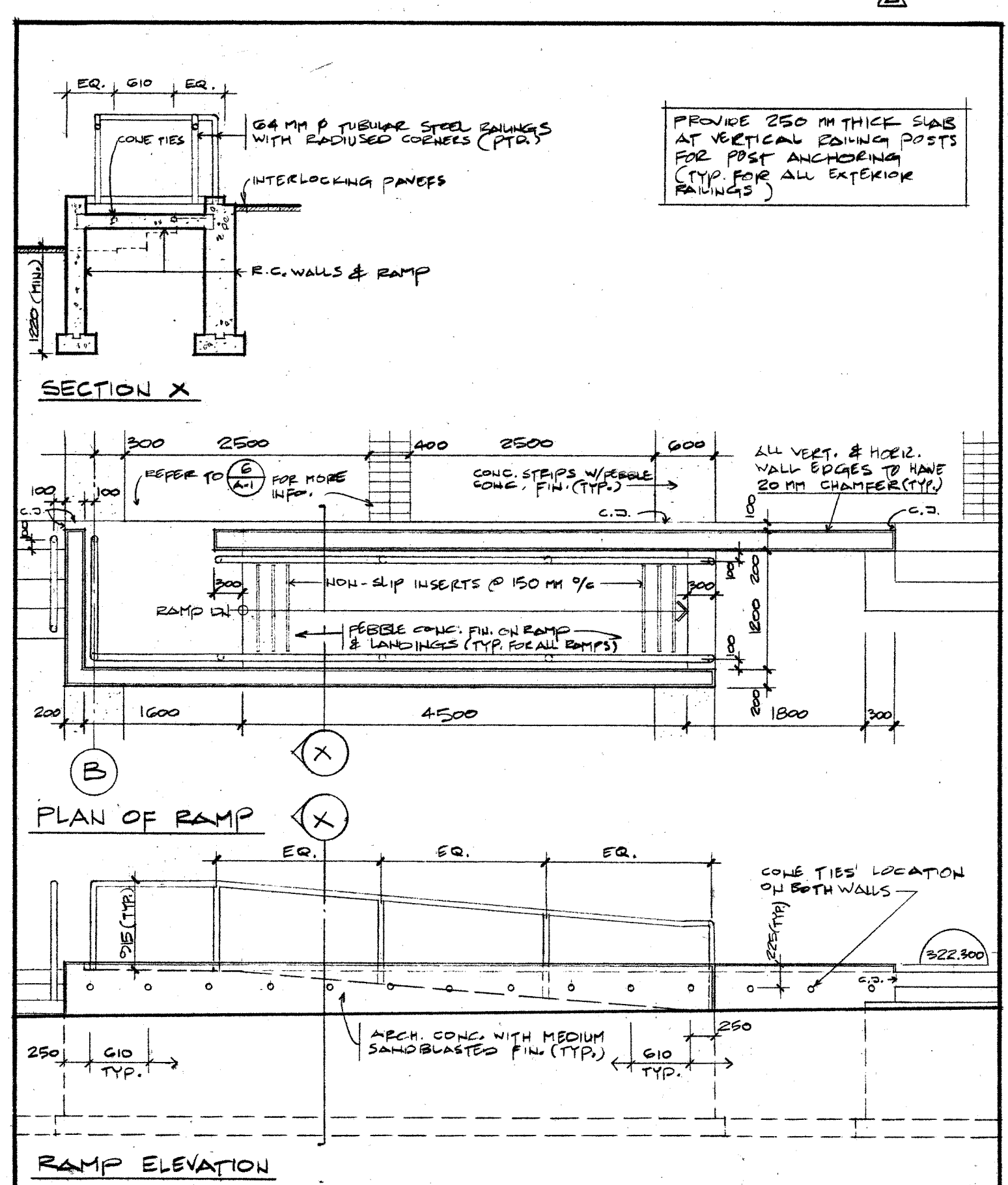
4 SEAT-WALL ELEVATION @ GRID LINE E (EAST PART) SCALE - 1:50



3 RAMP SECTION @ RET. WALL SCALE - 1:50



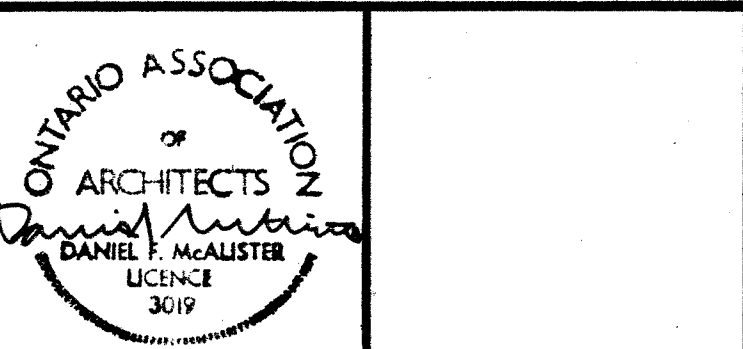
2 CURVED RAMP SECTION SCALE - 1:50



1 NORTH RAMP DETAILS SCALE - 1:50

ARCHITECTS  
CRANG AND BOAKE INC.

CONSULTING ENGINEERS  
WALTER, FEDY,  
McCARGAR, HACHBORN

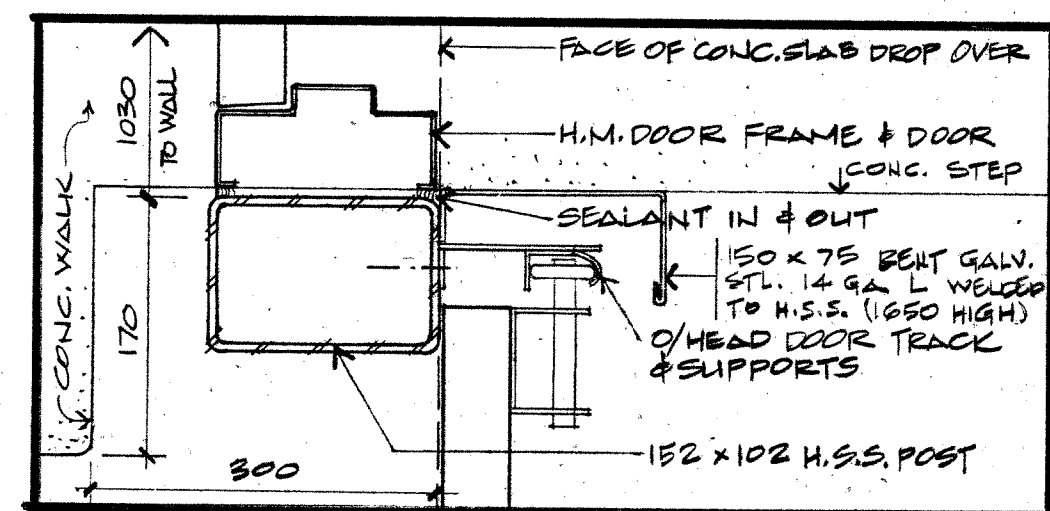


WATERLOO  
CITY CENTRE  
CN REAL ESTATE

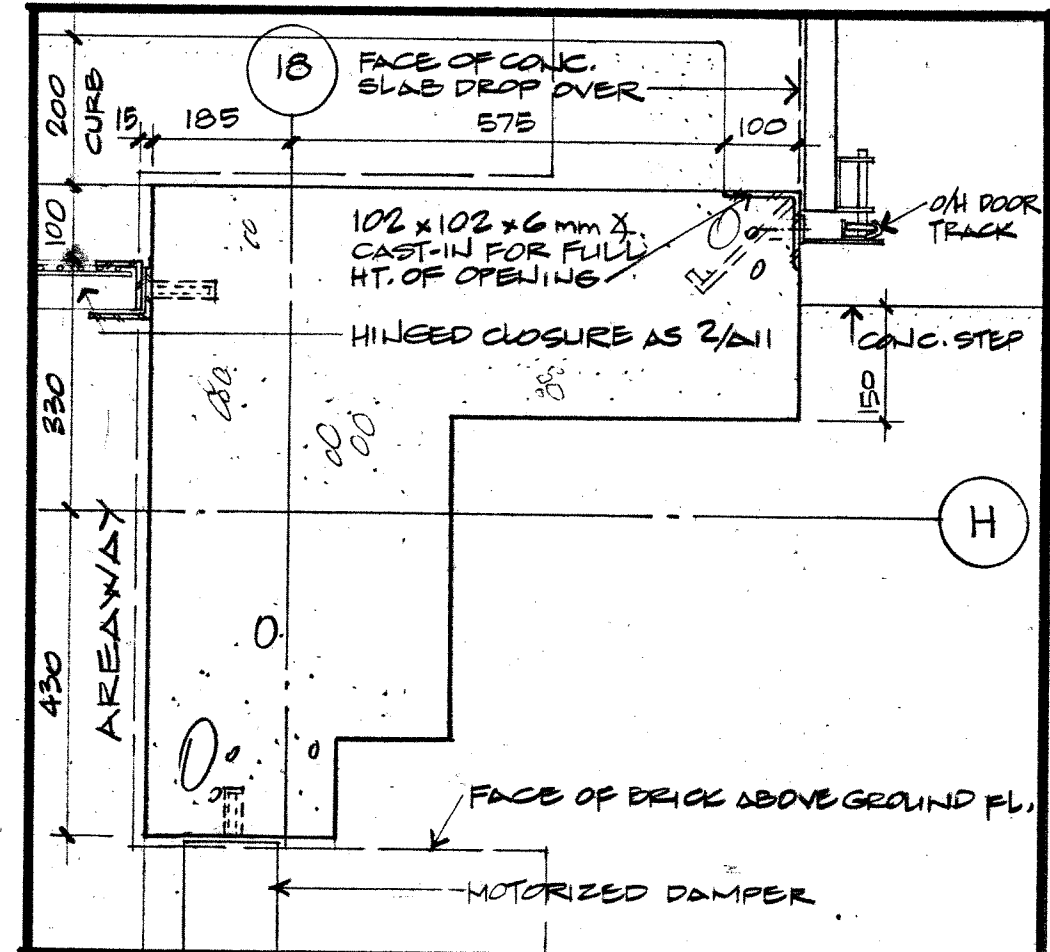
EXTERIOR DETAILS

SCALE AS NOTED	DATE MAY 1, 1986
CHECK'D W.M.	DRAWN M.K.
COMM. NO. 42-85	DRAWING NO. A-1a

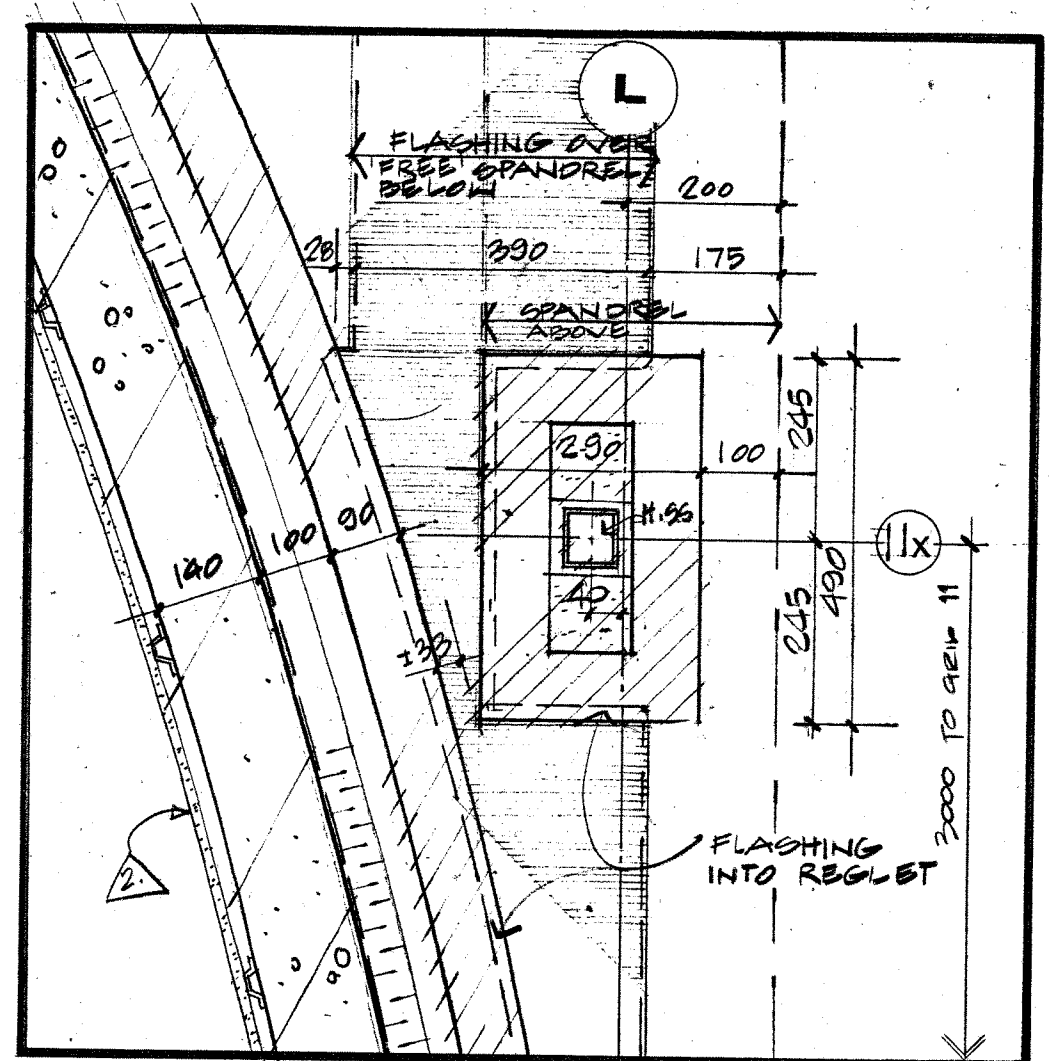




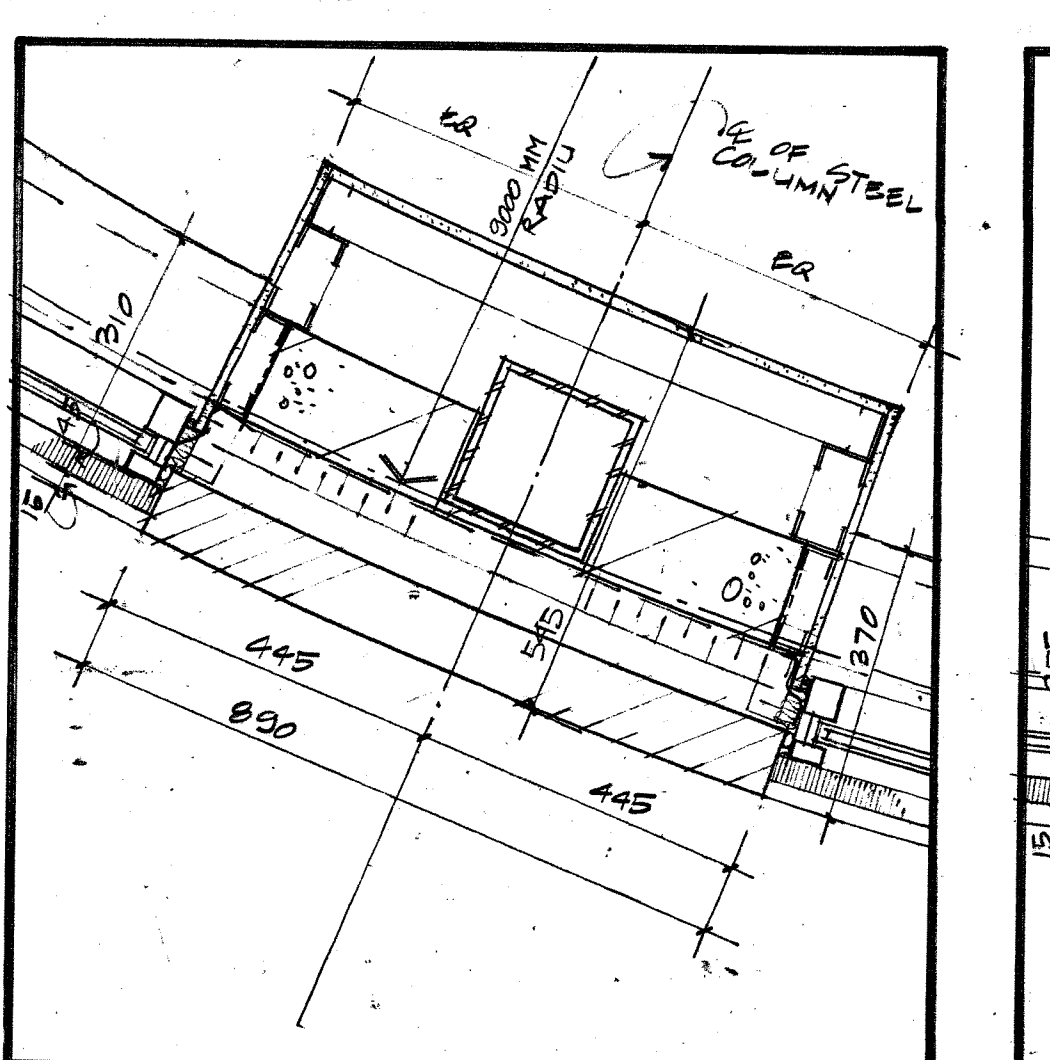
9 PLAN DETAIL @ OVERHEAD DOOR & MAIN DOOR  
SCALE - 1:15



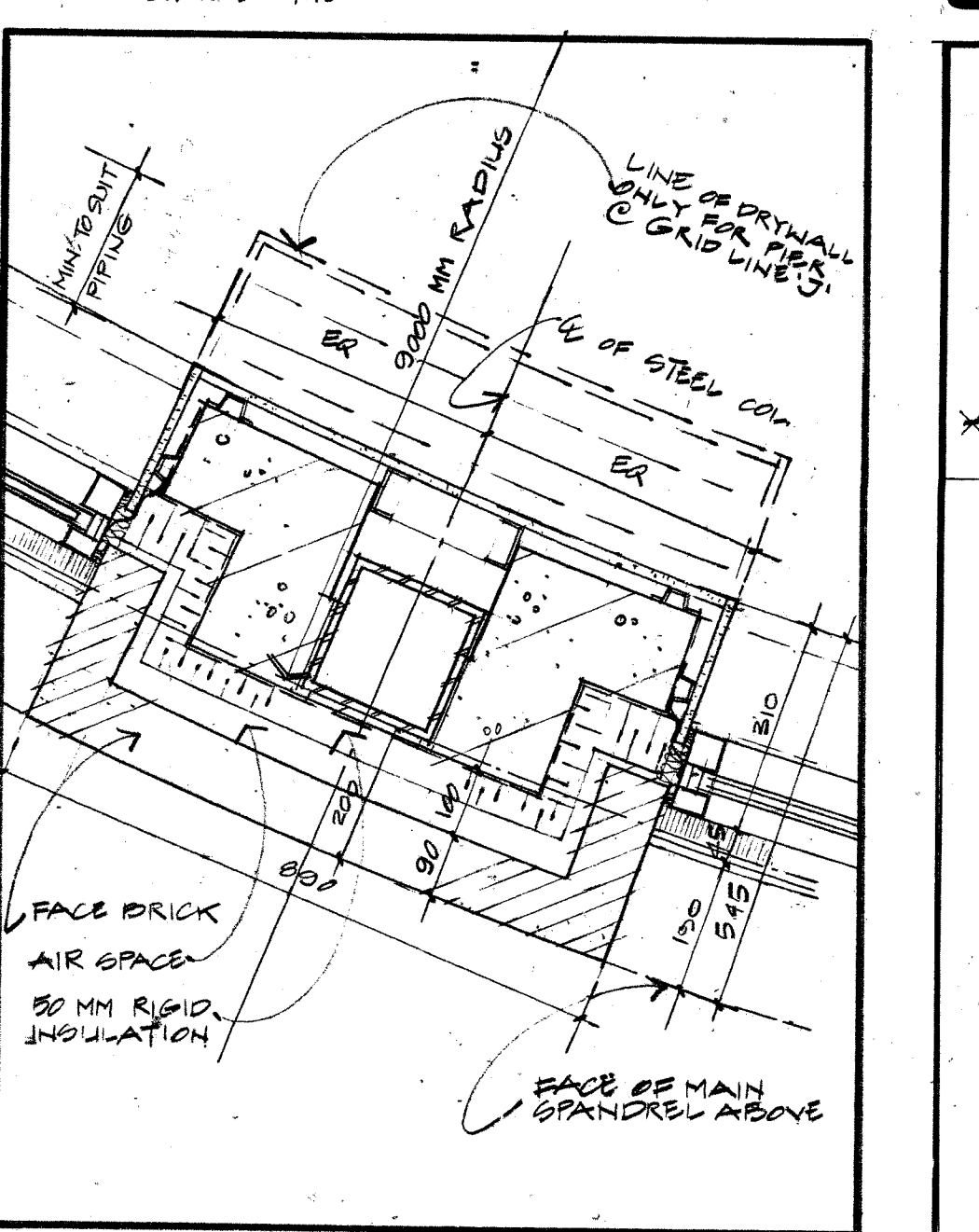
8 PLAN DETAIL @ OVERHEAD DOOR & AREAWAY  
SCALE - 1:10



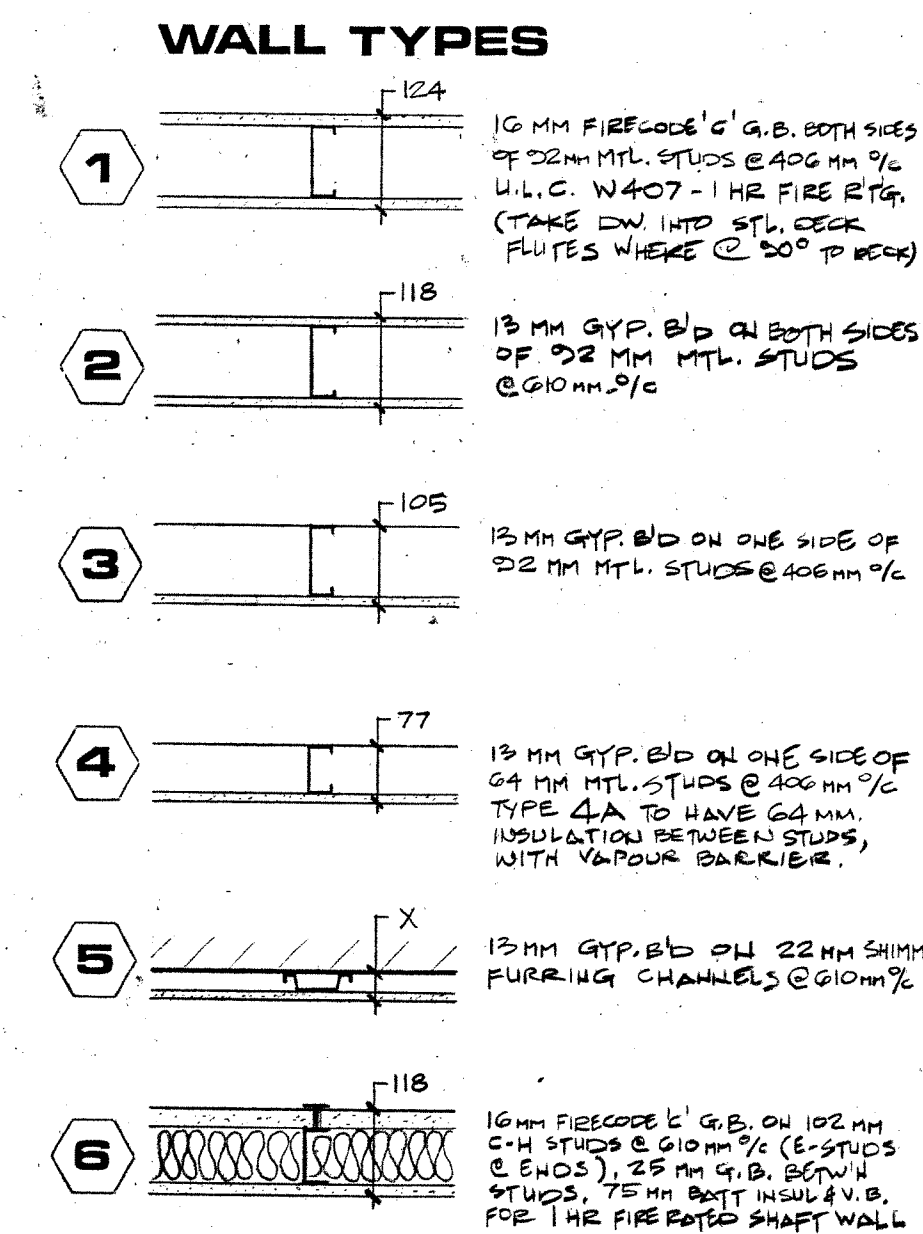
7 PLAN DETAIL @ THE SECOND FLOOR  
SCALE 1:10



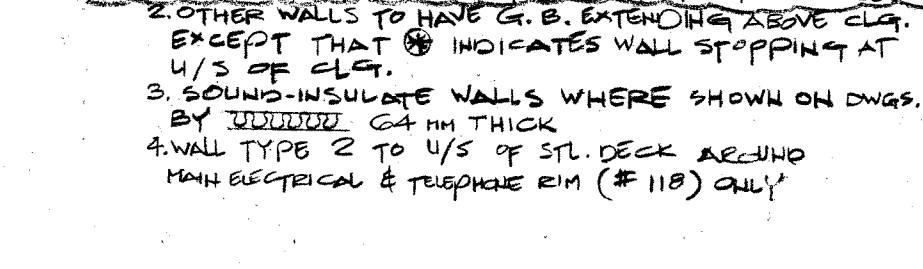
6 PLAN DETAIL @ THE THIRD FLOOR  
SCALE 1:10



