

85 ALBERT ST

ARCHITECTURAL DRAWING PACKAGE

ARCHITECT

Linebox Studio Inc.
Address: 116 Lisgar Street, Unit 110, Ottawa, ON, K2P 0C2
Tel. 613.216.2609
Architect: Andrew Reeves
Point of Contact: Josée Anne Provanost

STRUCTURAL ENGINEERS

Cunliffe & Associates
Address: 200-1550 Carling Ave, Ottawa, ON, K1Z 8S8
Tel. 613.729.7242 x 226
Engineer & Point of Contact: Brad Armstrong

MECHANICAL ENGINEERS

Smith + Andersen
Address: 1600 Carling Avenue #530, Ottawa, ON, K1Z 1G3
Tel. 613.691.0273
Engineer & Point of Contact: Menggu He

ELECTRICAL ENGINEERS

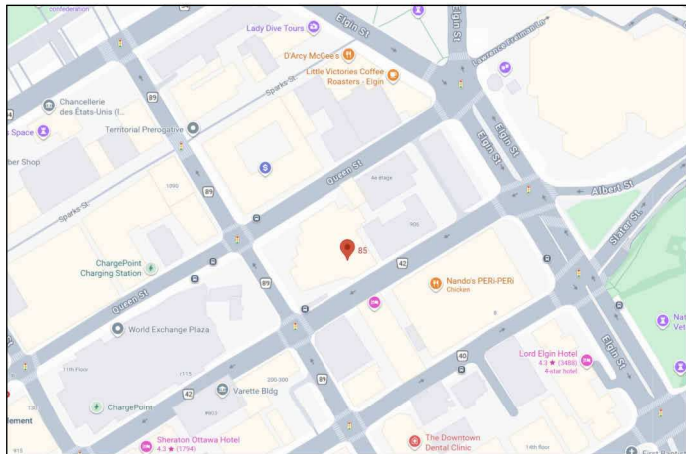
Smith + Andersen
Address: 1600 Carling Avenue #530, Ottawa, ON, K1Z 1G3
Tel. 613.691.0268
Engineer & Point of Contact: Josephine Jordan

CIVIL ENGINEERS

Stantec
Address: 1331 Clyde Ave, #300, Ottawa, ON K2C 3G4
Tel. 613.722.4420
Engineer & Point of Contact: Kris Kilborn

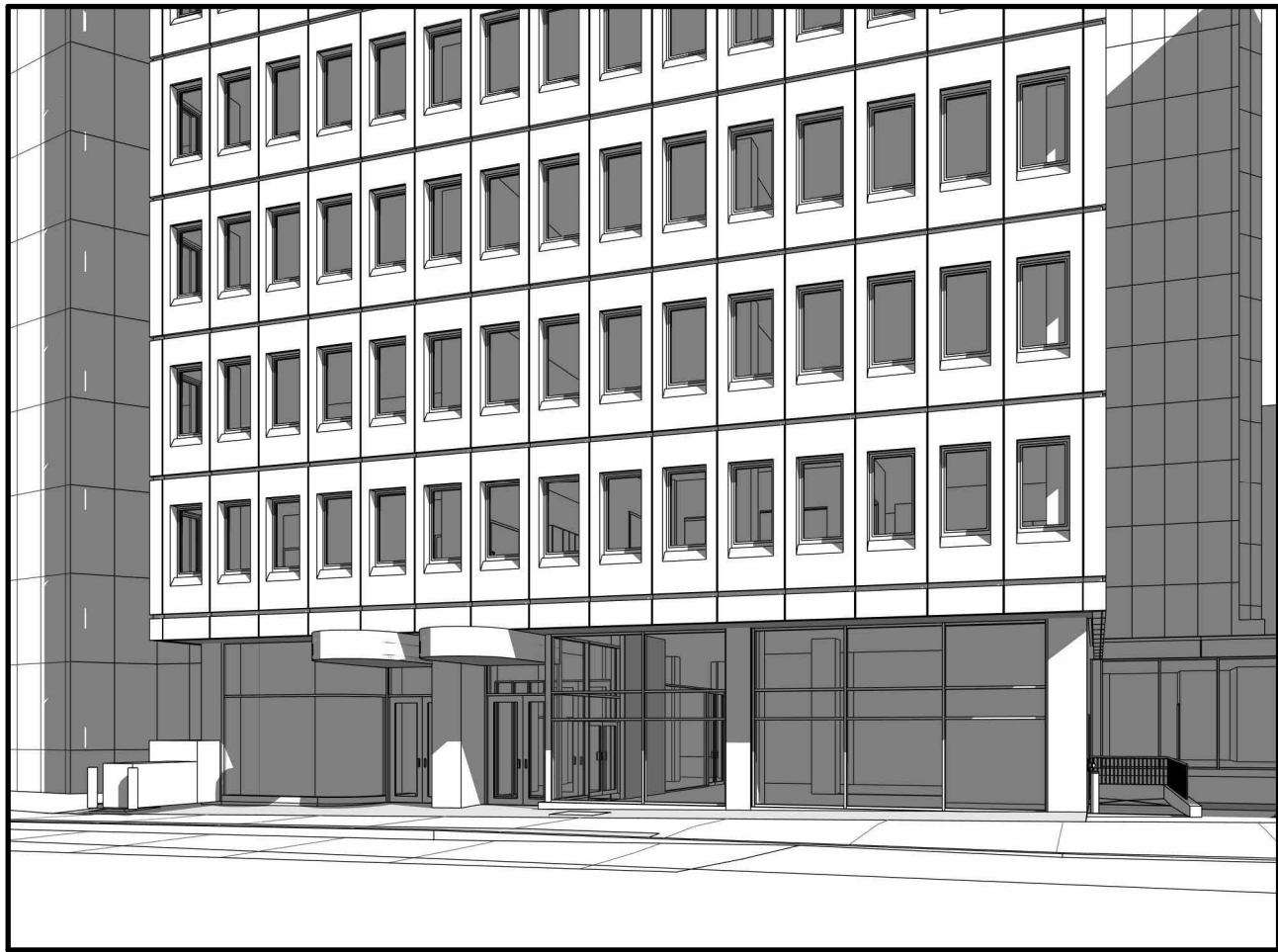
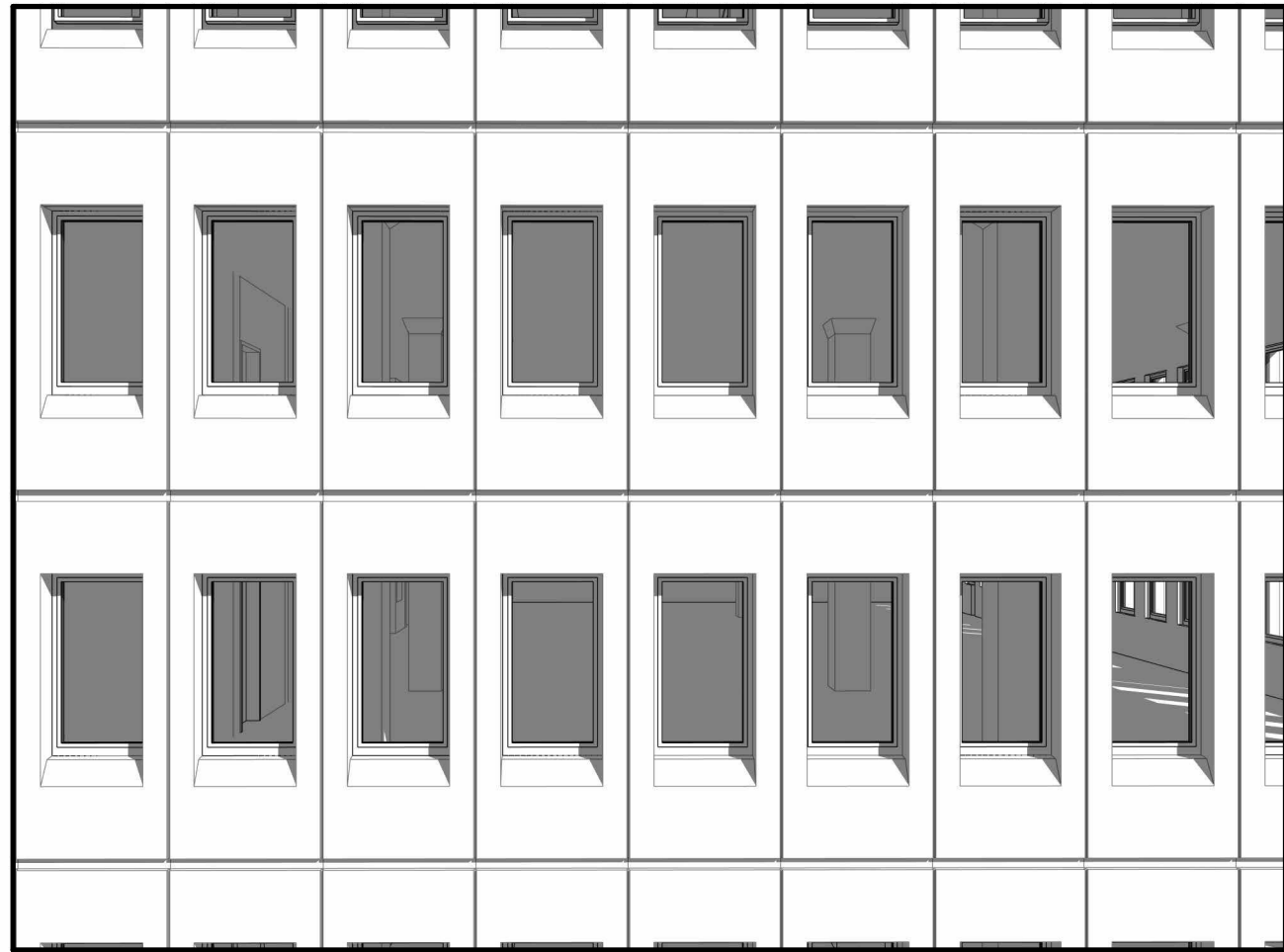
LANDSCAPE ARCHITECT