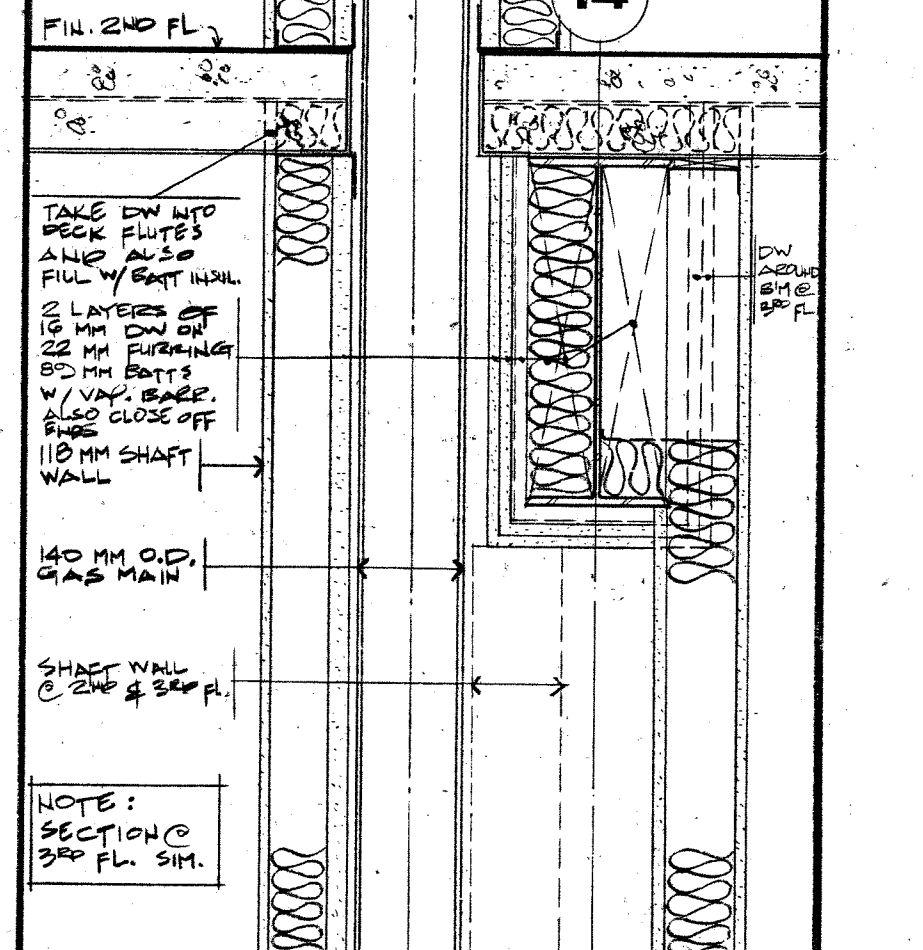
3 PLAN DETAIL @ THE SECOND FLOOR  
SCALE 1:10



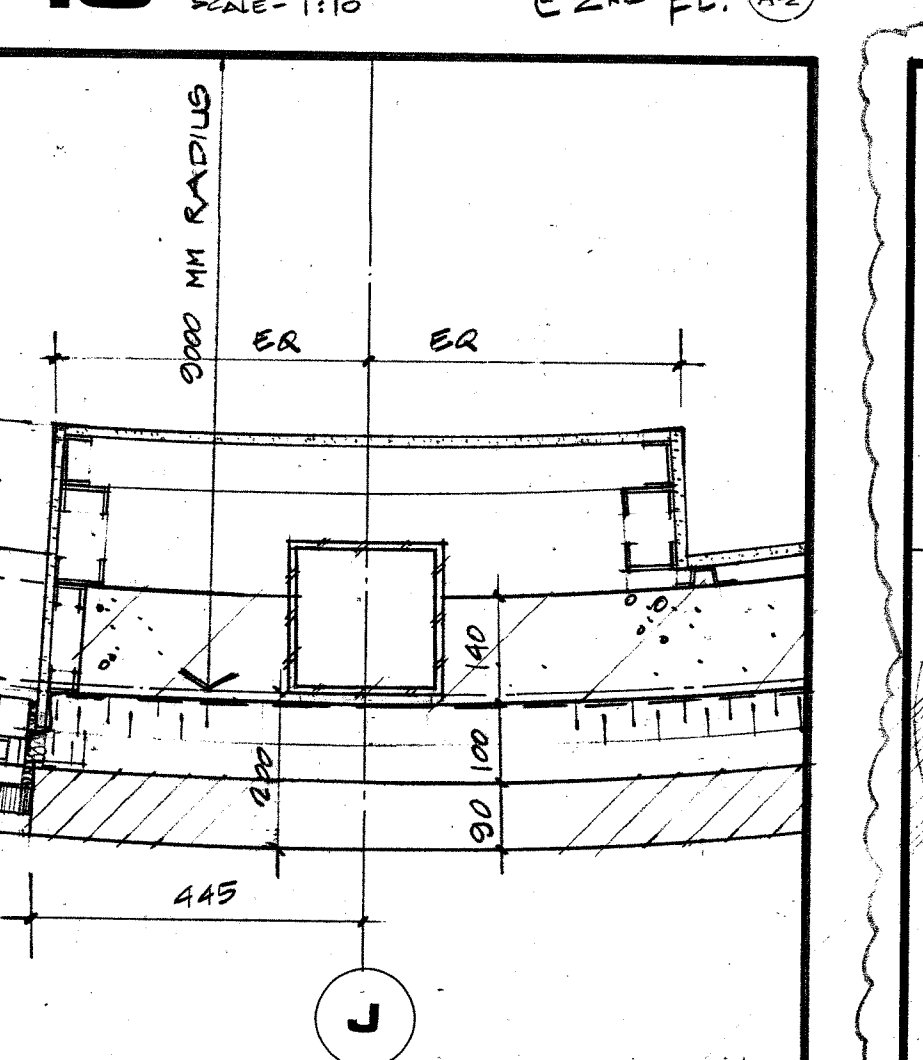
WALL TYPES



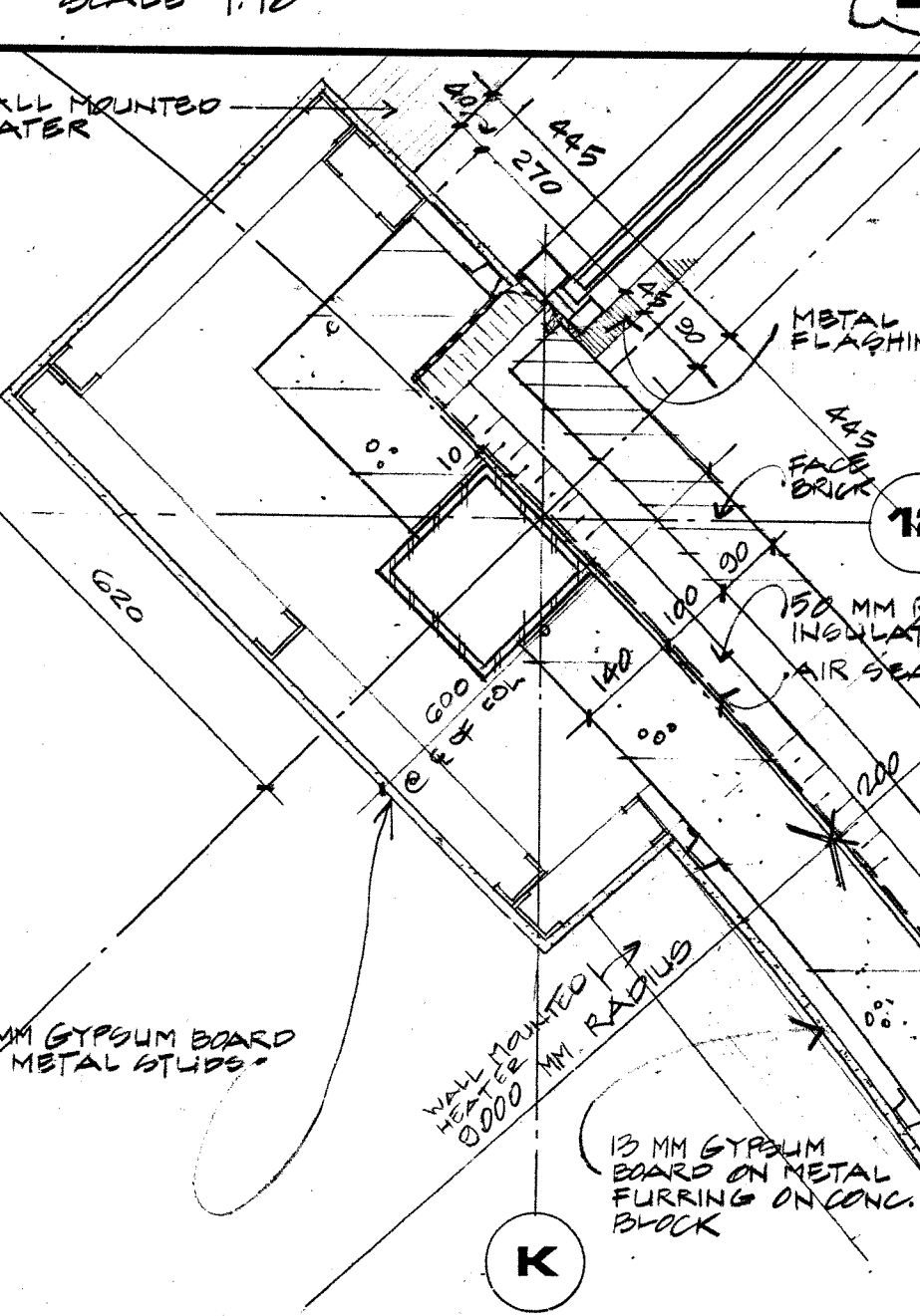
13 SECTION THRU GAS MAIN @ 2ND FL.  
SCALE - 1:10



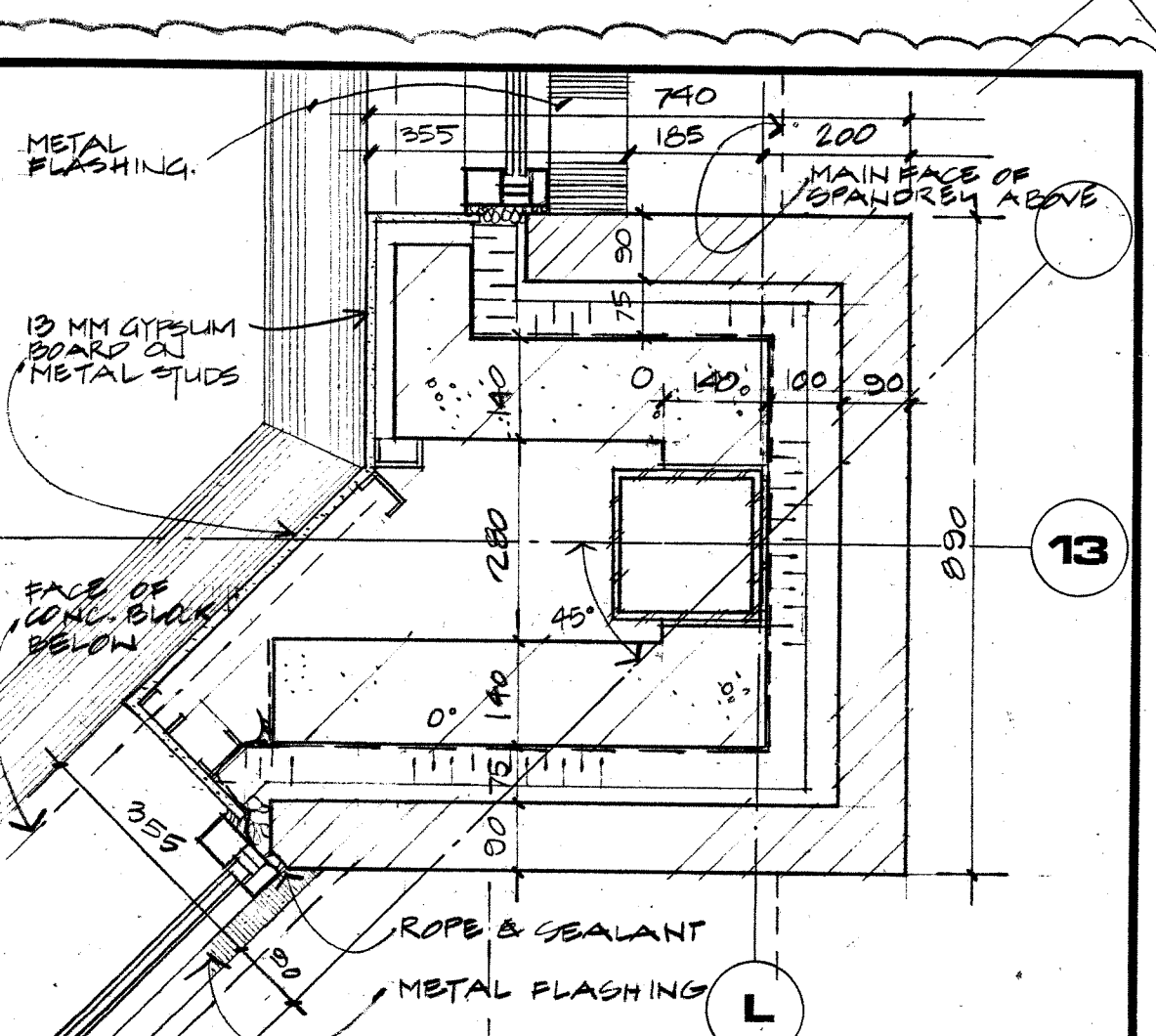
5 PLAN DETAIL @ THE THIRD FLOOR  
SCALE 1:10



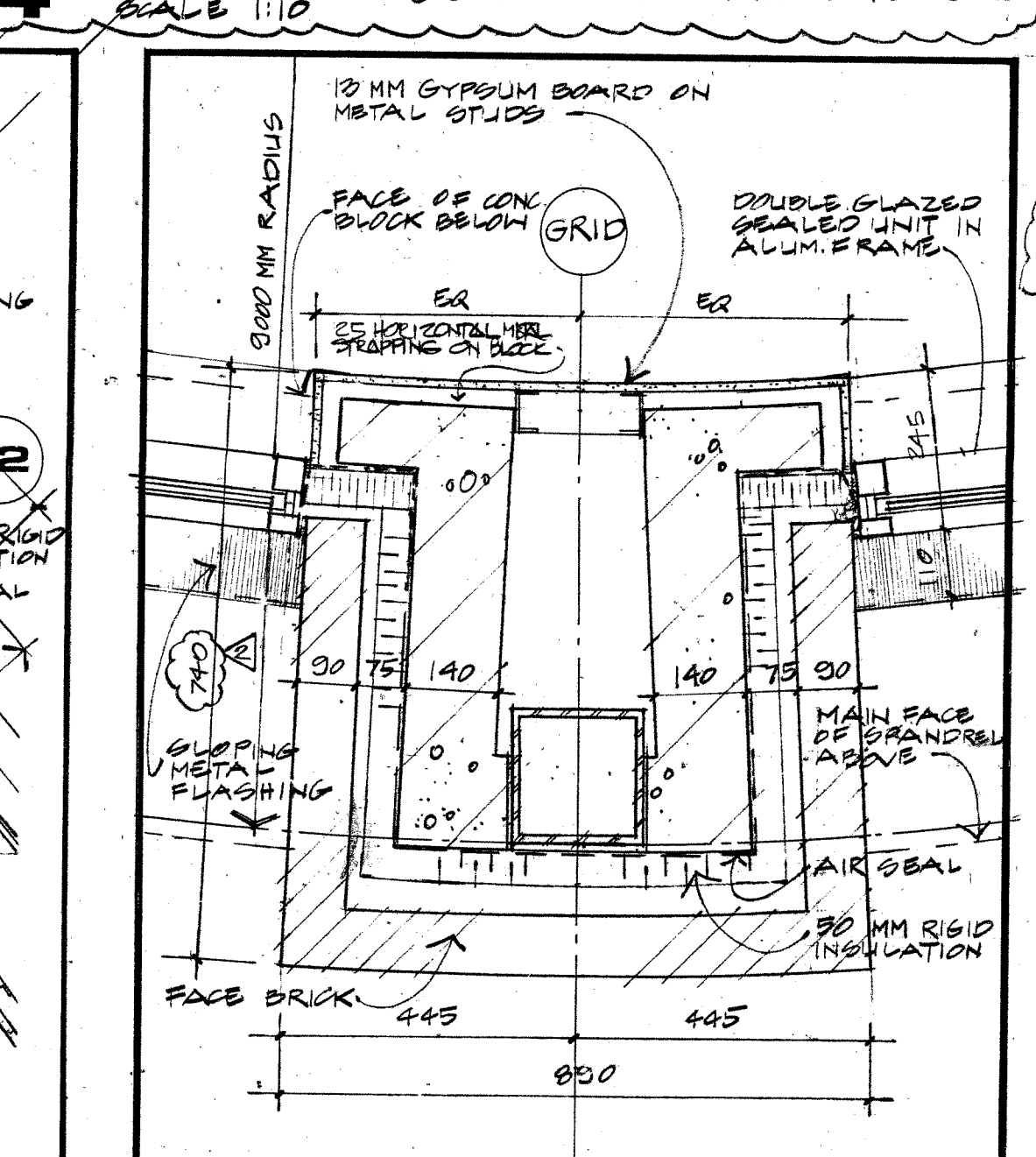
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SCALE 1:10



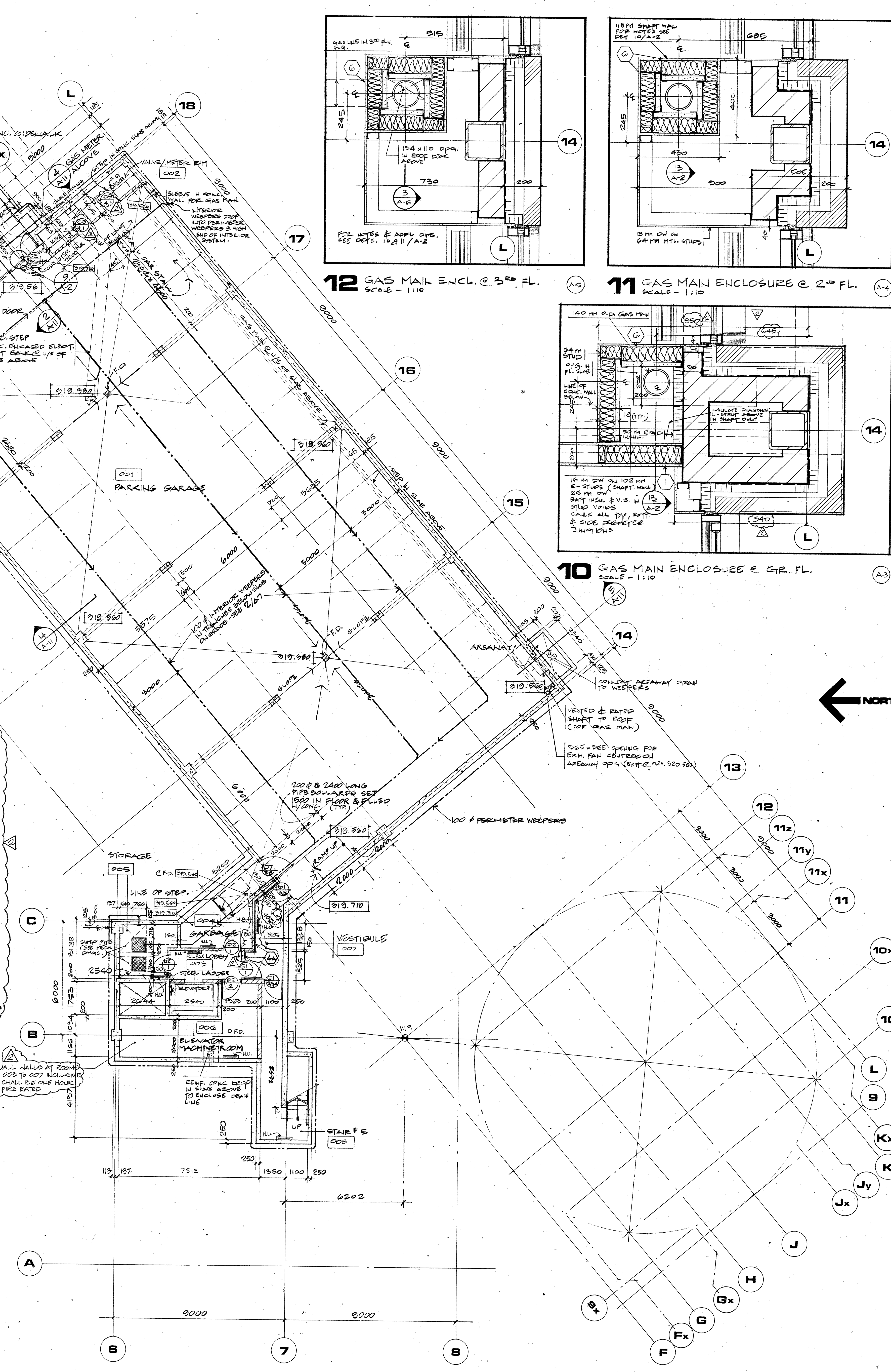
2 PLAN DETAIL @ GROUND FLOOR  
SCALE 1:10



4 PLAN DETAIL @ GROUND FL - WILLIAM KING  
SCALE 1:10



1 PLAN DETAIL @ GROUND FLOOR  
SCALE 1:10



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1	MAY 5, 1986	ISSUED FOR TENDER		
2	JULY 14, 1986	REVISED & ISSUED FOR CONSTRUCTION	G.W.	

ARCHITECTS  
CRANG AND BOAKE INC.

CONSULTING ENGINEERS  
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MCCARGAR, HACHBORN

WATERLOO  
CITY CENTRE  
CN REAL ESTATE

PARKING LEVEL

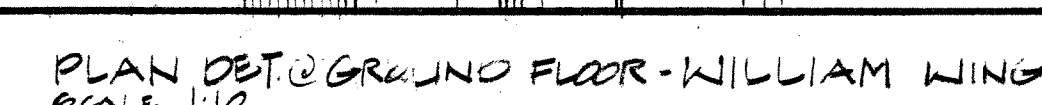
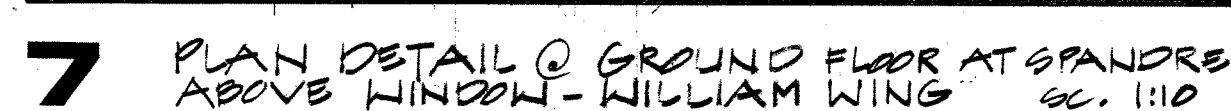
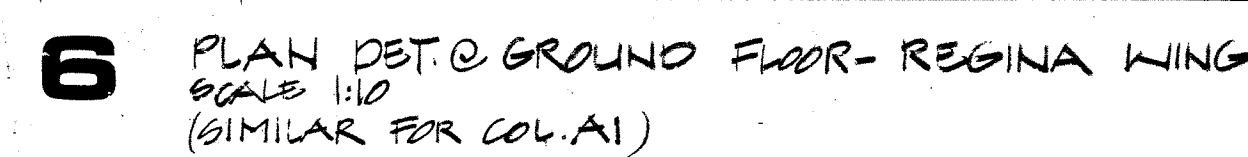
SCALE	DATE
1:100 & AS NOTED	MAY 1, 1986

CHECK'D  
DRAWN

COMM. NO.  
DRAWING NO.