Siteform
Address: 613.796.4537
Architect & Point of Contact: Jonathan Loschmann



ARCHITECTURAL DRAWING LIST

DWG NO.	DRAWING TITLE	CURRENT REV.	DATE
A0 GENERAL			
A0-000	COVER SHEET	2026-08-06	
A0-801	SITE PLAN	2026-08-06	
A2 PLANS			
A2-097	4TH BSMT - FLOOR PLAN	2026-08-06	
A2-098	3RD BSMT - FLOOR PLAN	2026-08-06	
A2-099	2ND BSMT - FLOOR PLAN	2026-08-06	
A2-100	1ST BSMT - FLOOR PLAN	2026-08-06	
A2-101	LEVEL 01 - FLOOR PLAN	2026-08-06	
A2-102	LEVEL 02 - 06 (TYPICAL) - FLOOR PLAN	2026-08-06	
A2-107	LEVEL 07 - 15 (TYPICAL) - FLOOR PLAN	2026-08-06	
A2-116	LEVEL 16 - ROOFTOP (AMENITY)	2026-08-06	
A2-117	ELEVATOR MACHINE ROOM & SERVICE MEZZANINE	2026-08-06	
A4 ELEVATIONS			
A4-100	SOUTH (ALBERT ST) ELEVATION	2026-08-06	
A4-101	EAST ELEVATION	2026-08-06	
A4-102	NORTH ELEVATION	2026-08-06	
A4-103	WEST ELEVATION	2026-08-06	
A4-110	ENLARGED ELEVATIONS	2026-08-06	