42-85  
A-2



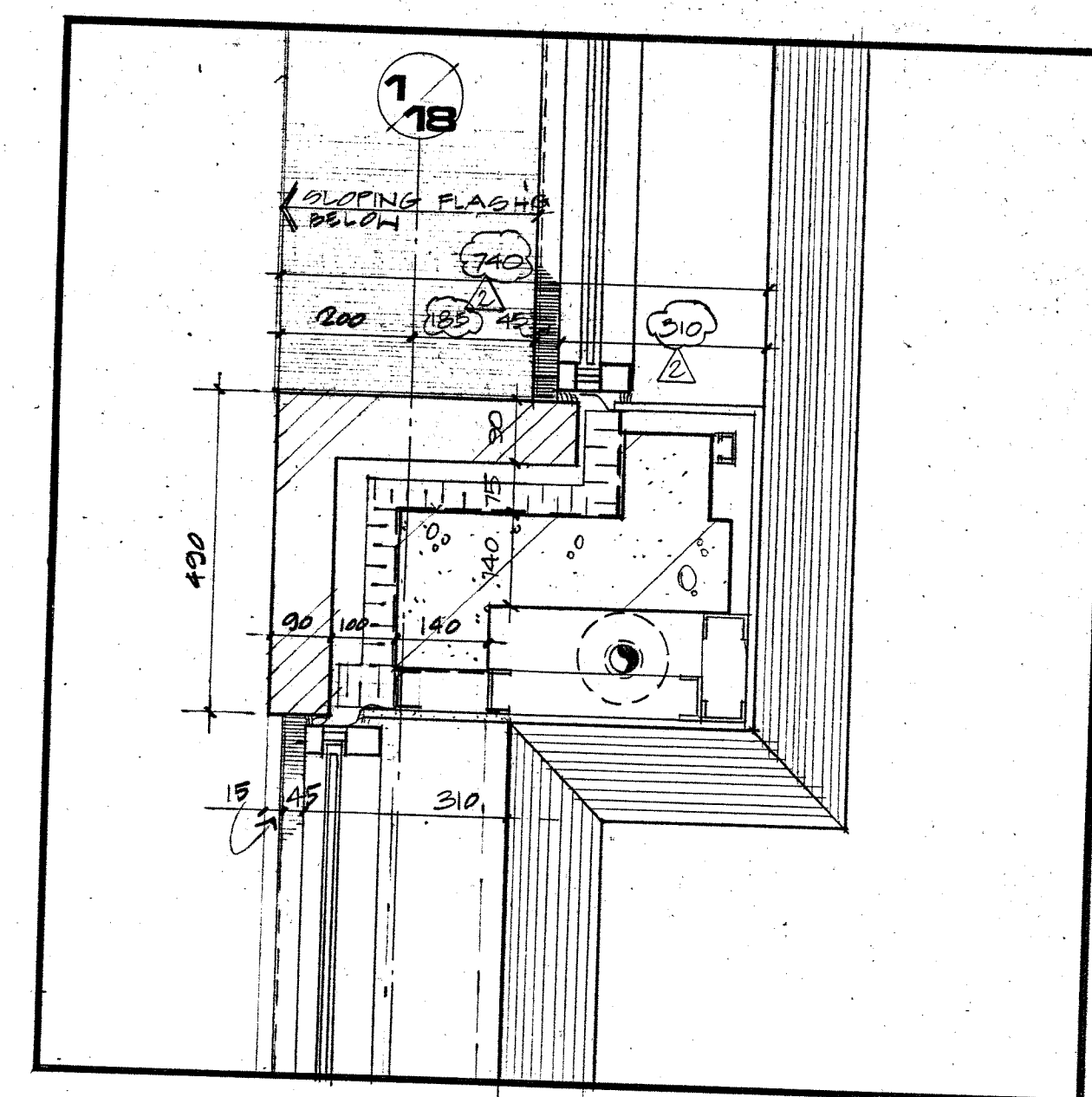


COMM. NO.	DRAWING NO.
42-85	A-3

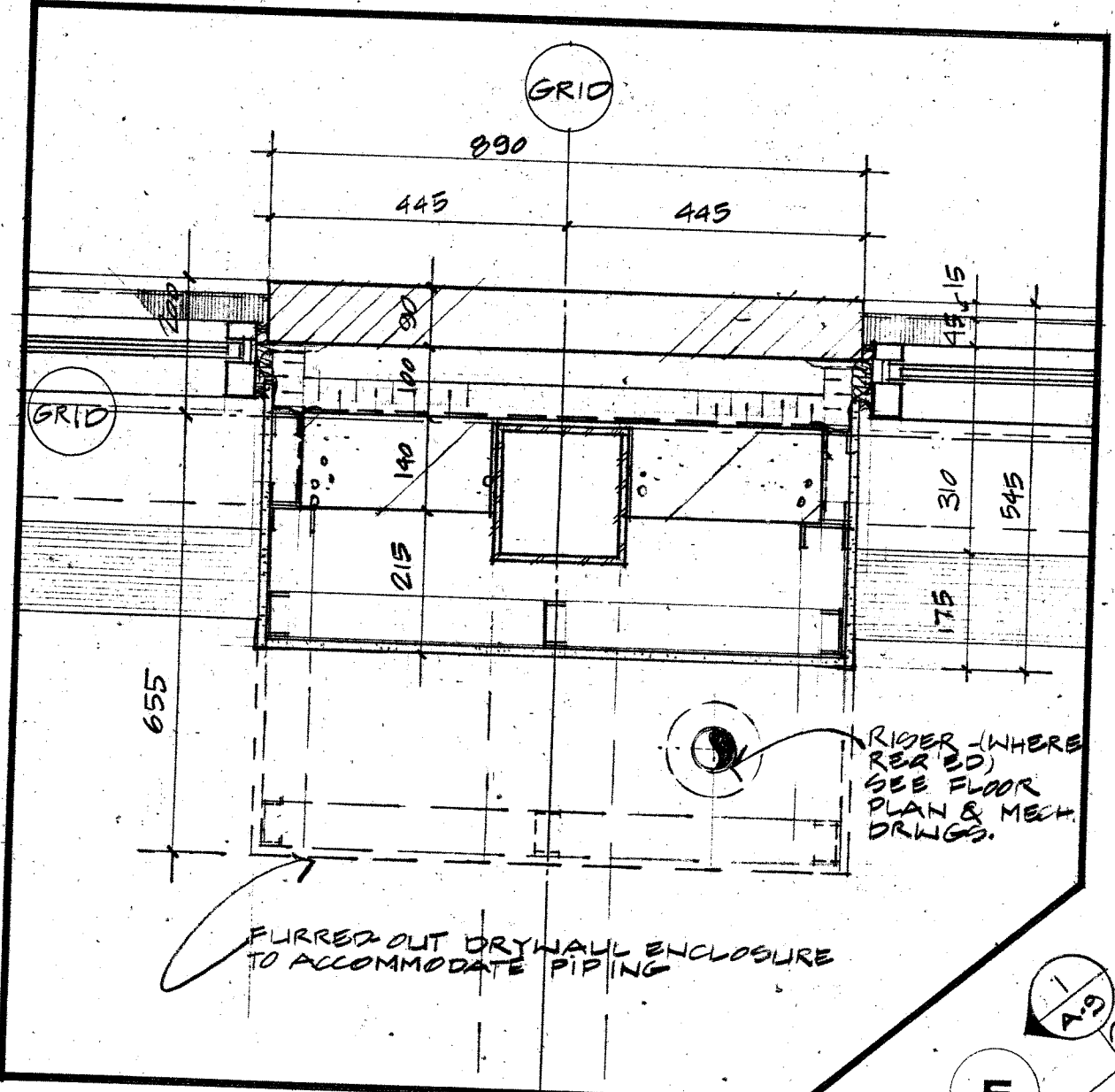




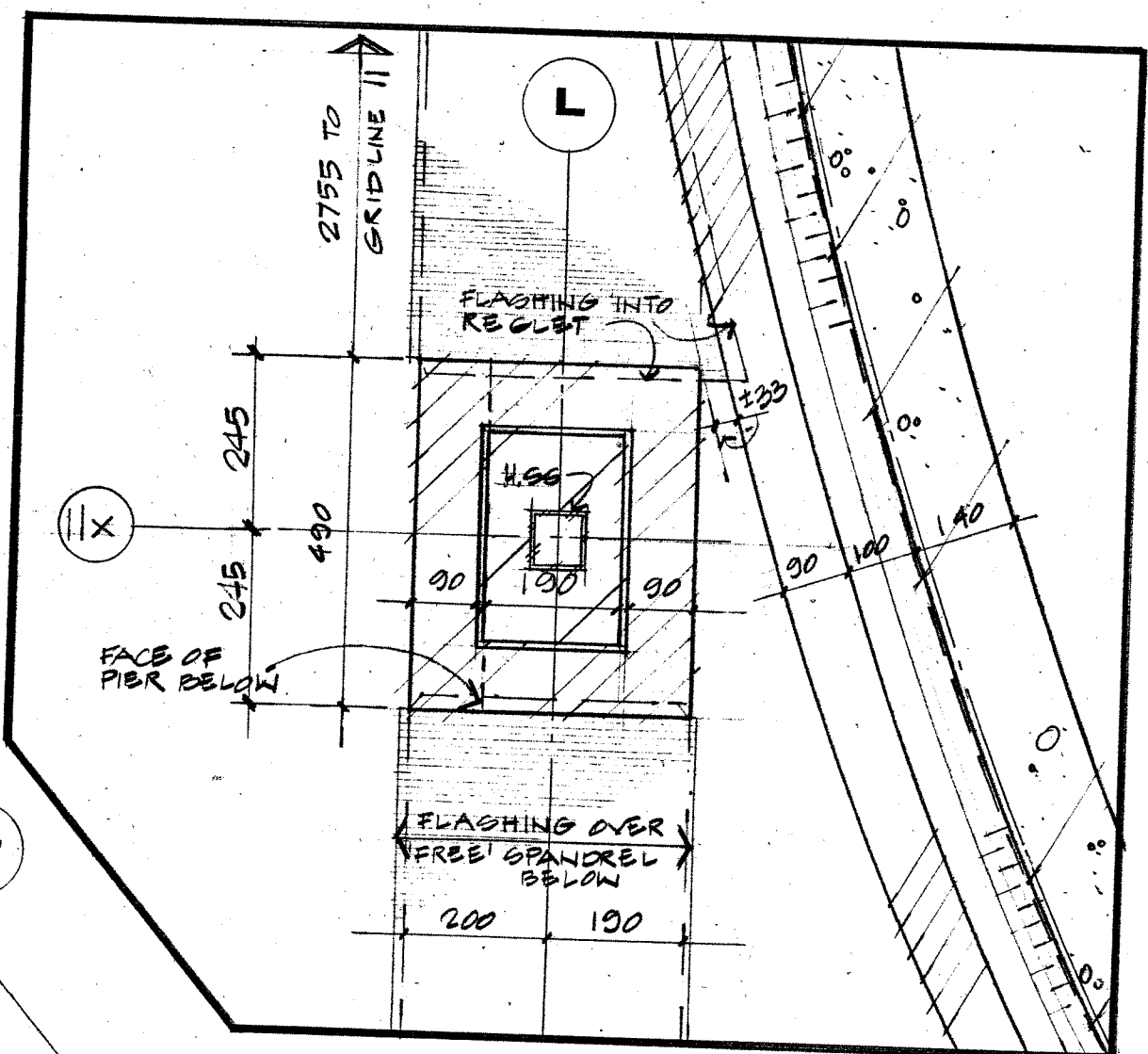




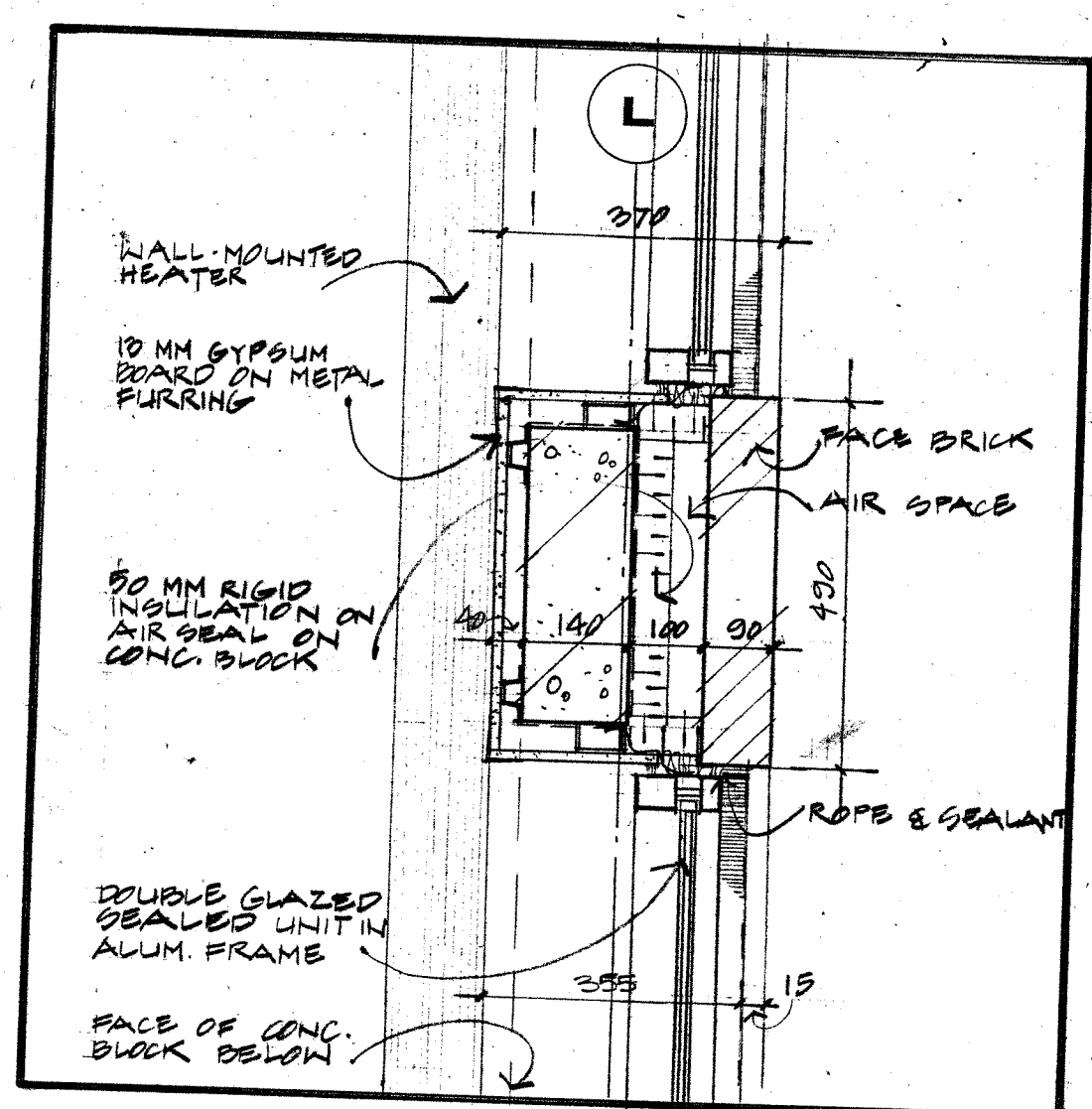
5 PLAN DETAIL @ THE THIRD FLOOR  
SCALE 1:10



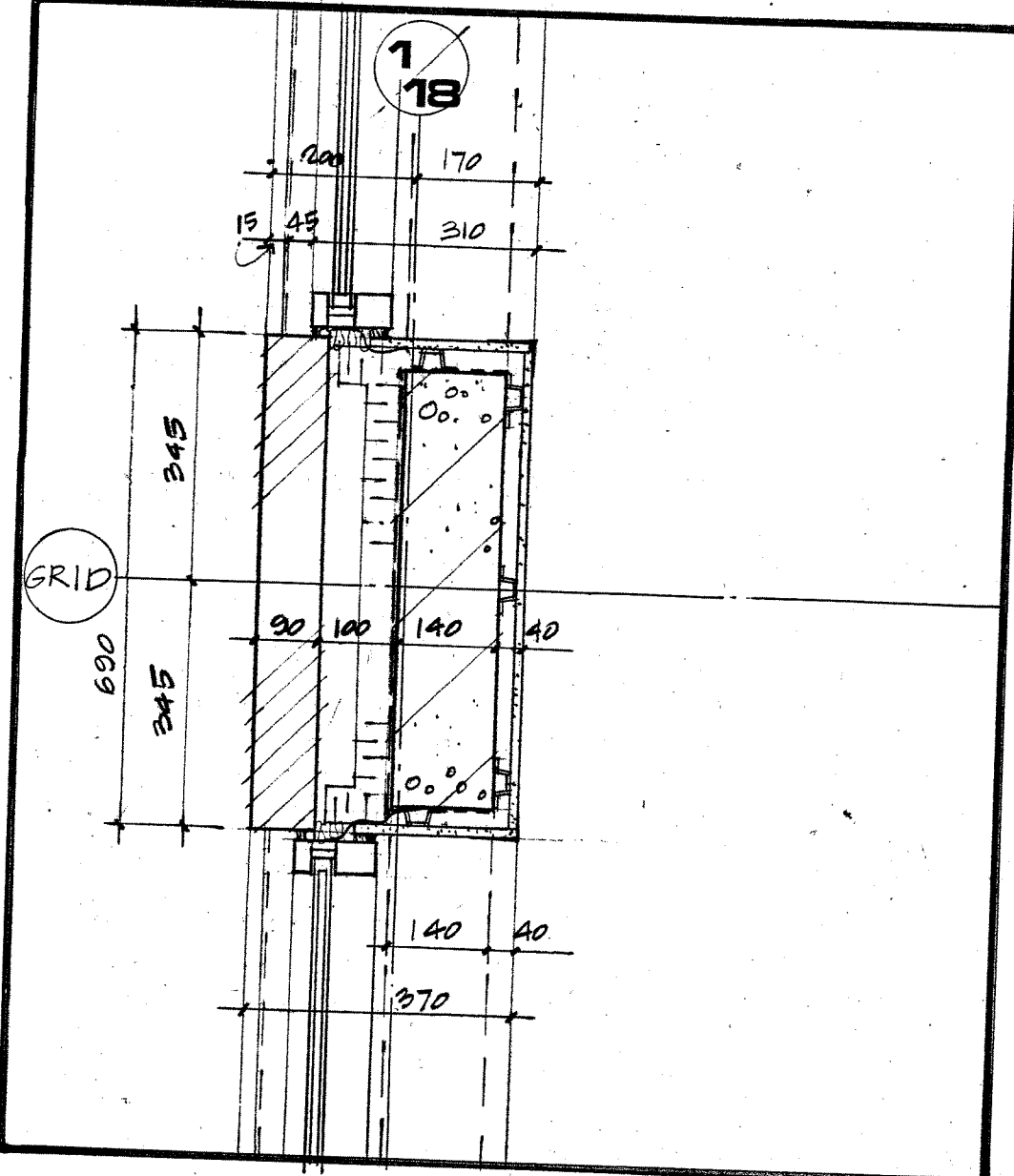
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SCALE 1:10



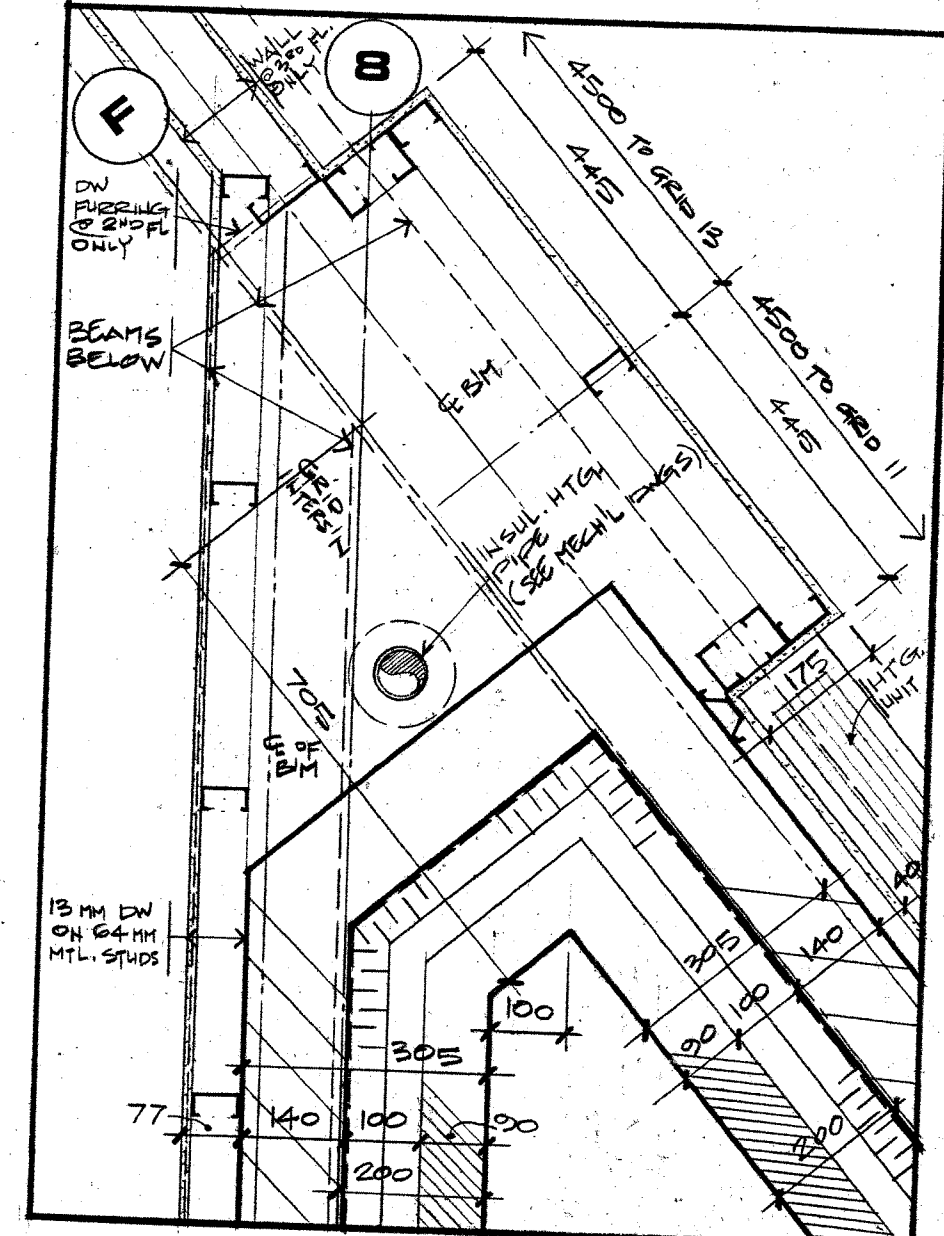
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SCALE 1:10



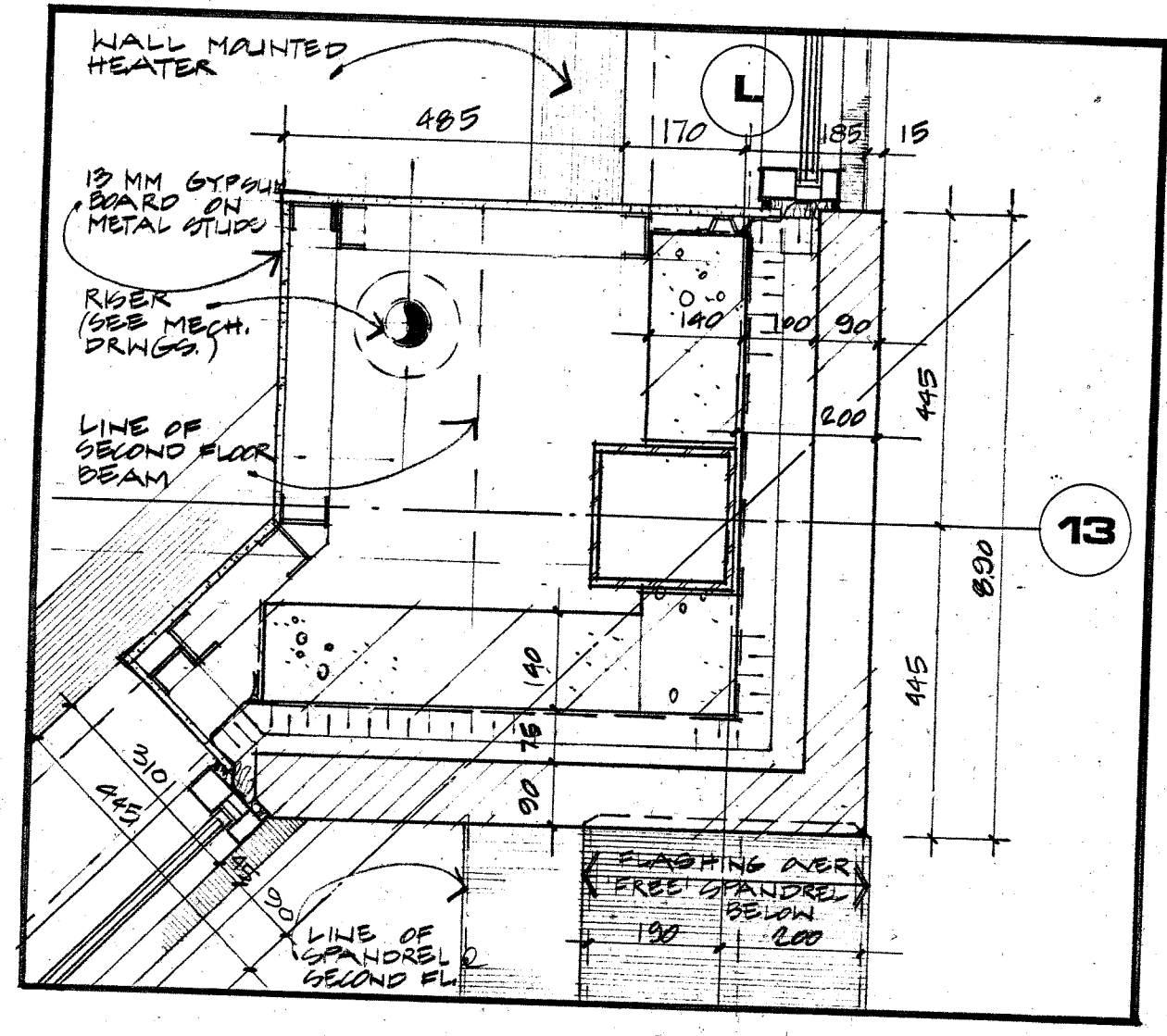
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SCALE 1:10



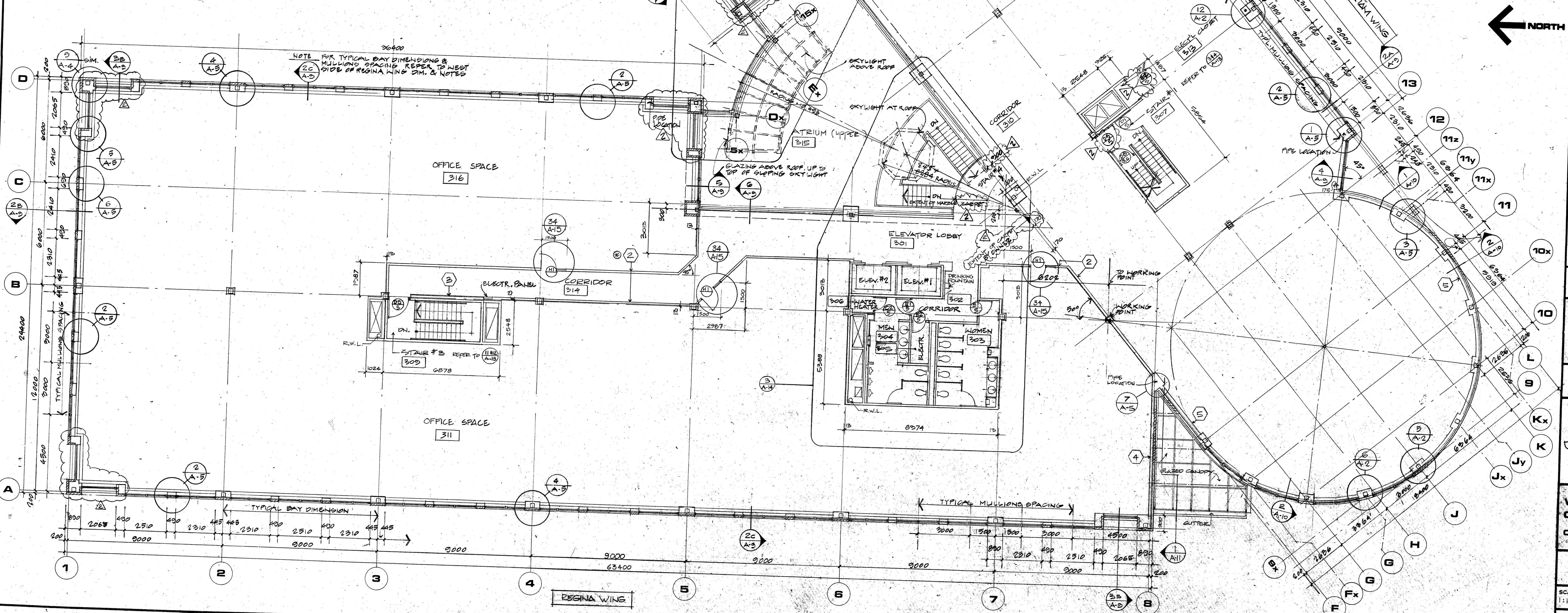
6 PLAN DETAIL @ THE THIRD FLOOR  
SCALE 1:10



7 DETAIL @ VEE @ 2ND & 3RD FL. (A-A) (A-E)  
SCALE 1:10



1 PLAN DETAIL @ THE THIRD FLOOR  
SCALE 1:10



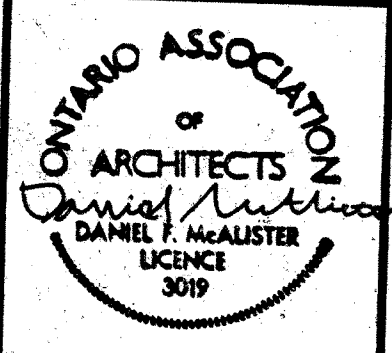
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1	MAY 5, 1986	ISSUED FOR TENDER	SW	MLK
2	JULY 14, 1986	UPDATED & ISSUED FOR CONSTRUCTION	SW	MLK

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McGARGAR, HACHSBORN

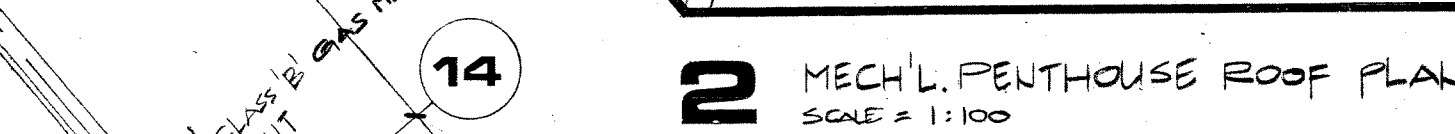
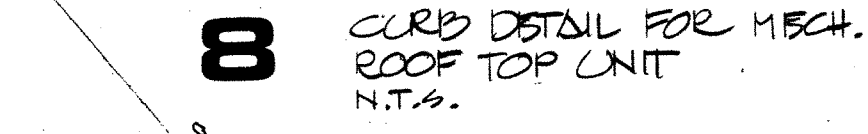
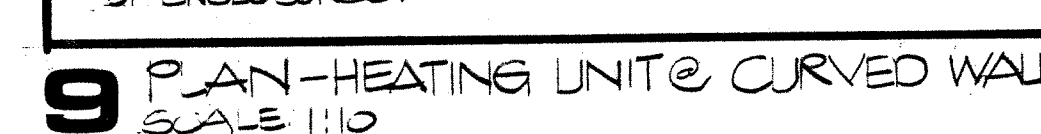
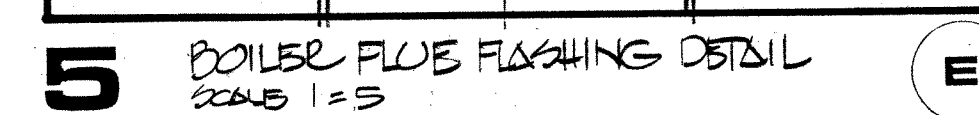
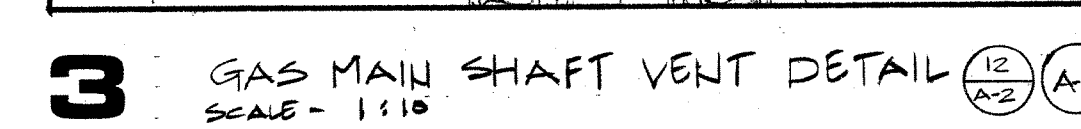
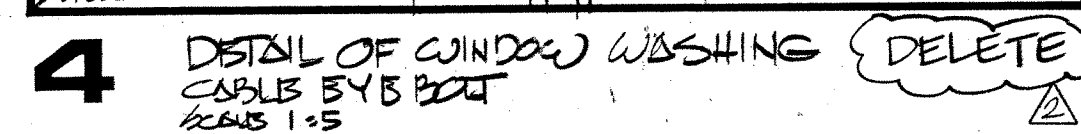


WATERLOO  
CITY CENTRE  
CN REAL ESTATE

THIRD FLOOR

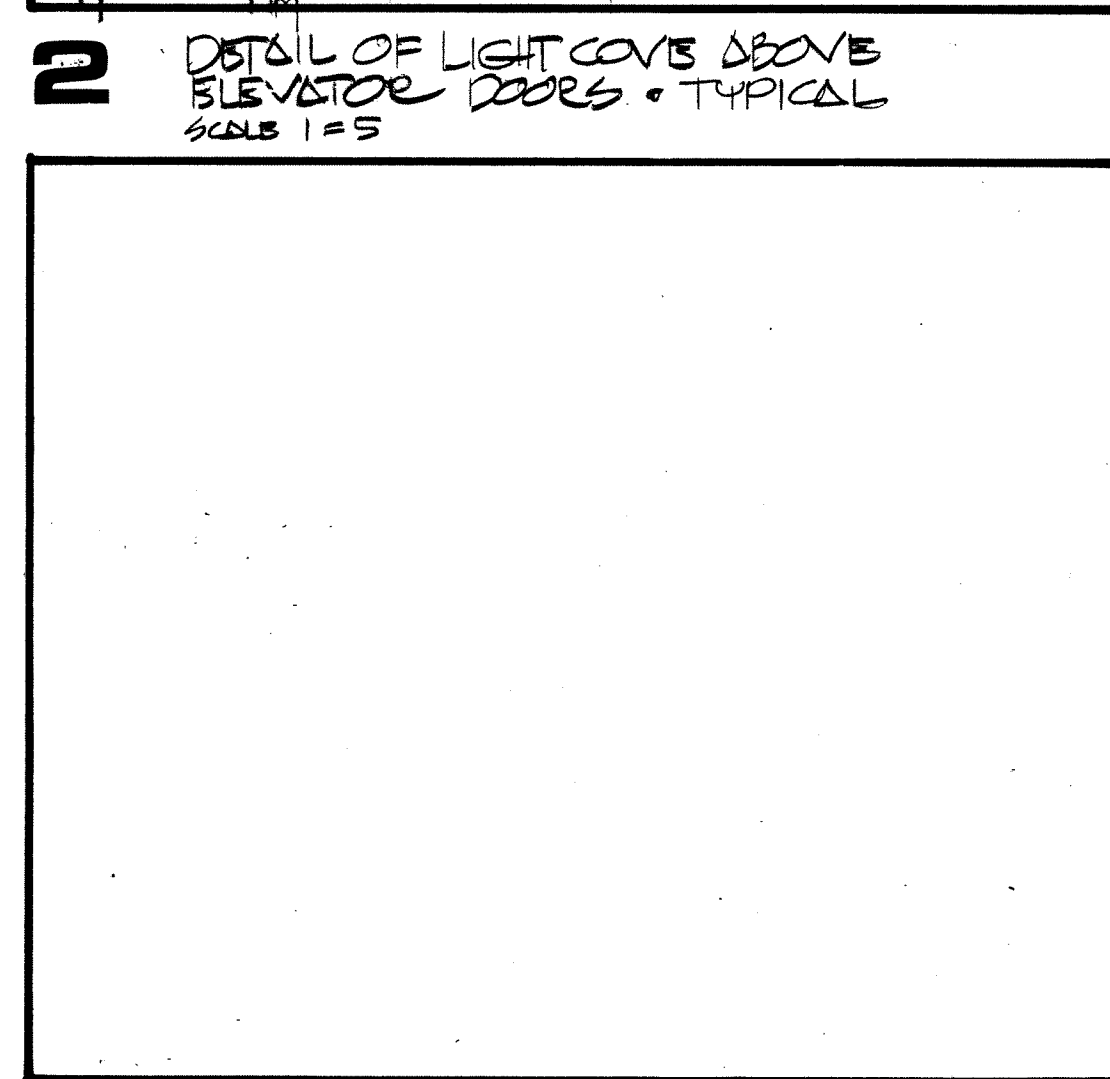
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CHECK'D MLK	DRAWN





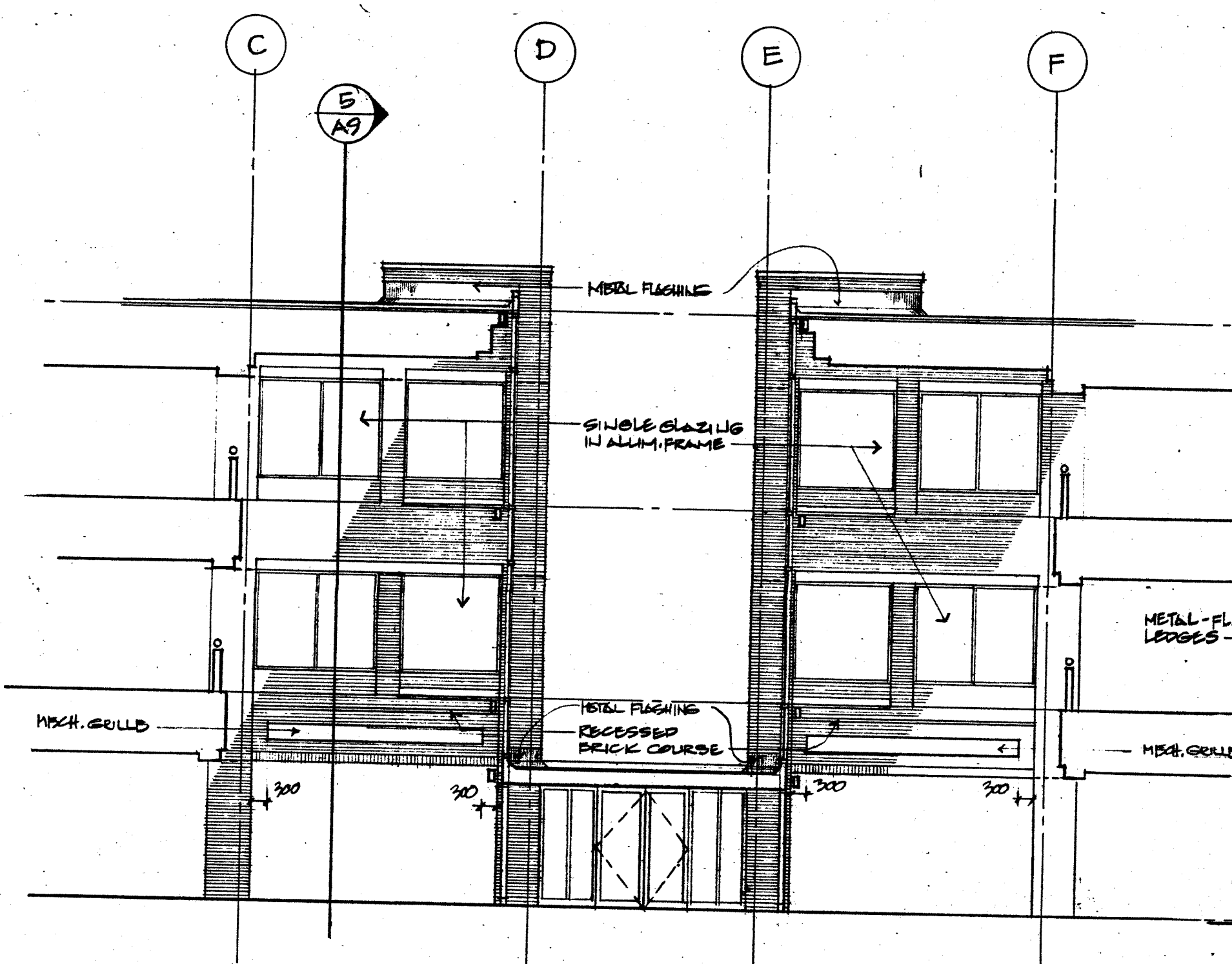
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CHECK'D <i>Loach</i>	DRAWN
COMM. NO. <b>42-85</b>	DRAWING NO. <b>A-6</b>



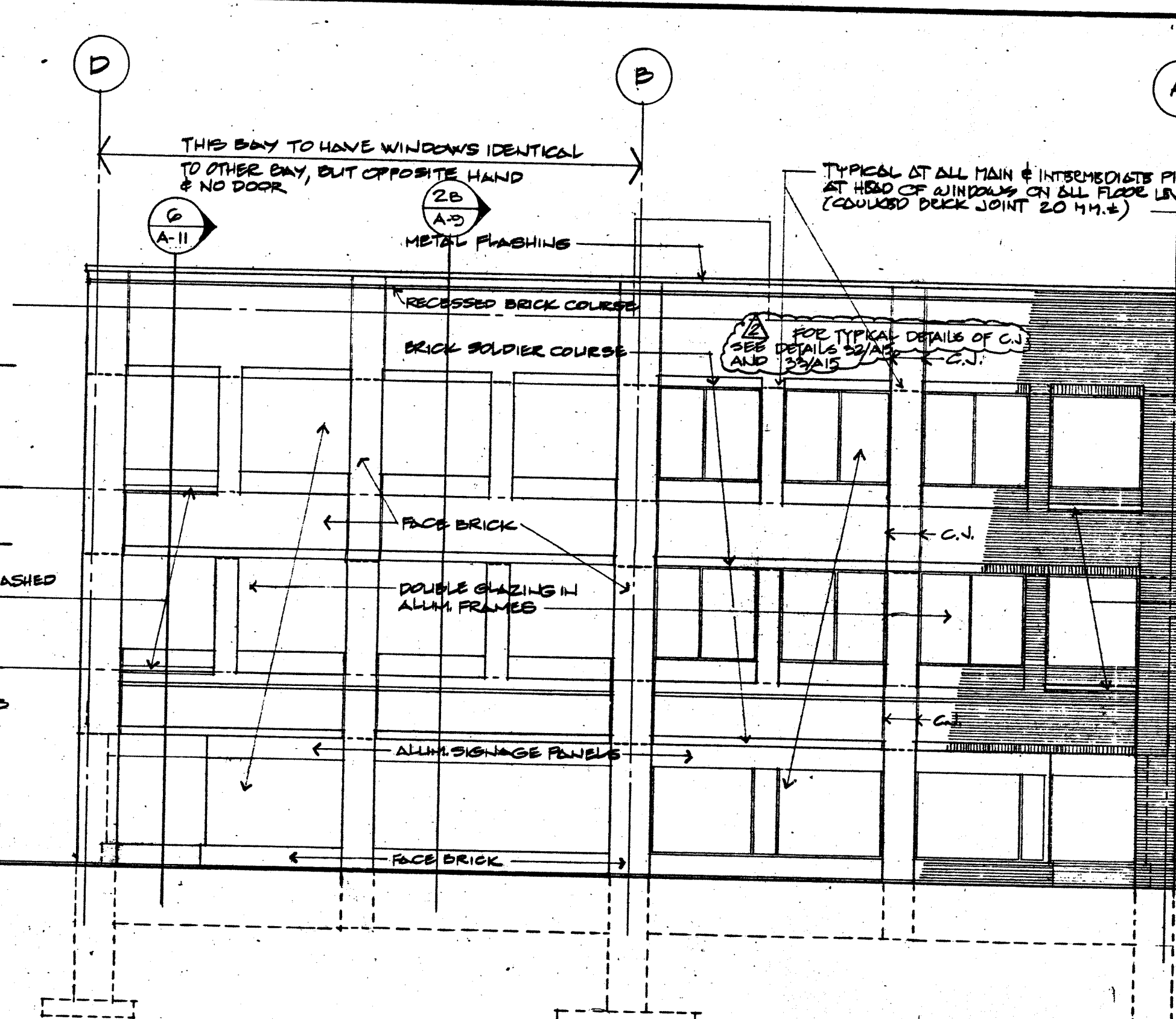


COMM. NO.	DRAWING NO.
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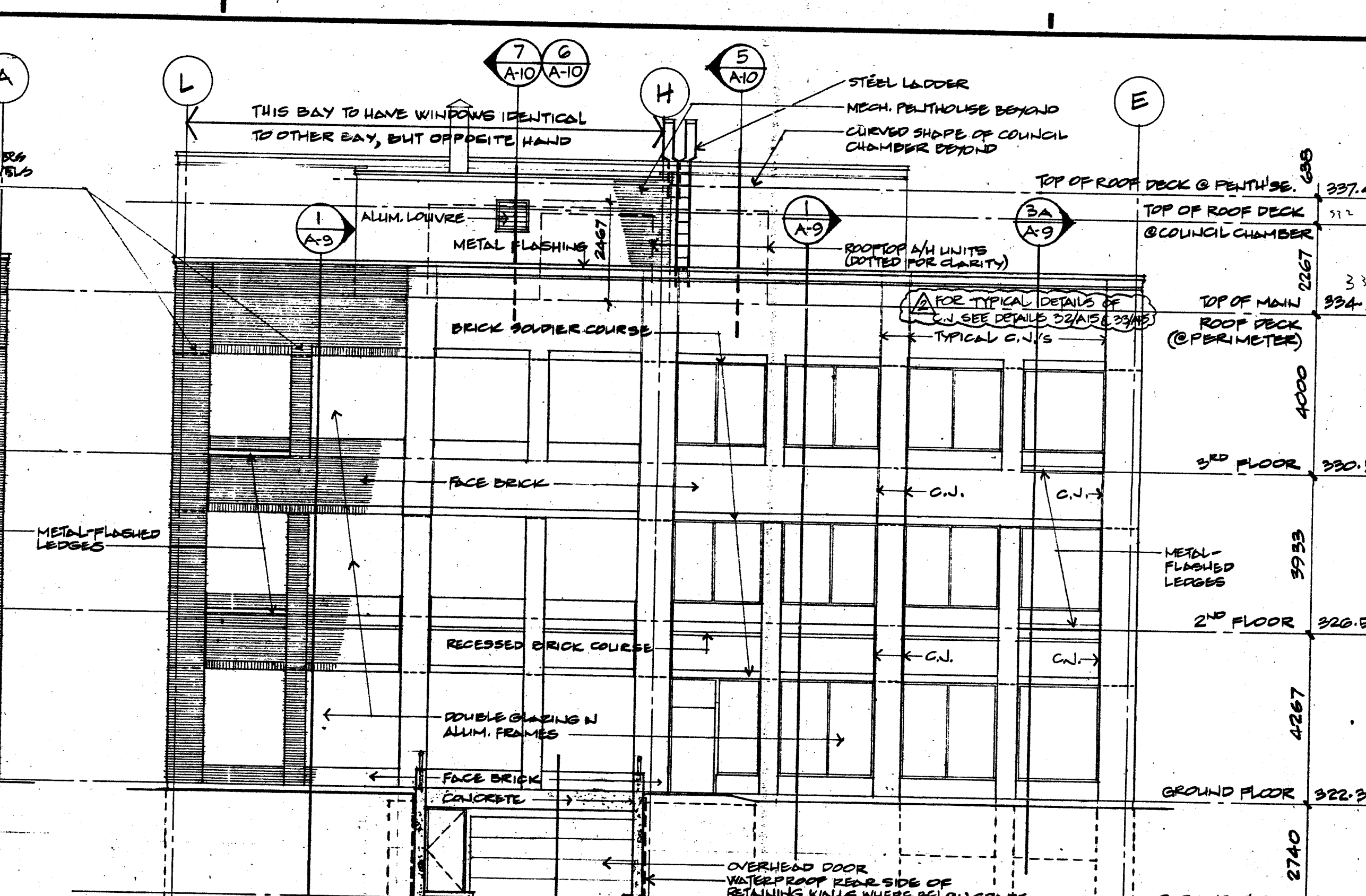




3 INTERIOR ELEVATION OF NORTH & NORTHEAST WALLS OF ATRIUM



4 REGINA WING - NORTH ELEVATION



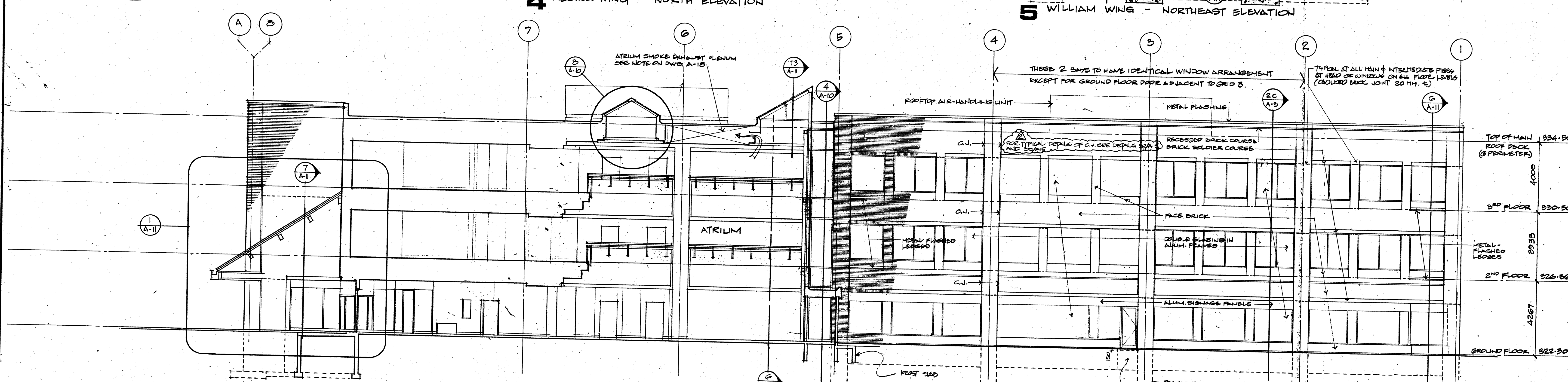
5 WILLIAM WING - NORTHEAST ELEVATION

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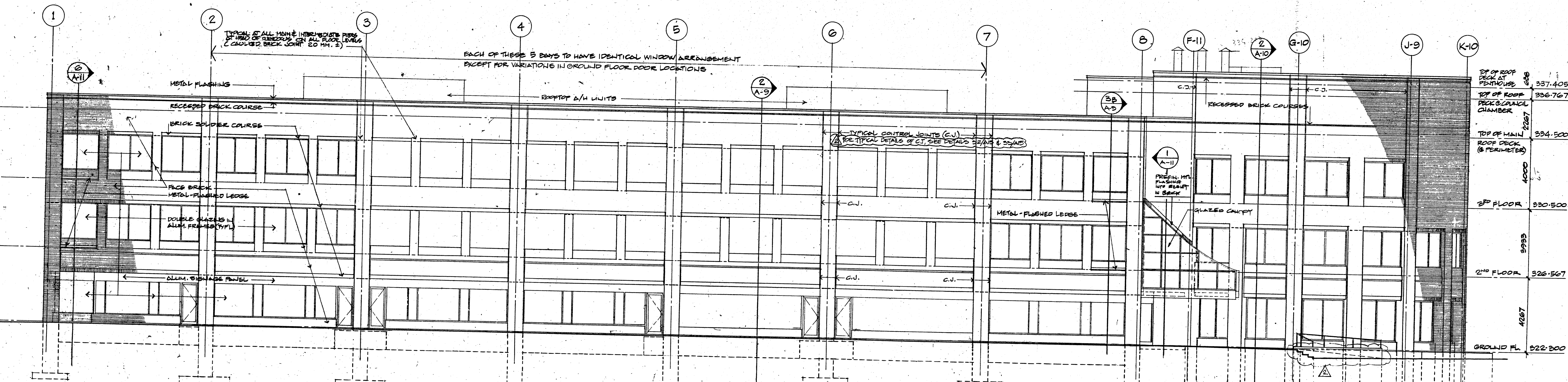
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1	MAY 5, 1984	ISSUED FOR TENDER	SW	10/1/84
2	MAY 14, 1984	REVISED & COUNTERSIGNED	SW	10/1/84

FLOOR	FINISH	FINISH
TOP OF MAIN ROOF DECK (PERIMETER)	337.405	
TOP OF MAIN ROOF DECK (PERIMETER)	334.500	
2ND FLOOR	330.500	
1ST FLOOR	326.567	
GROUND FLOOR	322.300	
PARKING FLOOR	319.500	