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4. SITE PLAN APPLICATION	2026-08-06
2. DRAFT SPA REVIEW	2026-06-24
1. ISSUED FOR REVIEW AND CLASS-D BUDGET	2026-06-17

no revisions date

stamp | timbre



architect | architecte



general notes | note générale

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project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

COVER SHEET

project number | numero du projet 2515

drawn | dessiné PC / JH / JAP / FM

checked | vérifié AR / JAP

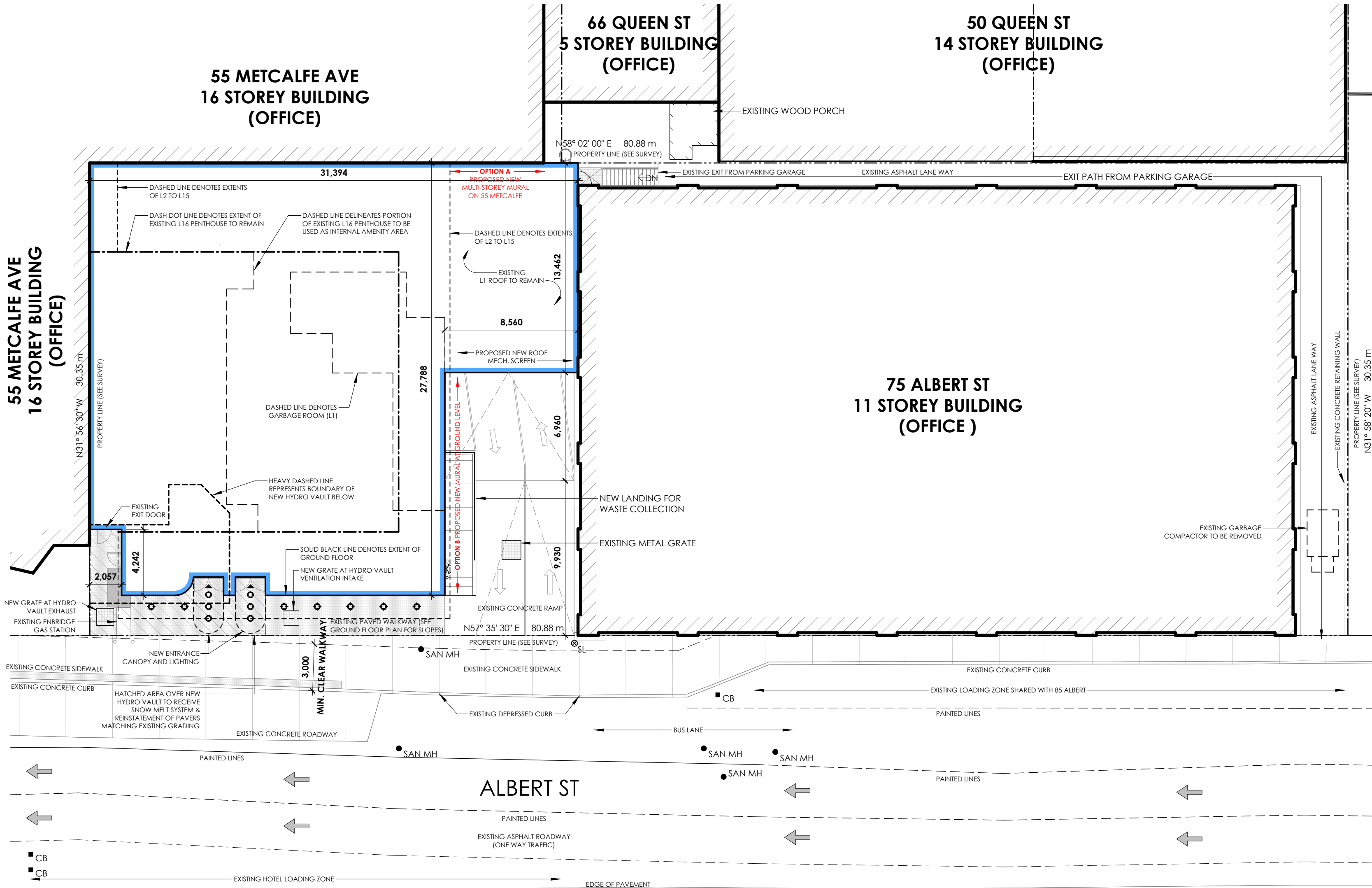
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scale | échelle 1 : 1