2 REGINA WING - EAST ELEVATION & SECTION THRU ATRIUM AND SOUTHWEST ENTRANCE



1 REGINA WING - WEST ELEVATION

JOB # 23-85-24

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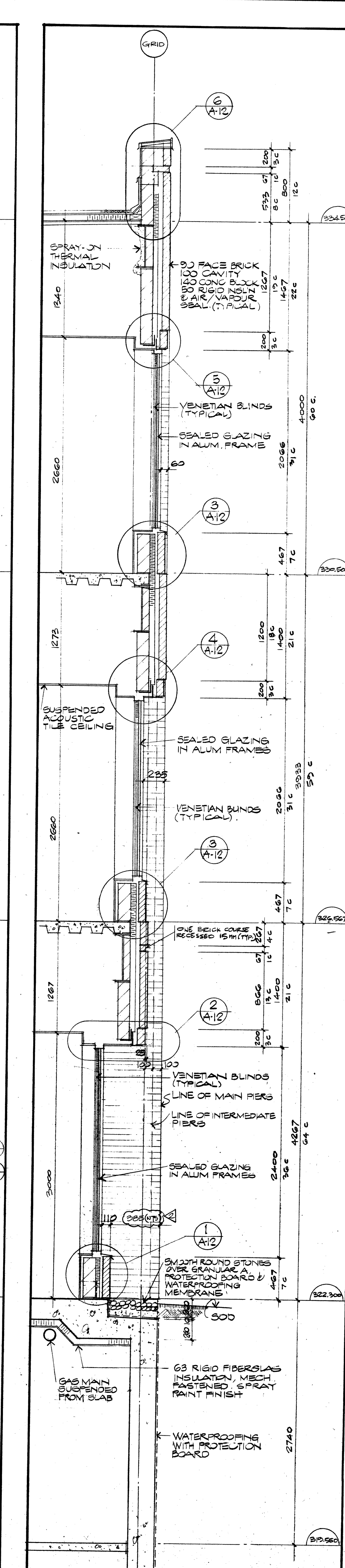
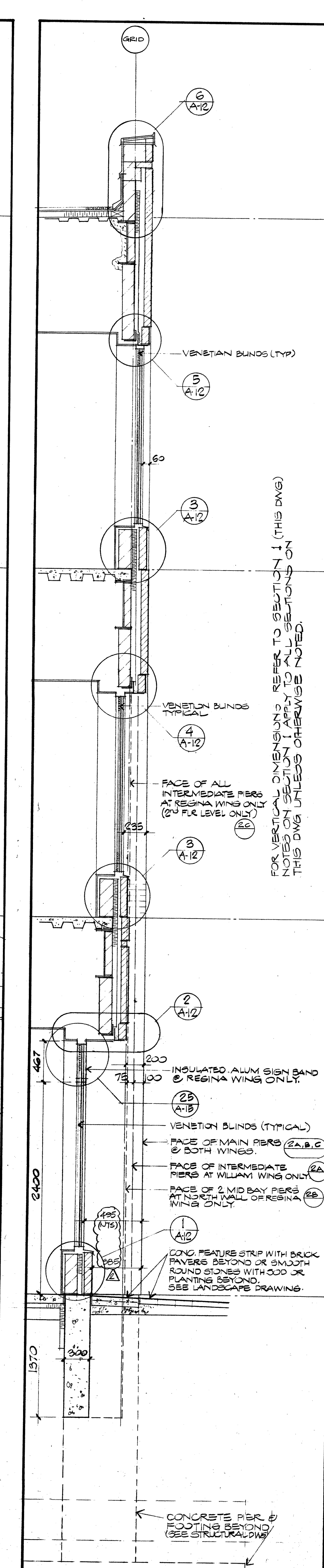
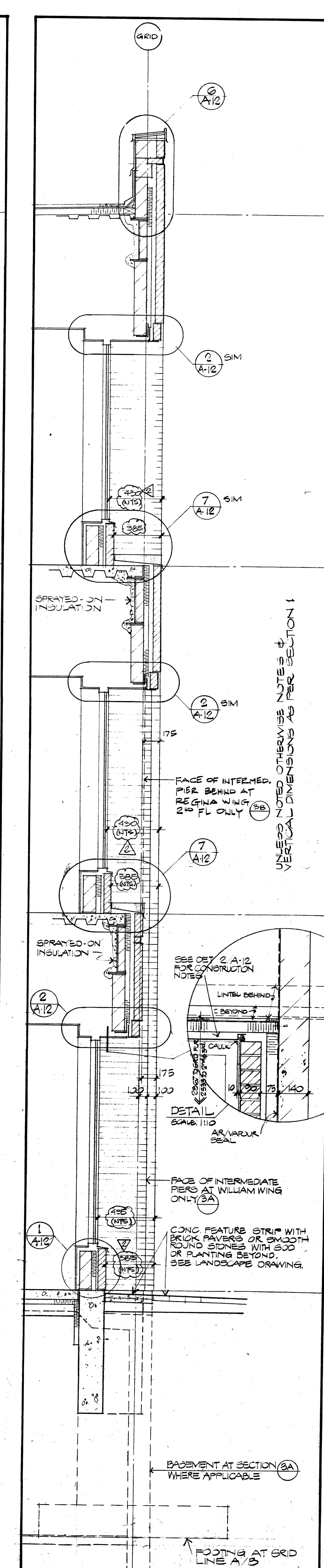
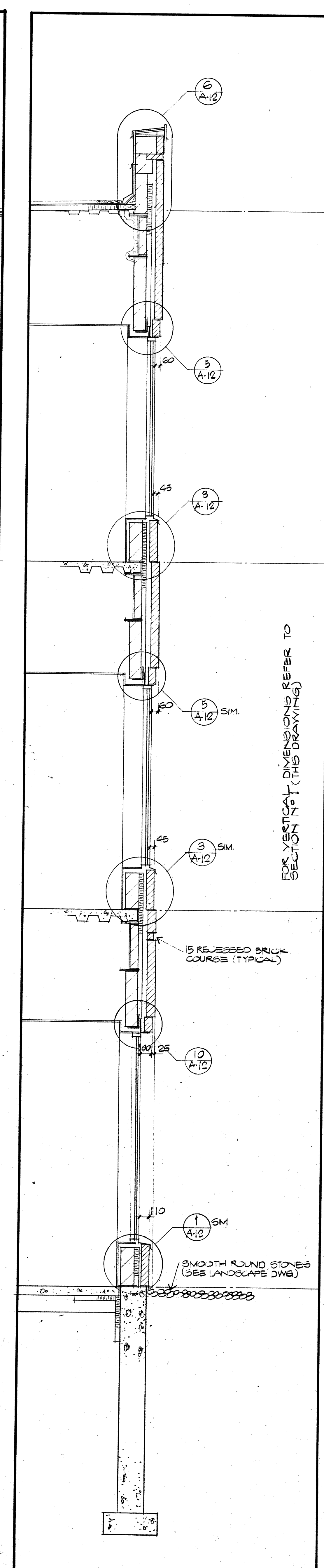
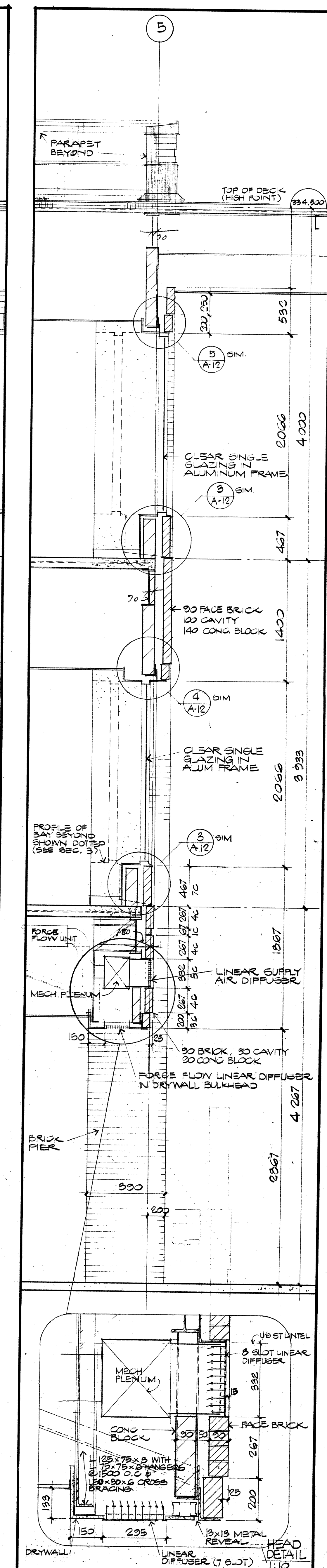
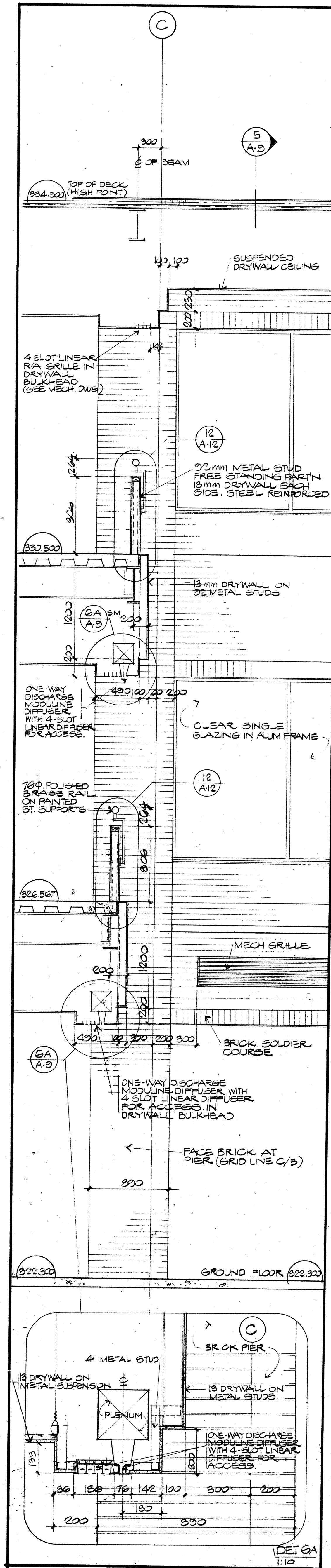


WATERLOO  
CITY CENTRE  
CN REAL ESTATE

ELEVATIONS & SECTIONS

SCALE 1:100	DATE MAY 1, 1986
CHECK'D 10/1/84	DRAWN 10/1/84
COMM. NO. 42-85	DRAWING NO. A-8





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WALTER, FEDY,  
McCARGAR, HACHBORN

ONTARIO ASSOCIATION  
OF ARCHITECTS  
Daniel & Associates  
1001  
309

WATERLOO  
CITY CENTRE  
CN REAL ESTATE

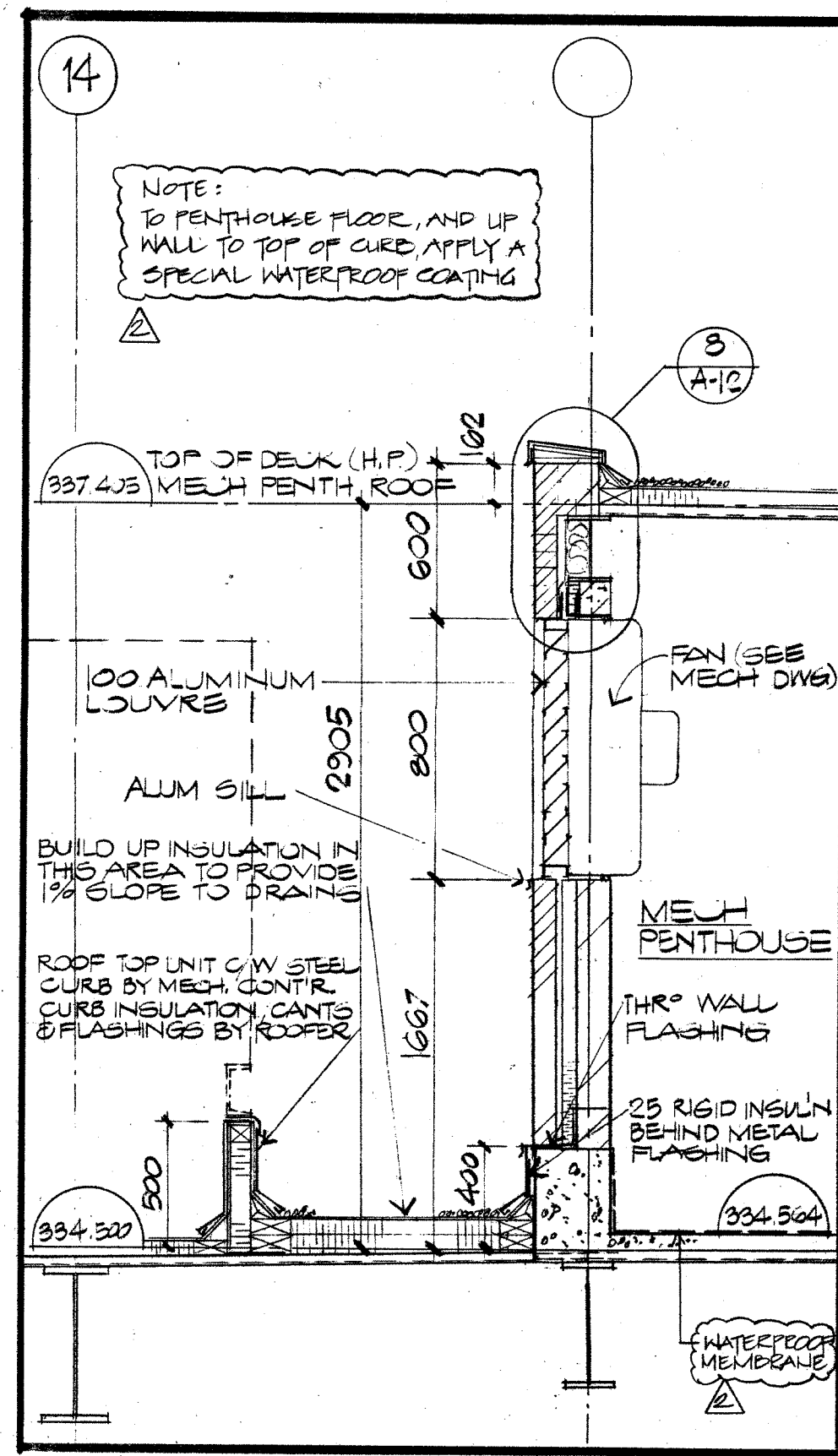
WALL SECTIONS

SCALE	DATE
1:25 & AS NOTED	MAY 1, 1986

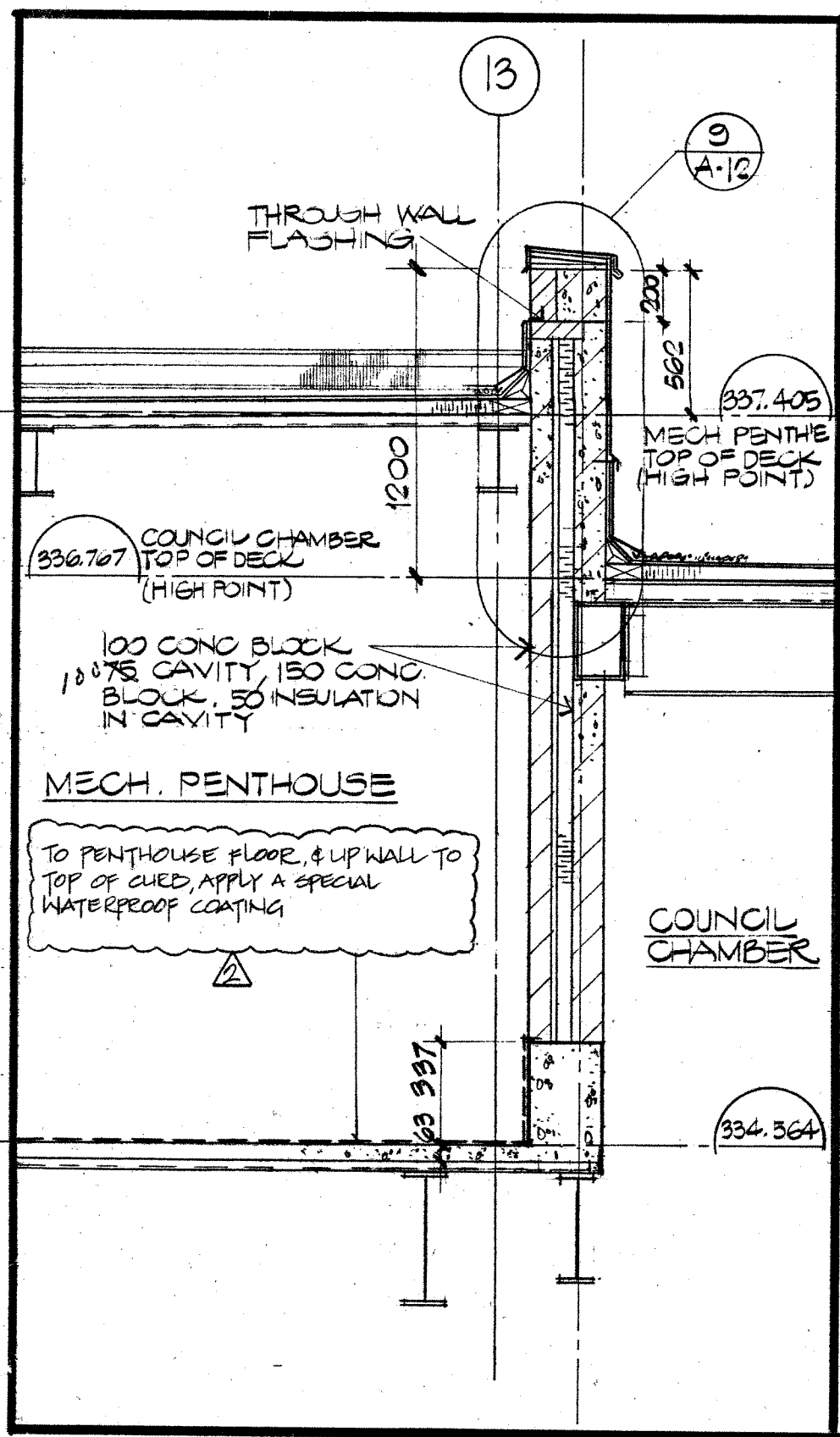
CHECK'D	DRAWN
WML	N.B., W.J.

COMM. NO.	DRAWING NO.
42-85	A-9

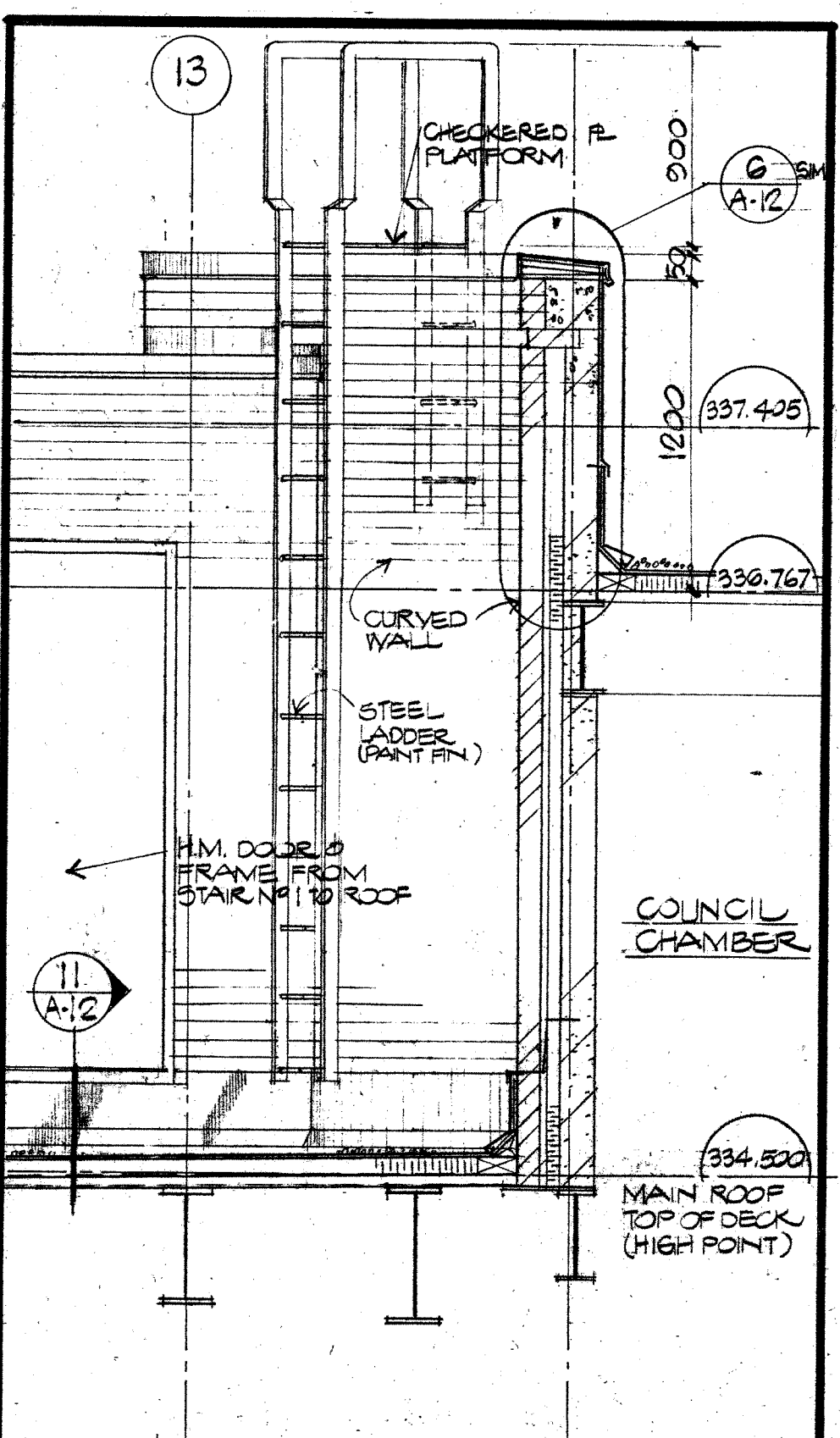




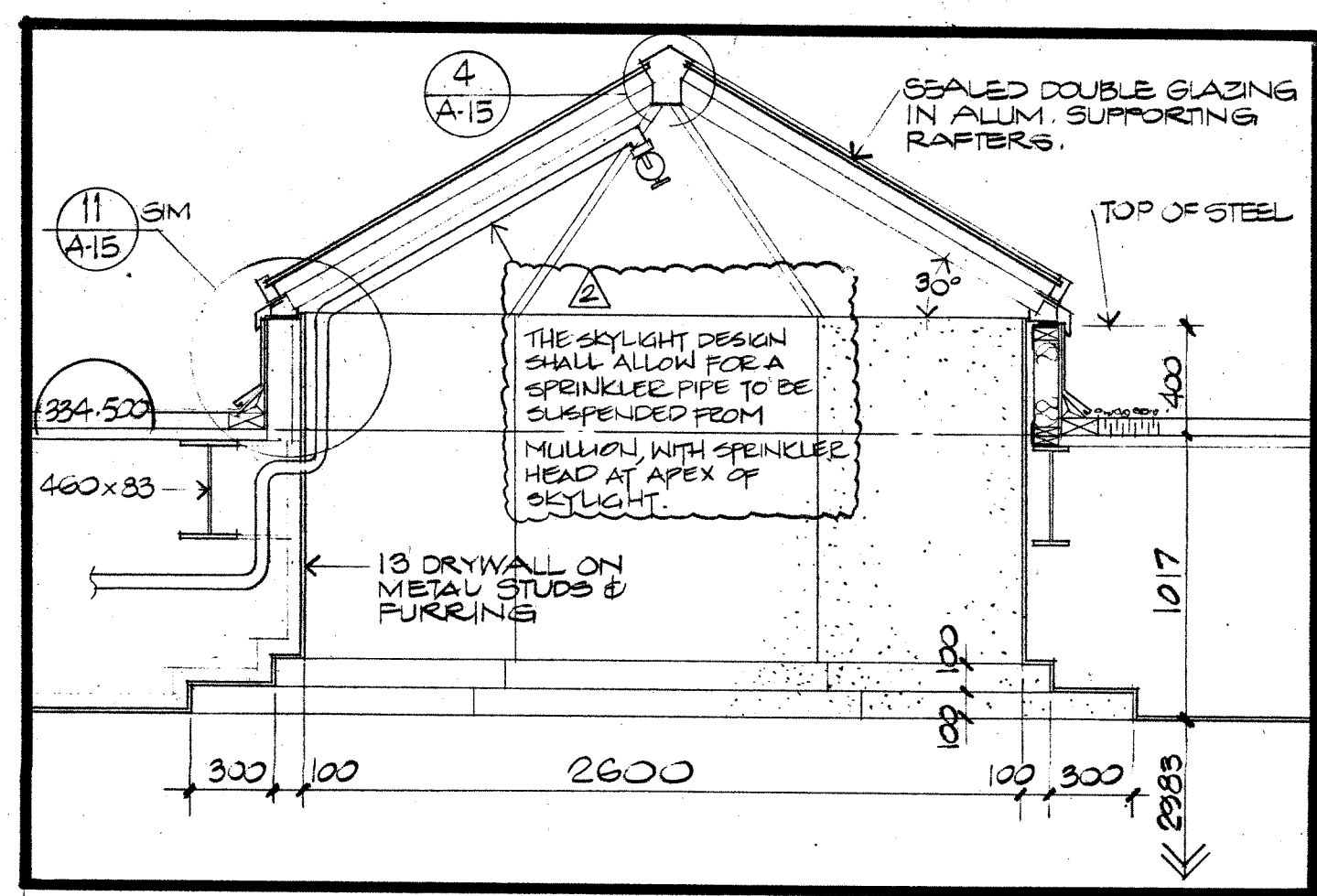
7 SECTION THRU NORTHEAST WALL OF MECH. PENTHOUSE



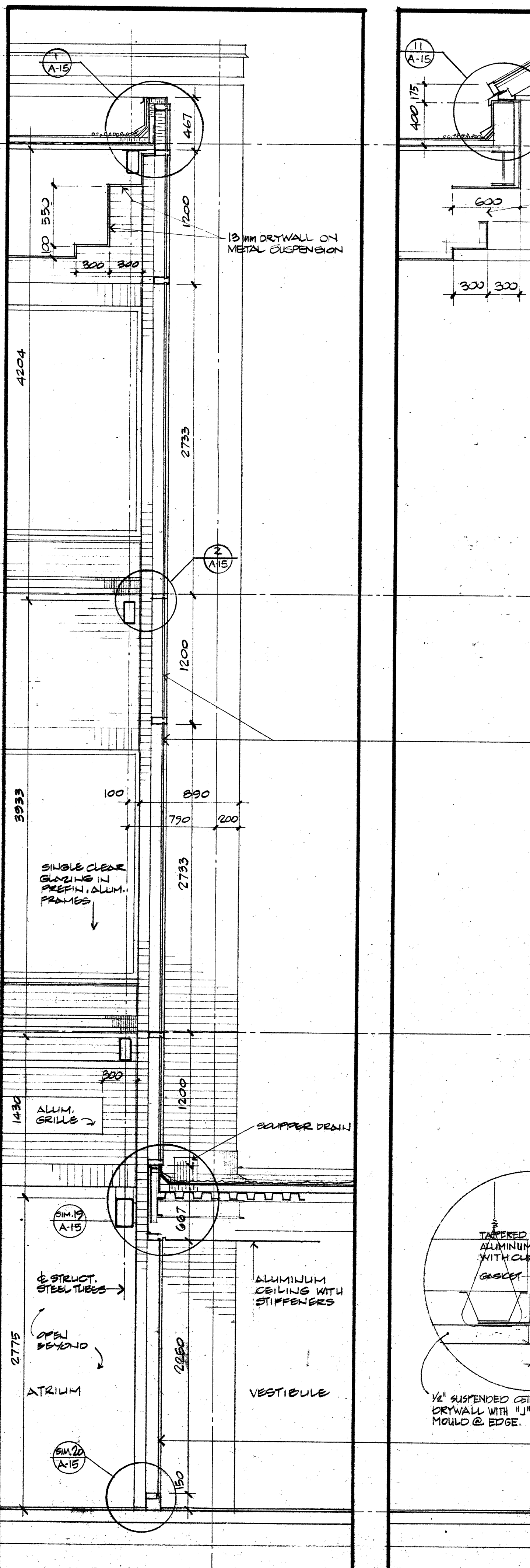
6 SECTION BETWEEN COUNCIL CHAMBER & MECH. PENTHOUSE



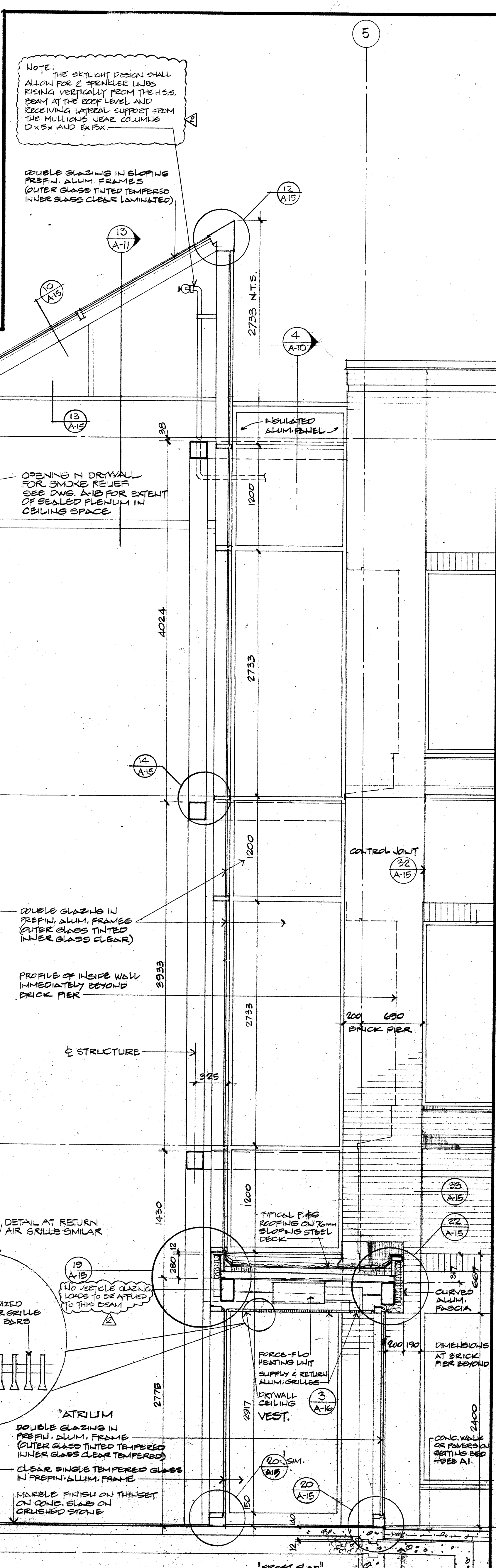
5 SECTION THRU COUNCIL CHAMBER WALL ABOVE MAIN ROOF



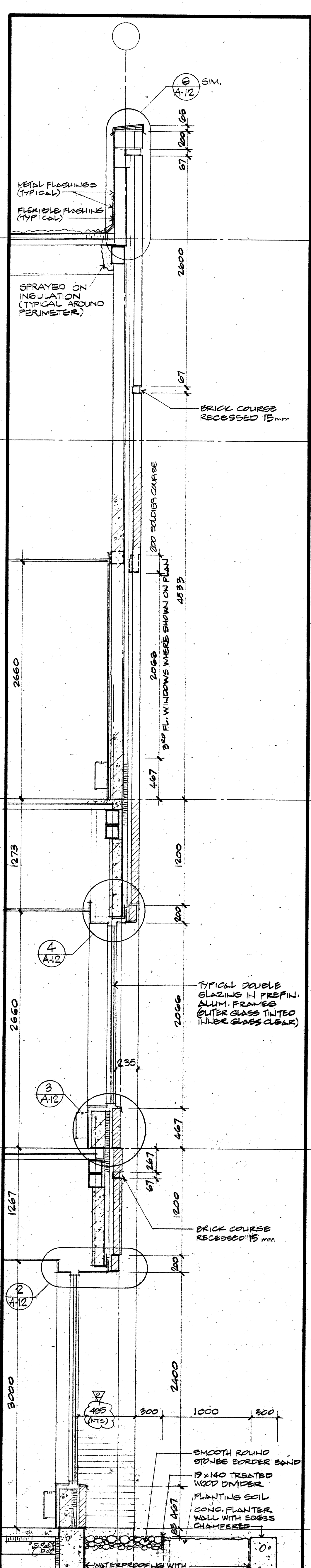
8 SECTION THRU OCTAGONAL SKYLIGHT



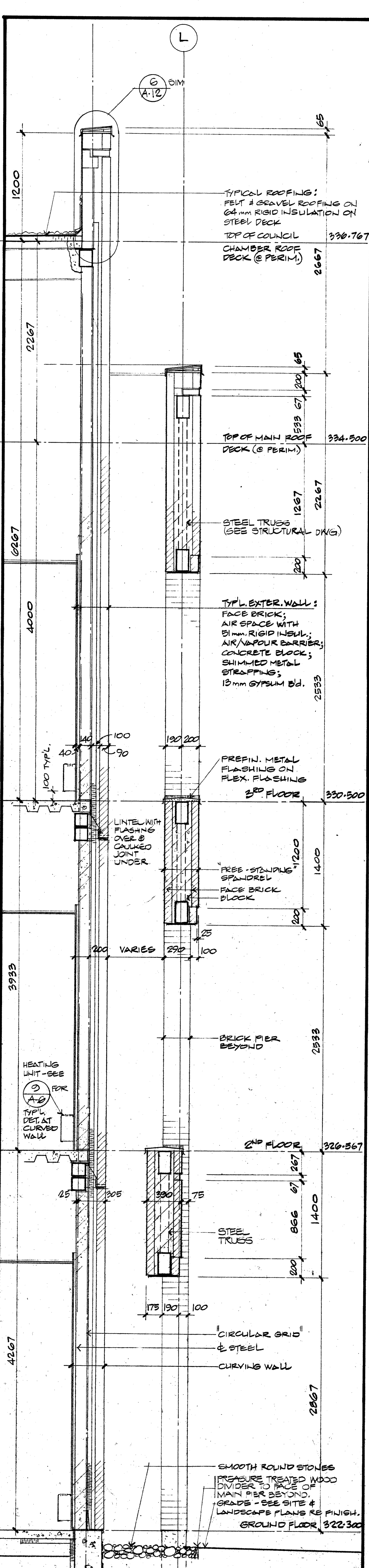
4 SECTION AT SIDE WALL OF MAIN ENTRANCE VESTIBULE



3 SECTION THRU MAIN ENTRANCE VESTIBULE & SKYLIGHT ABOVE



2 SECTION AT COUNCIL CHAMBER



1 SECTION AT 'FREE-STANDING' SPANDRELS & COUNCIL CHAMBER WALL BEHIND

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECTS. DRAWINGS MUST NOT BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS COUNTERSIGNED BY:

NO.	DATE	REVISION	D.W.N.	C.H.D.
1	MAY 5, 1986	ISSUED FOR TENDER	SW	MM
2	MAY 14, 1986	REVISIONS FOR CONSTRUCTION	SW	MM

ARCHITECTS  
CRANG AND BOAKE INC.

CONSULTING ENGINEERS  
WALTER, FEDY,  
McCARGAR, HACHBORN

ONTARIO ASSOCIATION  
OF ARCHITECTS  
Daniel J. Hachborn  
JANUARY 1986  
309

WATERLOO  
CITY CENTRE  
CN REAL ESTATE

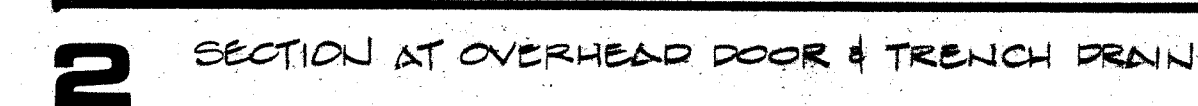
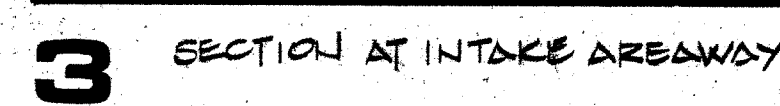
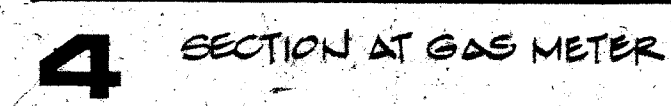
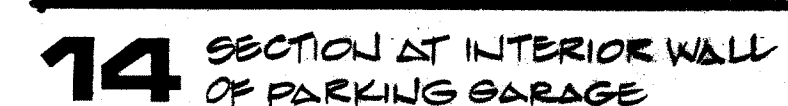
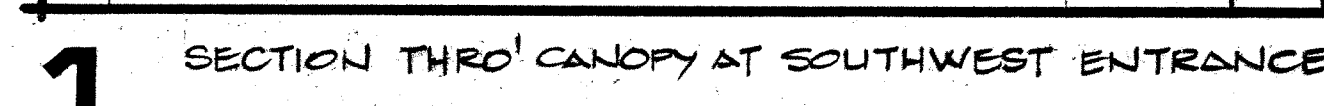
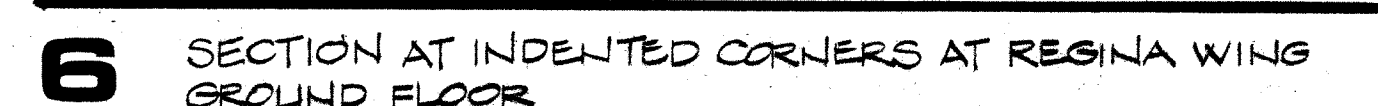
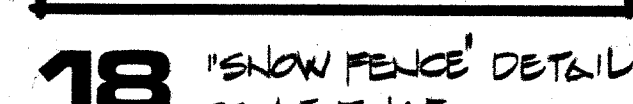
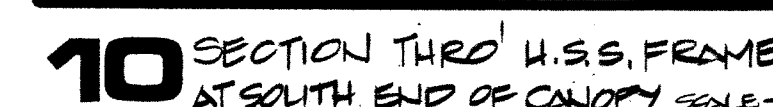
WALL SECTIONS

SCALE	DATE
1:25	MAY 1, 1986

CHECKED	DRAWN
MM	N.S., W.N., MM

COMM. NO. 42-85 DRAWING NO. A-10





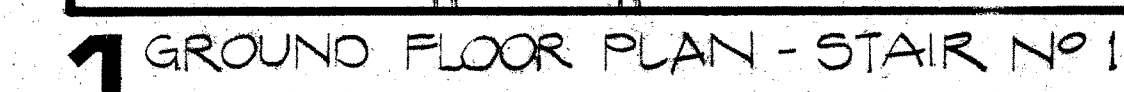
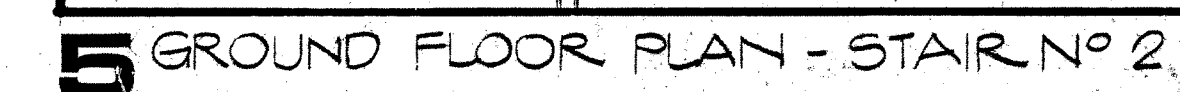
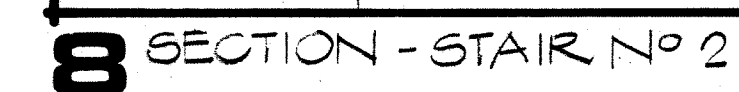
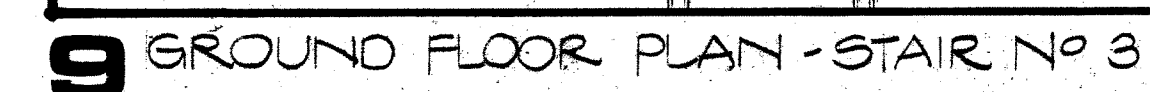
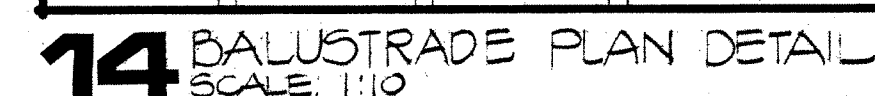
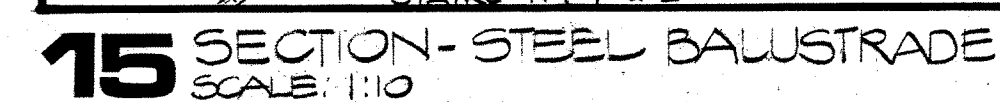
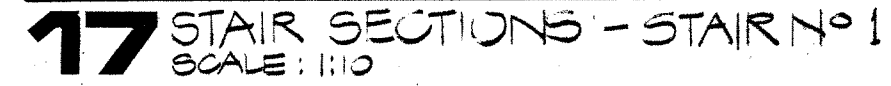
COMM. NO.	DRAWING NO.
42-85	A-11

COMM. NO.	DRAWING NO.
42-85	A-11



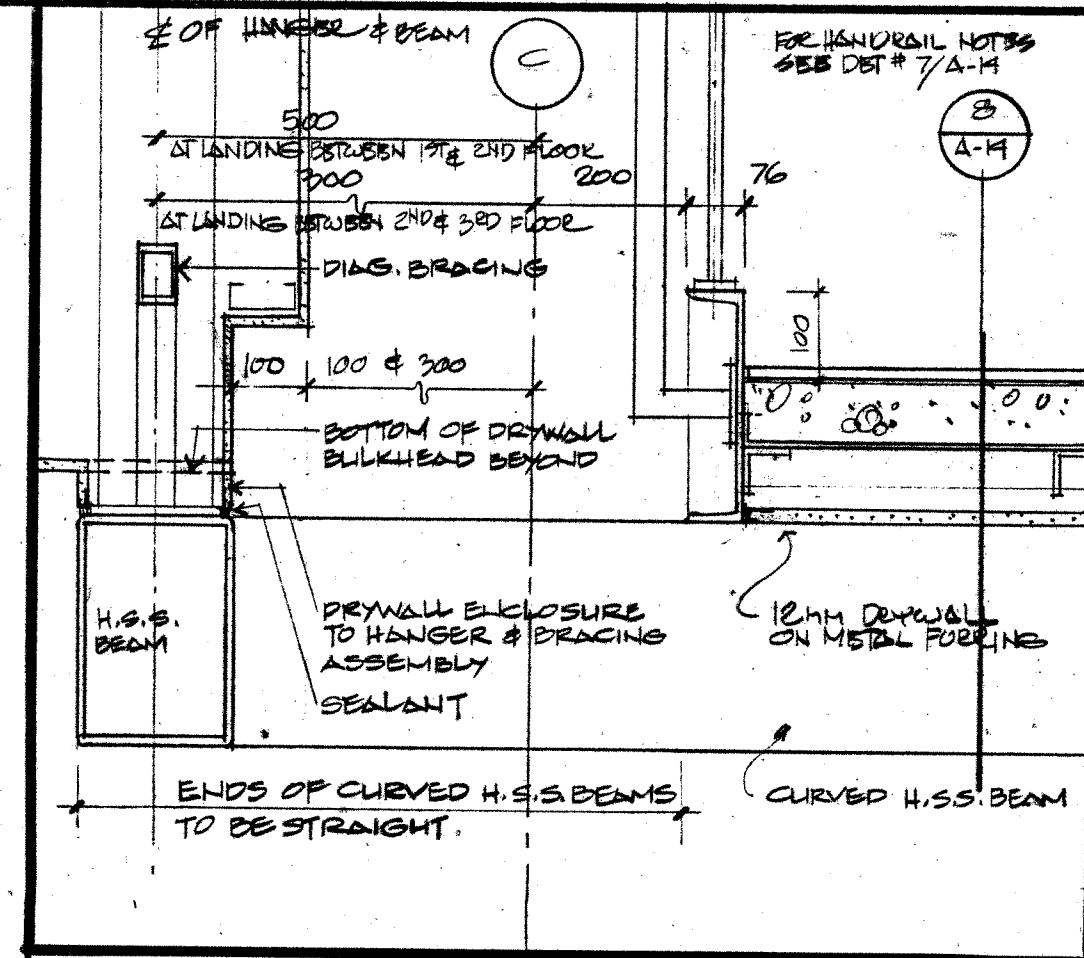




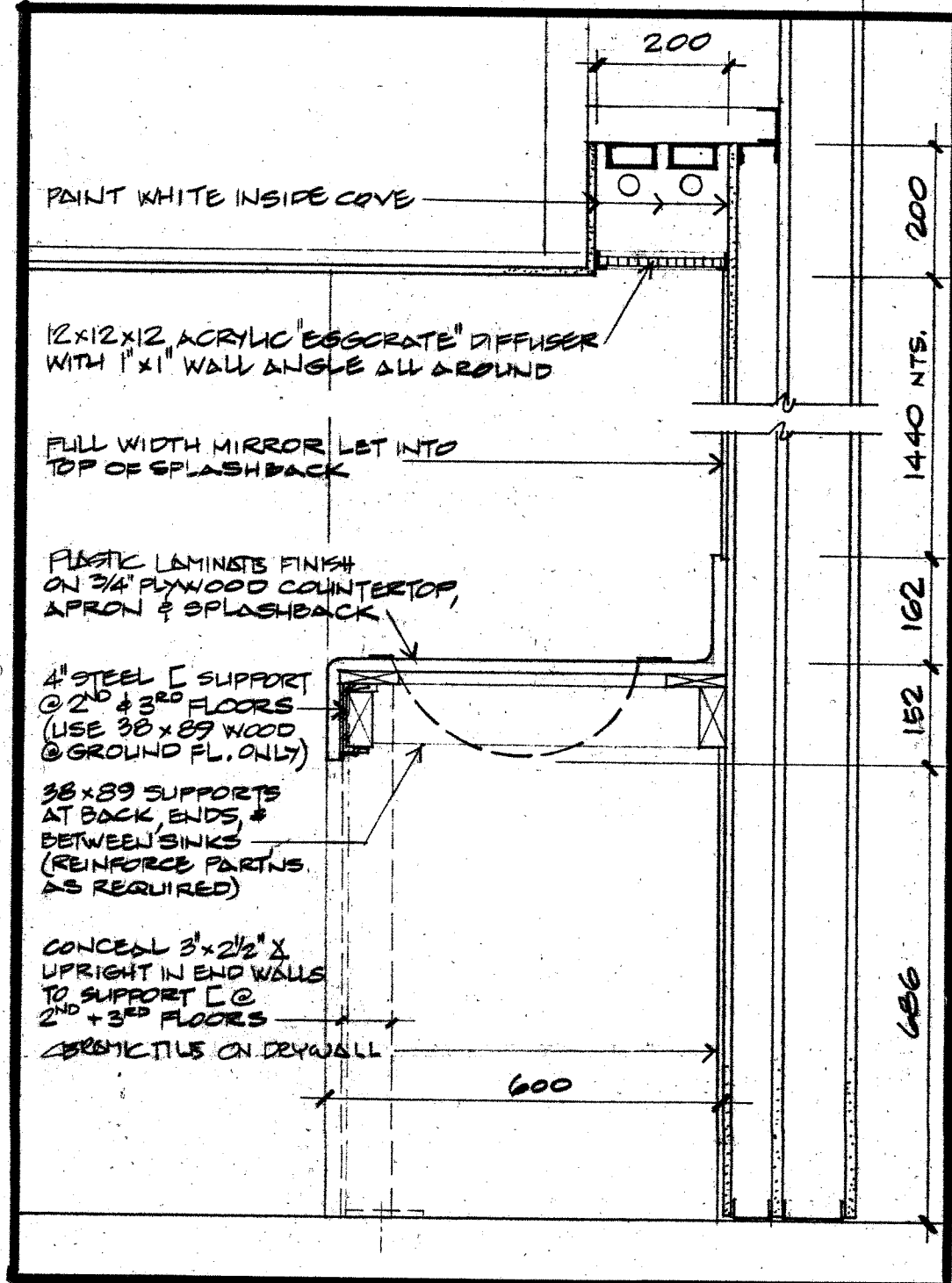


COMM. NO.	DRAWING NO. <i>A-13</i>
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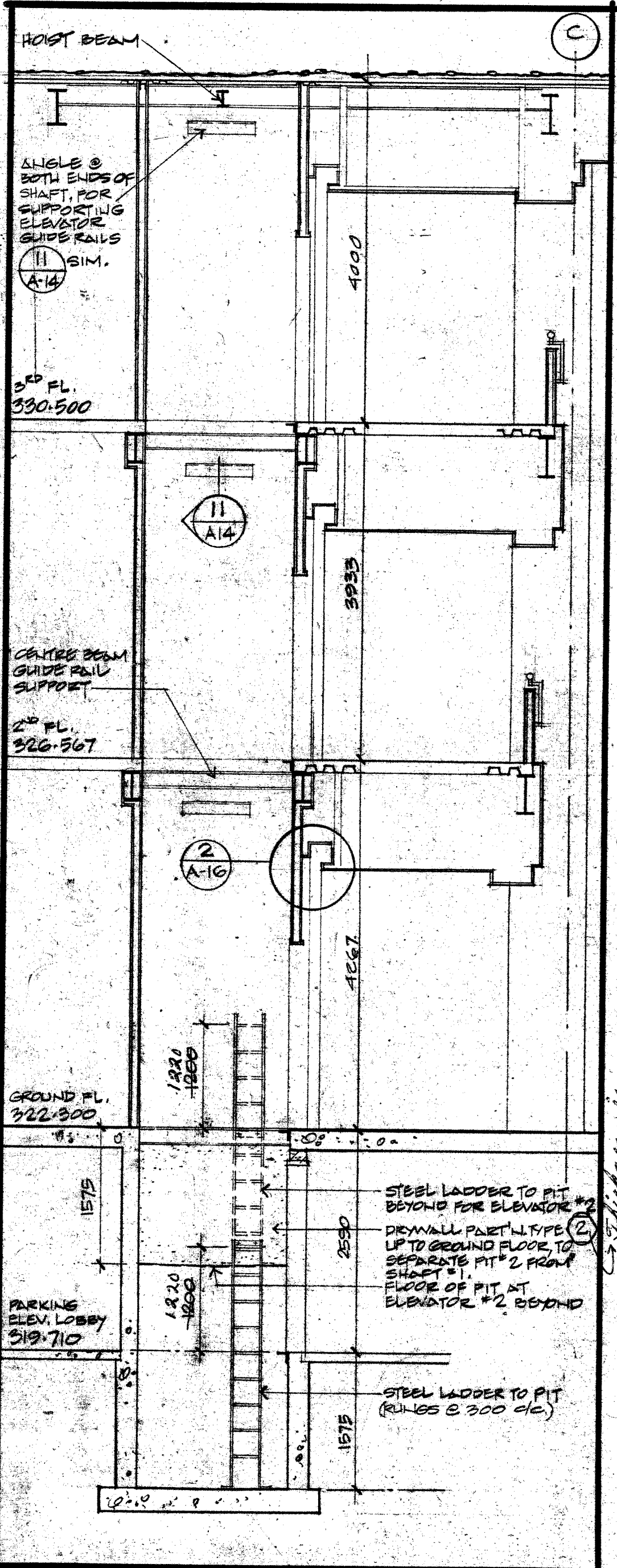




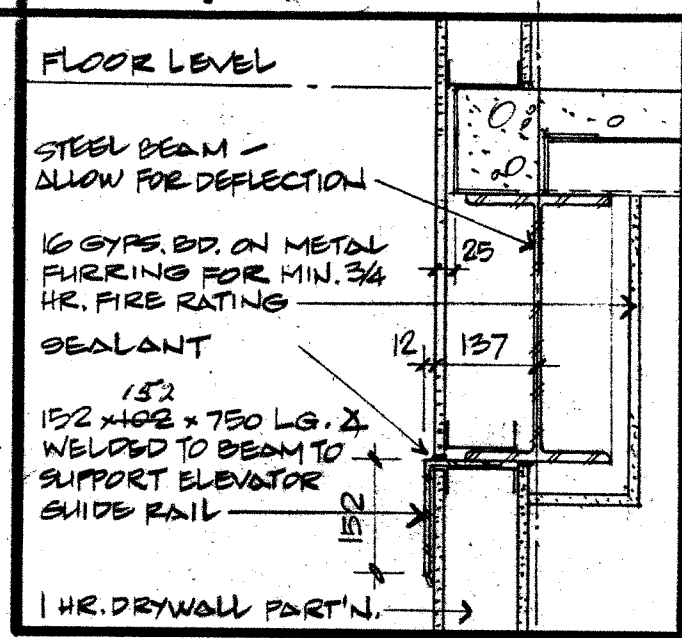
10 MID-LANDING SIDE CONNECTION DETAIL  
SCALE - 1:10