A0-000

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1 SITE PLAN
A0-801 1:200

ZONING MATRIX		
ITEM	FIELD	DATA
01	LEGAL DESCRIPTION	ALL OF 24 AND PART OF 25 NORTH OF ALBERT STREET PLAN 3922
02	CURRENT ZONING PERMITTED USES	H1 S45 RESIDENTIAL (HIGH RISE) NON-RESIDENTIAL (HIGH RISE)
03	LOT AREA	952.88 m ² - EXISTING
04	LOT FRONTAGE	EXISTING TO REMAIN
05	BUILDING AREA	EXISTING TO REMAIN
06	BUILDING SETBACKS	NORTH (EXISTING): 0 EAST (EXISTING): 0 SOUTH (EXISTING): 2.56m WEST (EXISTING): 0
07	SUITE COUNT	107 DWELLING UNITS
08	AMENITY SPACE	REQUIRED: 6 m ² /UNIT: 107 UNITS X 6 m ² = 642 m ² 50% COMMUNAL AMENITY AREA = 321 m ² PROVIDED: COMMUNAL AMENITY: INTERIOR (LEVEL 1) INTERIOR (LEVEL 14) EXTERIOR (LEVEL 14) PRIVATE AMENITY: 310.43 m² 149.44 m² 209.49 m² TOTAL AMENITY 689.57 m²
09	BUILDING HEIGHT [SCHD. 45 ZBL 2026-50]	MAXIMUM HEIGHT = 142.772 m (ELEVATION ABOVE SEA LEVEL) PROVIDED = 123.207 m (ELEVATION ABOVE SEA LEVEL) [NO CHANGE]
10	LOADING ZONE	EXISTING CONDITION PROPOSED TO BE MAINTAINED, SHARED WITH 75 ALBERT, UNDER SAME OWNERSHIP.
11	VEHICLE PARKING	REQUIRED (2026-50): RESIDENTIAL: NONE VISITOR: NONE MAXIMUM: 107 (OR NO INCREASE FOR CHANGE OF USE) EV READY: 17 (25% OF SPACES) PROVIDED: NO CHANGE (EXISTING 68) EV READY: NO CHANGE (EXISTING/NONE) TOTAL (EXISTING): 68
12	BICYCLE PARKING	REQUIRED: SHORT TERM 2 + 1 per 20 units = 8 LONG TERM 1 per unit = 107 INCLUSIVE 5% of required spaces = 6 PROPOSED: SHORT TERM = 8 LONG TERM = 112 INCLUSIVE = 14 TOTAL: 115 TOTAL: 134
13	DRIVE AISLES	EXISTING, UNCHANGED, WHERE AISLES ARE IMPACTED BY CHANGES WITHIN THE PARKING GARAGE, MIN. 6 m WIDE.

GENERAL NOTES:

UNLESS OTHERWISE NOTED:

DOCUMENT COORDINATION:

- THIS SITE PLAN AND ASSOCIATED SITE DEMOLITION PLAN ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, INCLUDING LANDSCAPE, CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL PACKAGES, AS WELL AS SPECIFICATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.

EXISTING ELEMENTS:

- ALL CONSTRUCTED ELEMENTS INDICATED TO REMAIN MUST BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
- PROTECTION MEASURES, INCLUDING FENCING, HOARDING, OR BARRIERS, SHALL BE IMPLEMENTED TO SAFEGUARD EXISTING STRUCTURES, UTILITIES, AND LANDSCAPED AREAS.