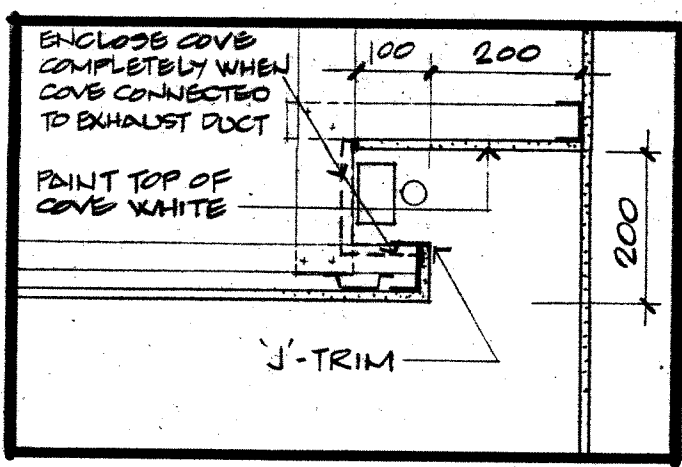
9 VANITY & LIGHT COVE DETAIL SCALE - 1:10



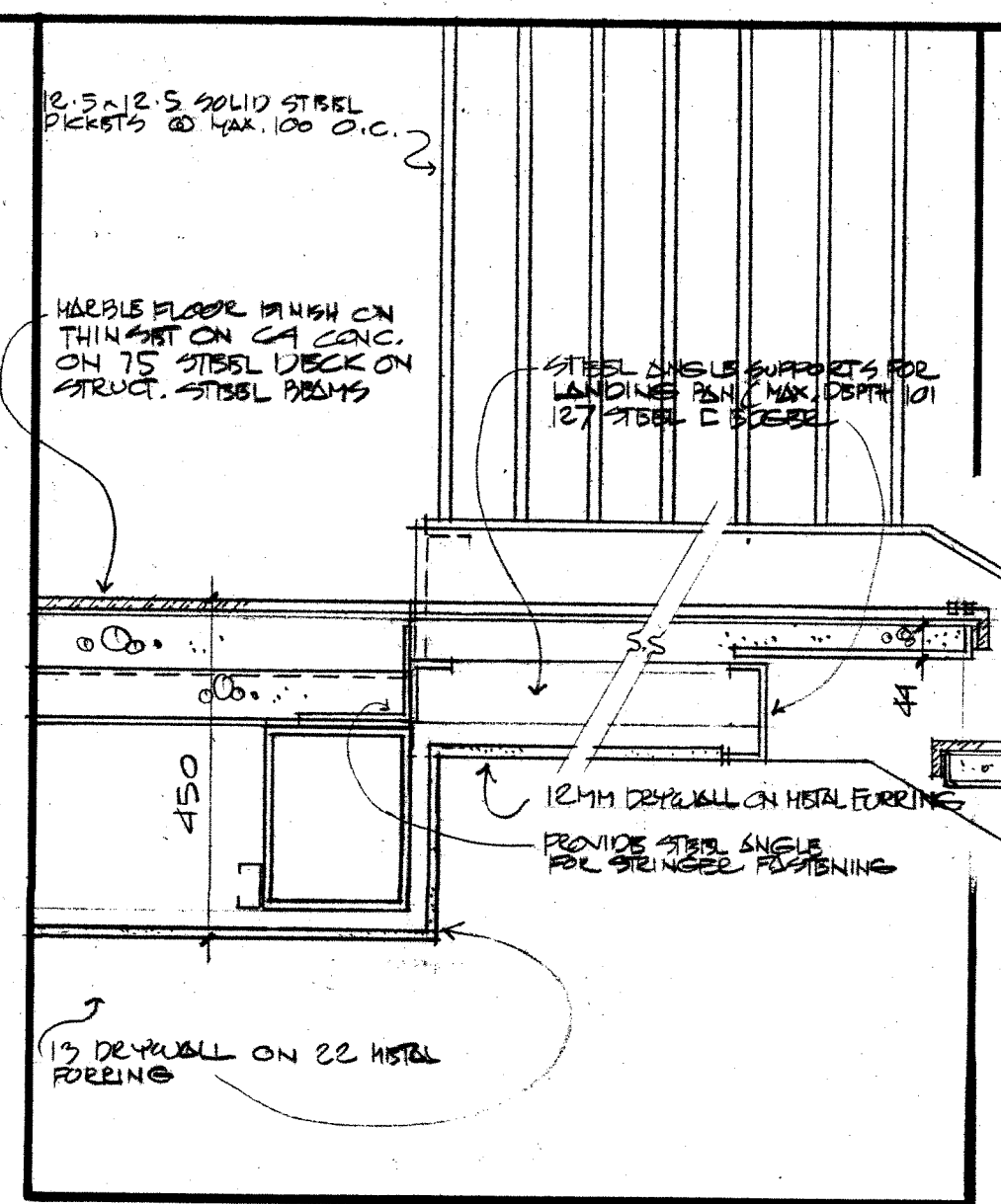
4 SECTION THRU ELEVATOR SHAFT



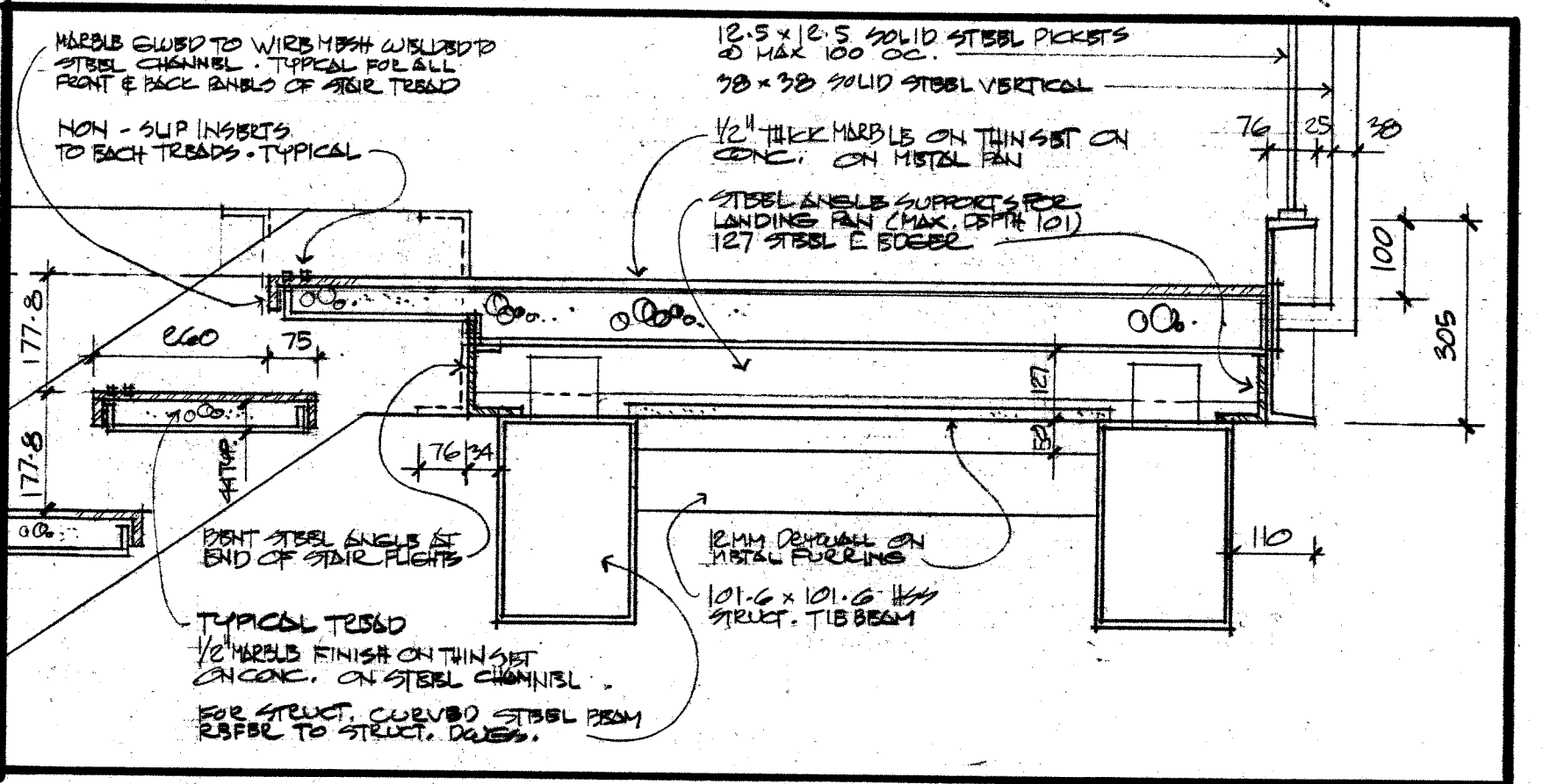
11 GUIDE RAIL SUPPORT ANGLE DETAIL  
SCALE - 1:10



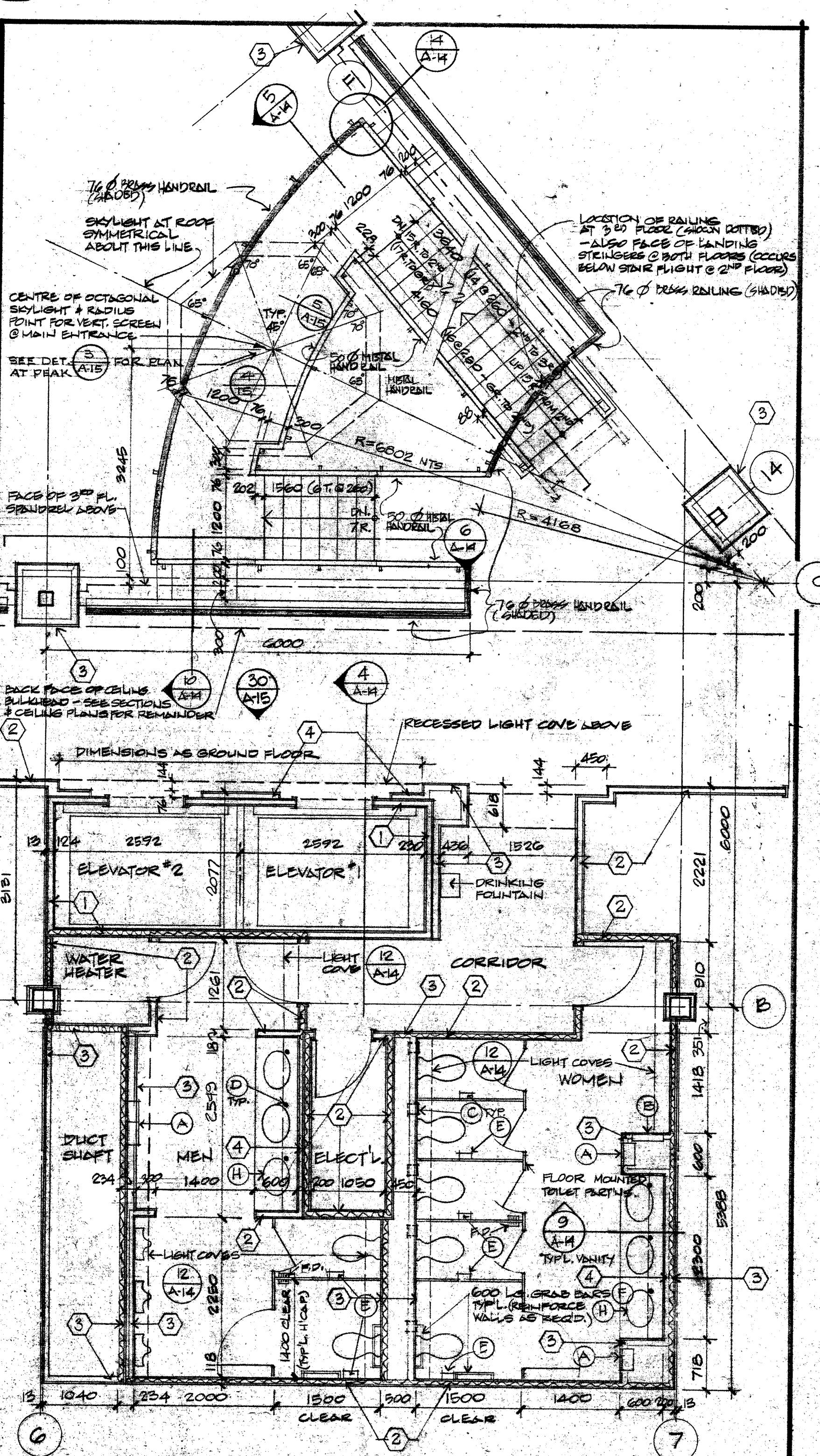
12 LIGHT COVE DETAIL AT WASHROOMS  
SCALE - 1:10



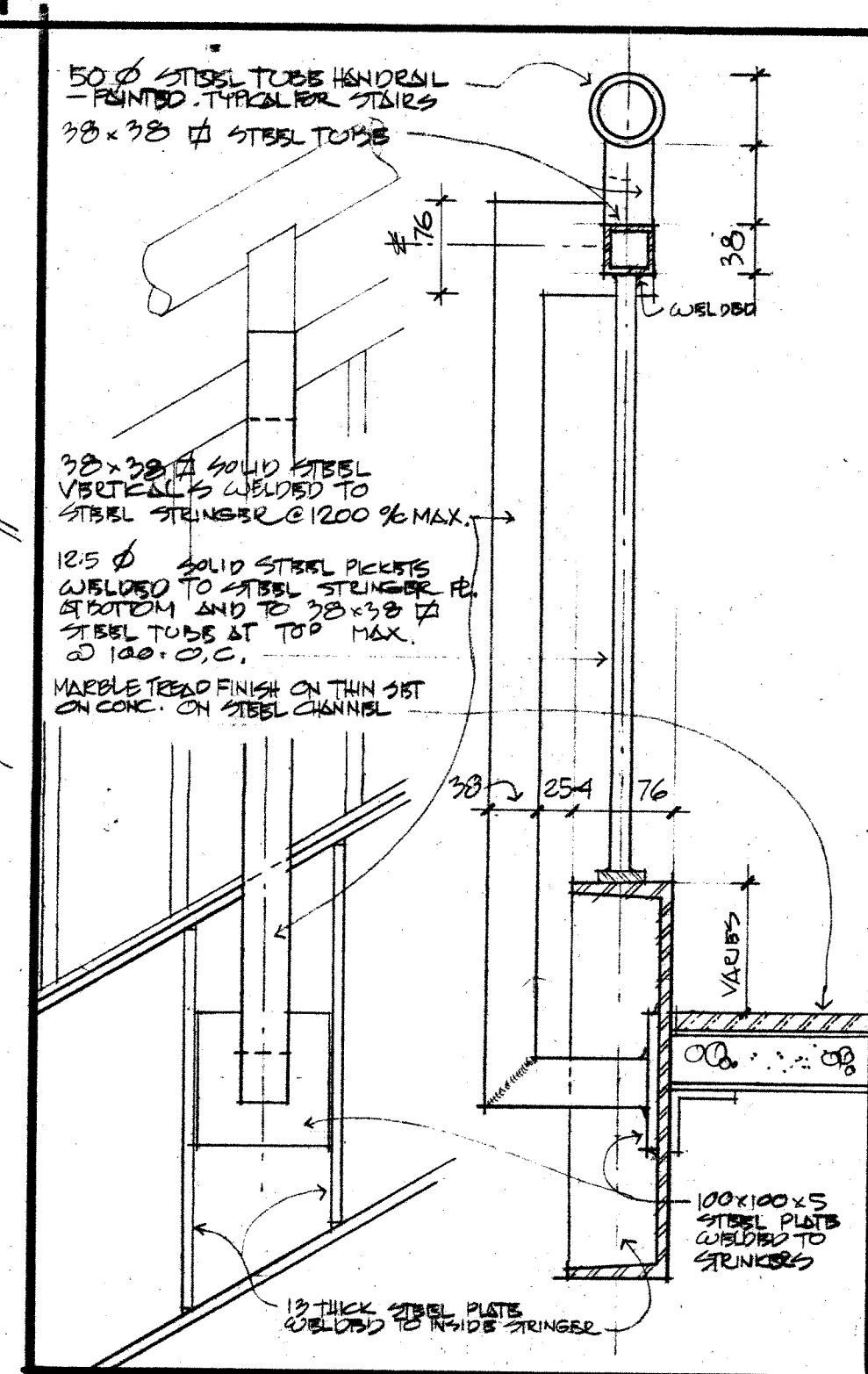
13 STAIR DETAIL  
SCALE - 1:10



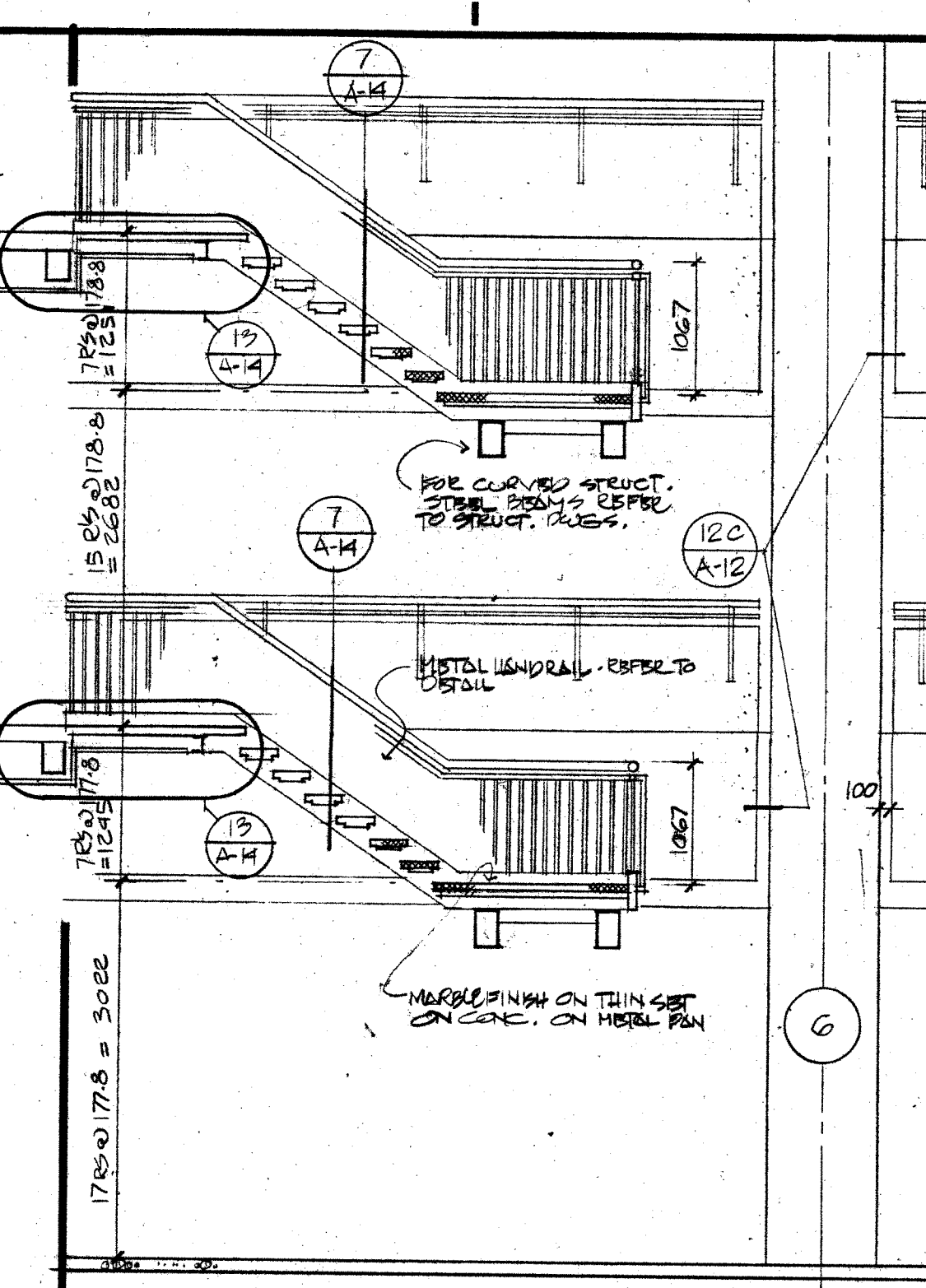
8 MID-LANDING DETAIL  
SCALE - 1:10



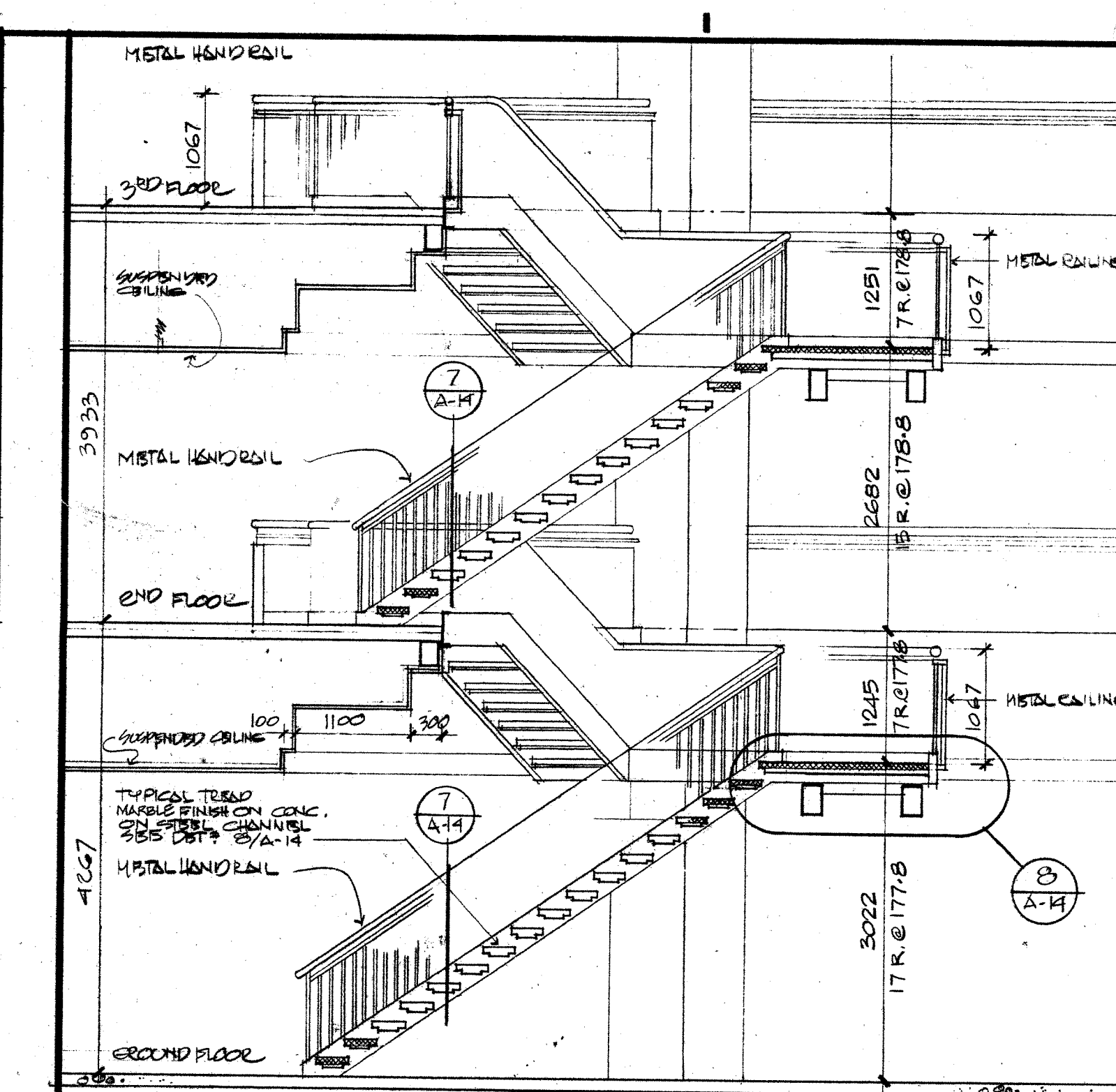
3 2ND FLOOR CORE & ATRIUM STAIR LAYOUT  
(3RD FLOOR SIMILAR EXCEPT AS NOTED)



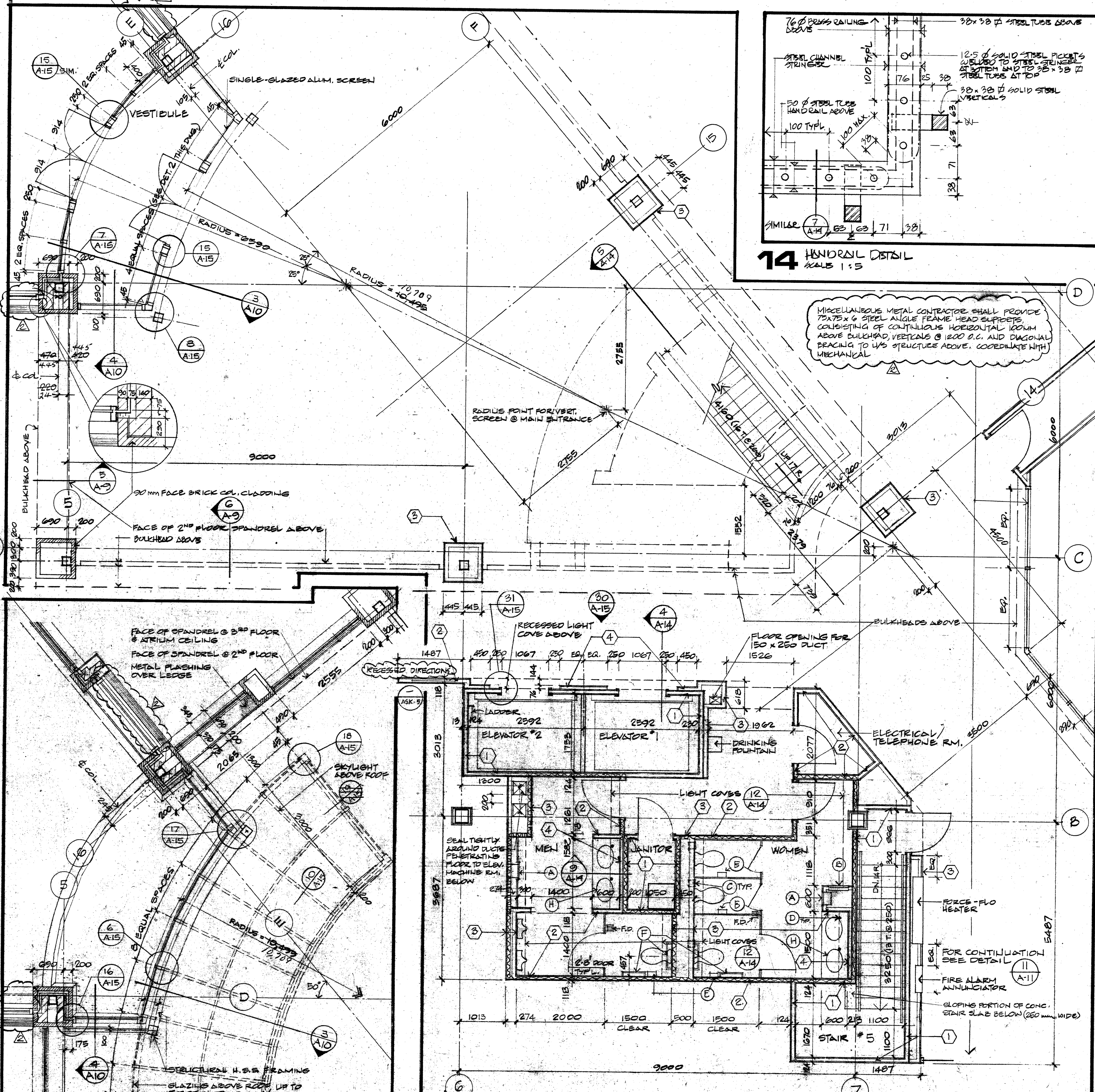
7 HANDRAIL, BALUSTRADE & STRINGER DETAIL  
SCALE - 1:5



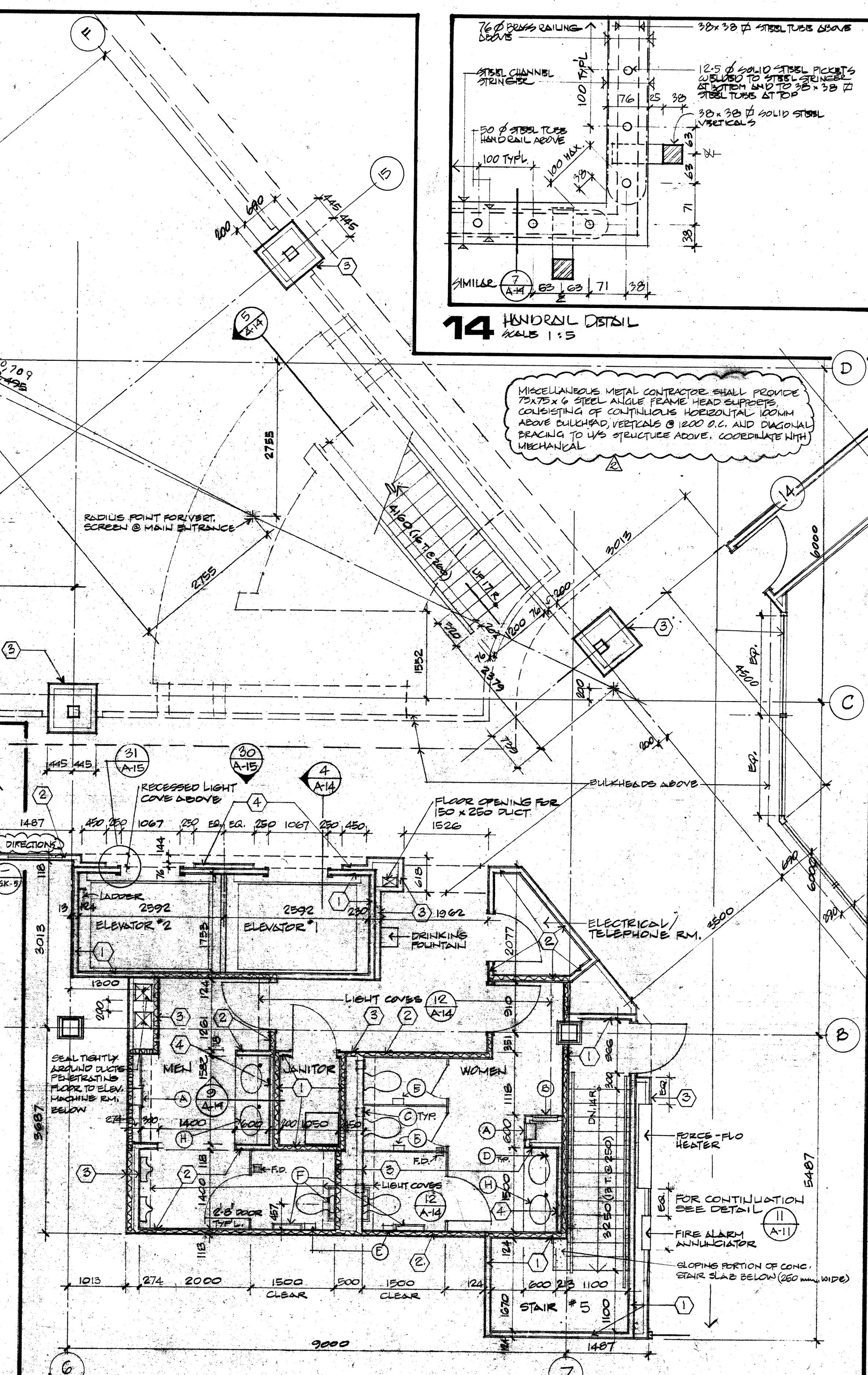
6 SECTION THRU ATRIUM STAIR



5 SECTION THRU ATRIUM STAIR



2 SECOND FLOOR LAYOUT ABOVE MAIN ENTRANCE VESTIBULE  
(THIRD FLOOR SIMILAR)



1 GROUND FLOOR CORE & ATRIUM LAYOUT

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NO.	DATE	REVISION	DWN	CHD
1	MAY 15 1986	ISSUED FOR TENDER	SW	MLL
2	JULY 14 1986	REVISION FOR TENDER	SW	MLL

WASHROOM ACCESSORIES LEGEND

- (A) RECESSED TOWEL DISPENSER
- (B) RECESSED NAPKIN DISPENSER
- (C) RECESSED NAPKIN DISPENSER
- (D) SOAP DISPENSER - BASIN MOUNTED
- (E) TOILET PAPER HOLDER
- (F) 600 LONG GRAB BARS
- (H) HANDICAP SINK

ARCHITECTS  
CRANG AND BOAKE INC.

CONSULTING ENGINEERS  
WALTER, FEDY,  
McCARGAR, HACHBORN

ONTARIO ASSOCIATION OF ARCHITECTS  
Daniel F. Walter  
Daniel F. Hachborn  
License 2009

WATERLOO CITY CENTRE  
CN REAL ESTATE

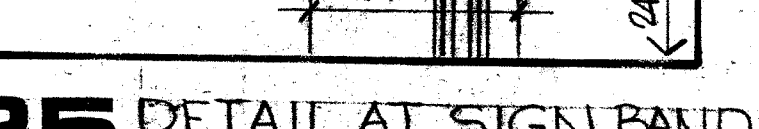
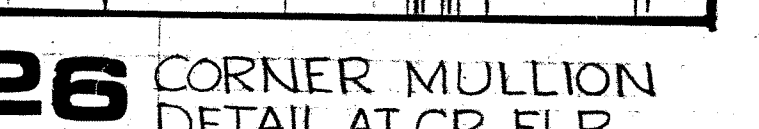
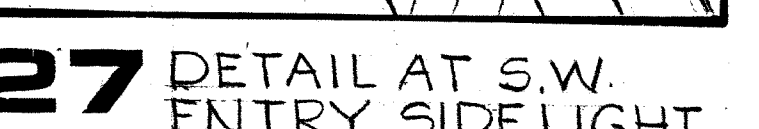
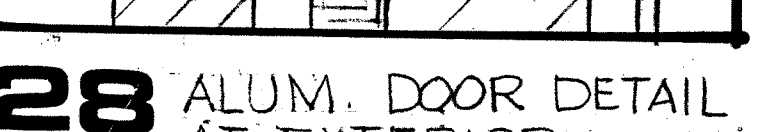
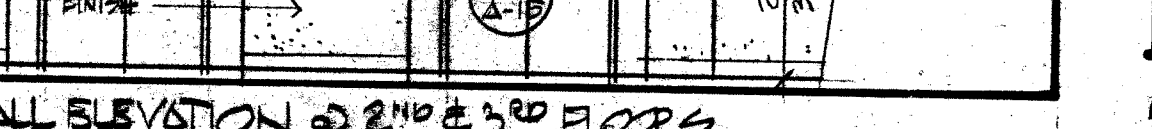
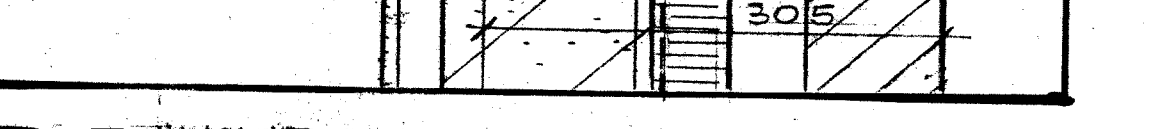
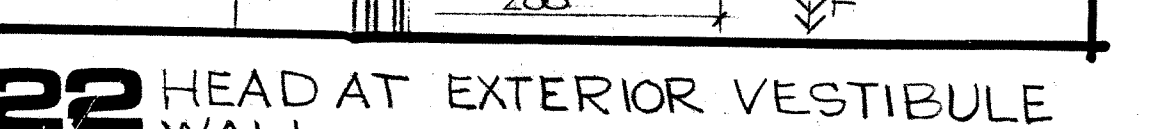
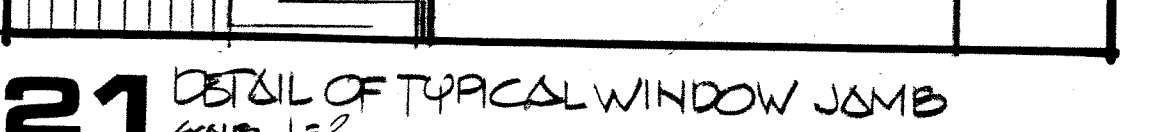
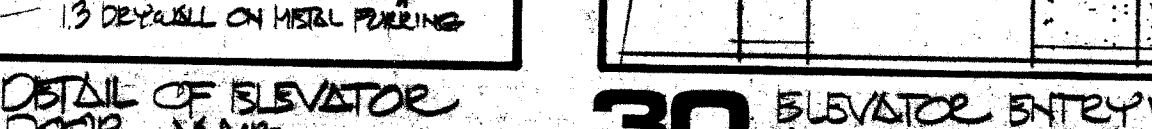
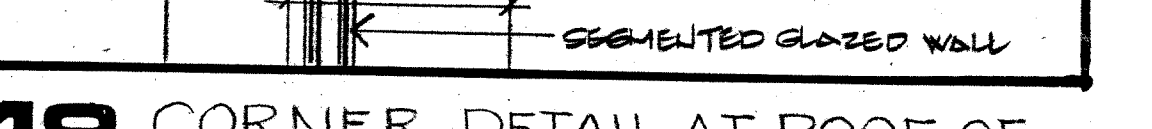
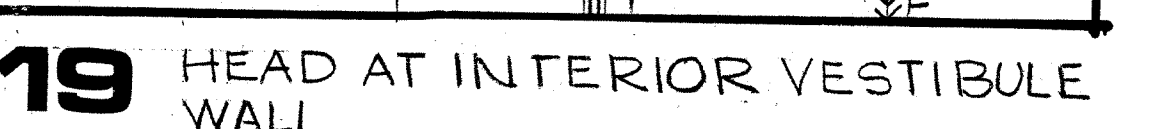
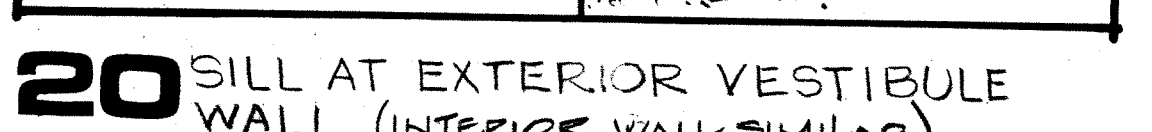
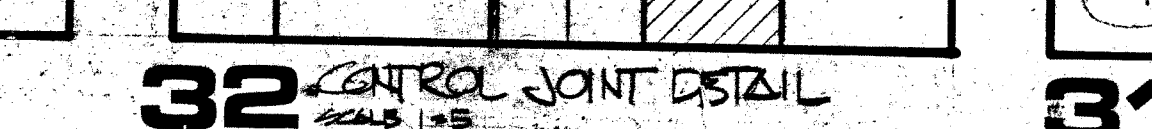
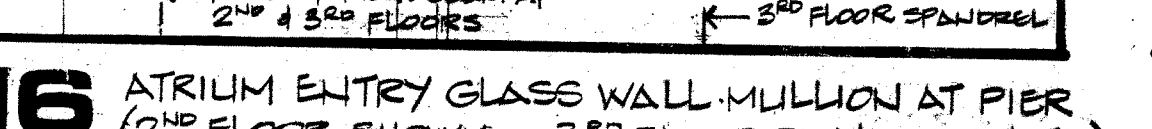
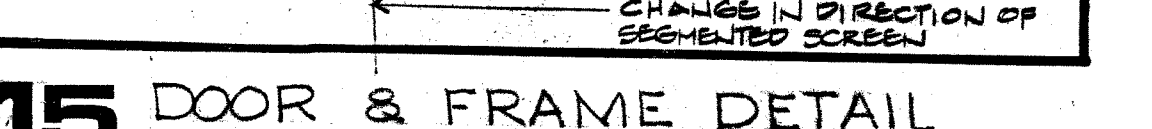
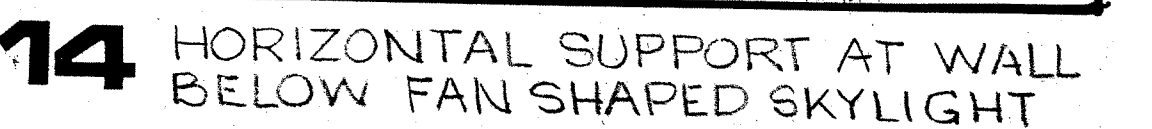
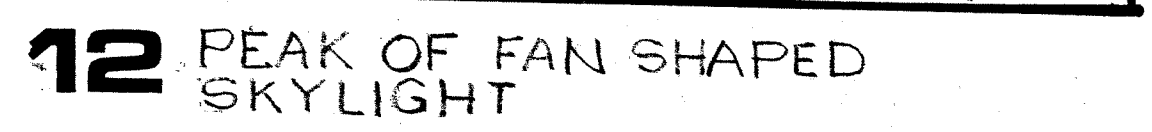
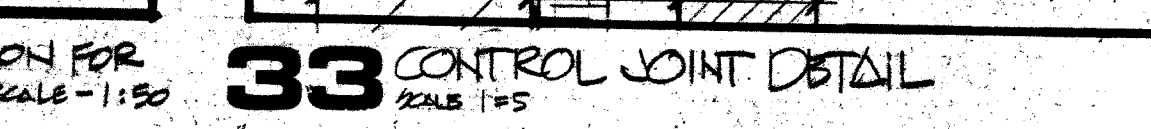
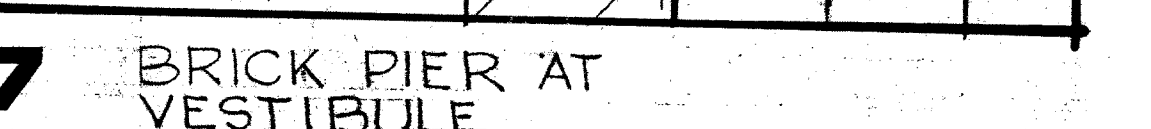
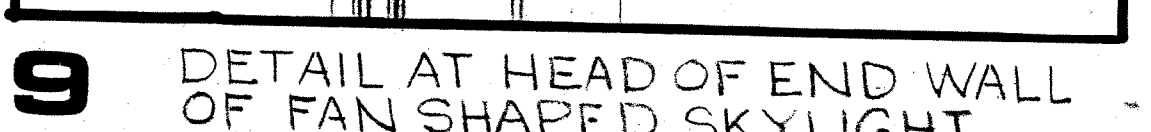
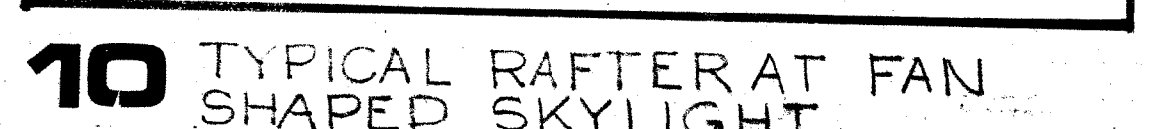
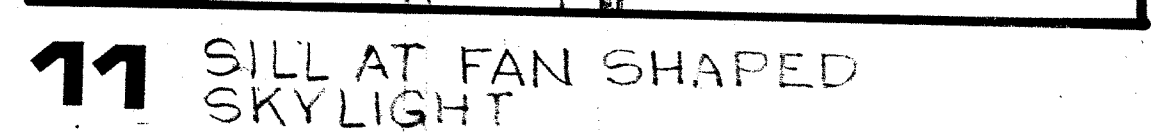
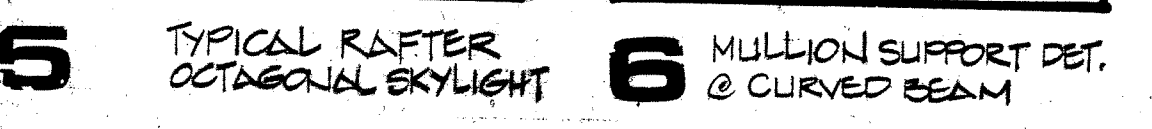
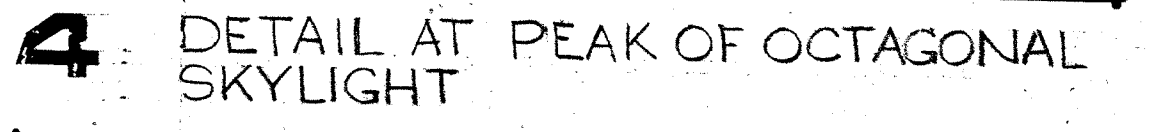
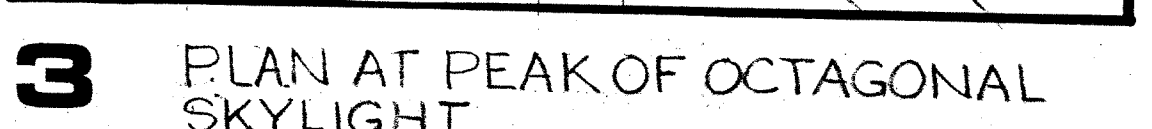
ATRIUM & WASHROOM DETAILS

SCALE	DATE
1:50 & AS NOTED	MAY 1, 1986

CHECK'D *Comk* DRAWN *OV, MLL*

COMM. NO. 42-85 DRAWING NO. A-14





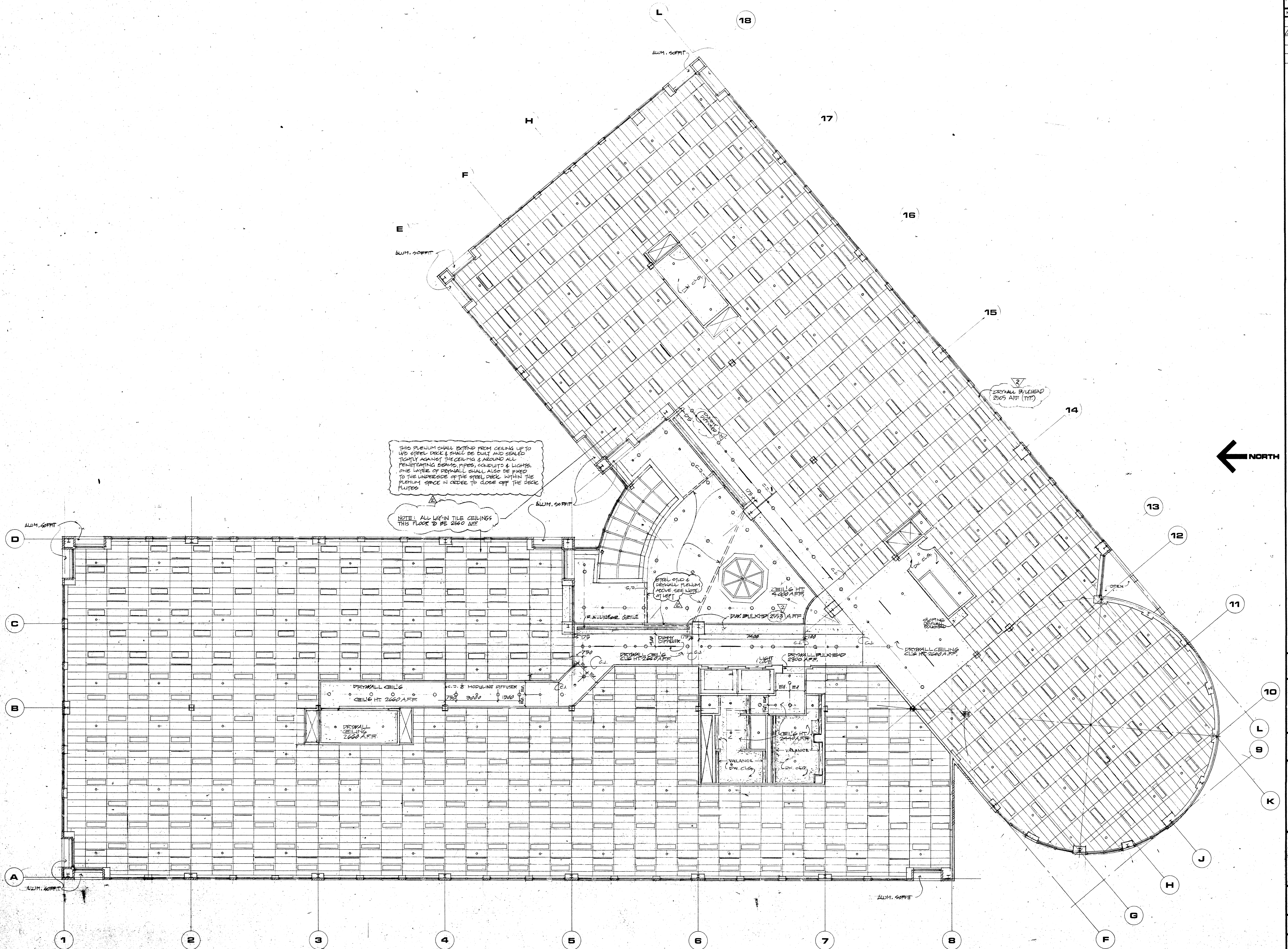
UNLESS NOTED	DATE MAY 1 1986
K'D <i>Wank</i>	DRAWN W.M., WANK, D.V.
M. NO. 42-85	DRAWING NO. A-15*



THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE ARCHITECTS. DRAWINGS MUST NOT BE SCALED.

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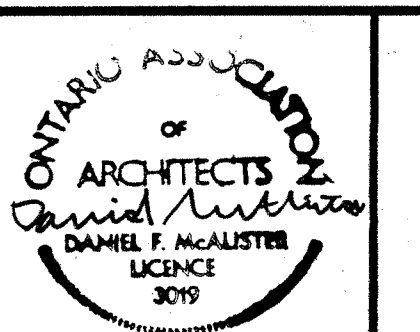
NO.	DATE	REVISION	DWN	CHD
1	MAY 3, 1986	ISSUED FOR TENDERS		
2	JULY 14, 1986	UPDATED & ISSUED FOR CONSTR.	K.V.	D.W.H.



JOB # 23-85-24

ARCHITECTS  
CRANG AND BOAKE INC.

CONSULTING ENGINEERS  
WALTER, FEDY,  
McCARGAR, HACHSBORN



WATERLOO  
CITY CENTRE  
CN REAL ESTATE

THIRD FLOOR  
REFLECTED CLG. PLAN

SCALE 1:100	DATE MAY 1, 1986
CHECK'D <i>DMH</i>	DRAWN
COMM. NO. 42-85	DRAWING NO. A-18



**THIS DRAWING SHALL NOT BE USED FOR  
CONSTRUCTION PURPOSES UNLESS  
COUNTERSIGNED BY:**

**ARCHITECTS**  
**CRANG AND BOAKE INC.**