SIGNAGE AND MARKINGS:

- PARKING SIGNAGE, WAYFINDING ELEMENTS, AND ANY SURFACE MARKINGS DISPLACED DURING CONSTRUCTION MUST BE REINSTATED TO MATCH ORIGINAL LOCATIONS, UNLESS OTHERWISE DIRECTED.
- TEMPORARY SIGNAGE OR MARKINGS SHALL BE PROVIDED DURING CONSTRUCTION TO MAINTAIN PUBLIC SAFETY AND WAYFINDING CLARITY.

SIDEWALKS, CURBS, AND SURFACES:

- SIDEWALKS, CURBS, OR OTHER MUNICIPAL INFRASTRUCTURE AFFECTED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO MATCH EXISTING CONDITIONS OR AS SPECIFIED BY MUNICIPAL STANDARDS. SEE CIVIL.
- ANY PRIVATE DRIVEWAYS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REINSTATED AS PER THE APPROVED SITE PLAN AND MUNICIPAL REQUIREMENTS.

SOIL EROSION AND SEDIMENT CONTROL:

- EROSION AND SEDIMENT CONTROL MEASURES, AS PER MUNICIPAL AND CONSERVATION AUTHORITY STANDARDS, MUST BE IN PLACE BEFORE COMMENCEMENT OF ANY SITE WORK AND MAINTAINED UNTIL PROJECT COMPLETION.

UTILITIES AND SERVICES:

- CONTRACTOR MUST CONFIRM THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING UNDERGROUND AND OVERHEAD SERVICES, BEFORE COMMENCING WORK.
- ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION MUST BE REPORTED AND REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE RESPECTIVE AUTHORITY OR UTILITY PROVIDER.

ACCESSIBILITY (2024 OBC COMPLIANCE):

- ALL SIDEWALKS, PEDESTRIAN PATHWAYS, AND PARKING AREAS MUST CONFORM TO THE ACCESSIBILITY REQUIREMENTS OUTLINED IN THE 2024 ONTARIO BUILDING CODE.
- TEMPORARY PROVISIONS MUST ENSURE ACCESSIBLE ROUTES ARE MAINTAINED DURING CONSTRUCTION.

SAFETY AND SITE ACCESS:

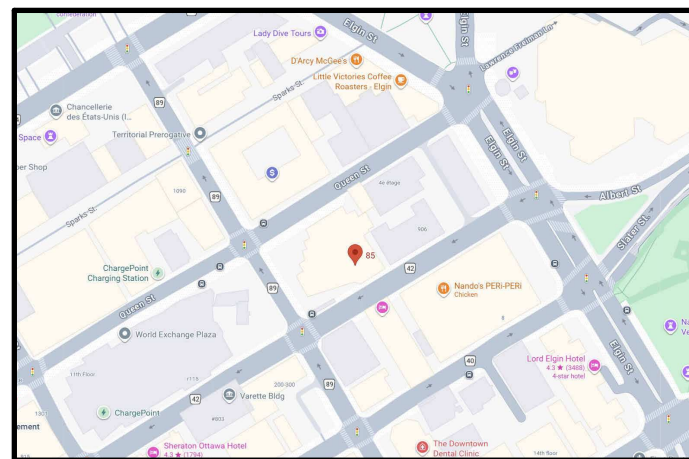
- SITE ACCESS FOR EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES.
- ADEQUATE SAFETY MEASURES, INCLUDING HOARDING, SIGNAGE, AND BARRIERS, MUST BE IMPLEMENTED TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL AS PER THE OBC AND OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA).

ENVIRONMENTAL AND ARCHAEOLOGICAL PROTECTIONS:

- ANY ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED ON-SITE MUST REMAIN UNDISTURBED UNLESS APPROVED BY THE GOVERNING AUTHORITY.
- SHOULD ANY ARTIFACTS OR MATERIALS OF POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE BE ENCOUNTERED, ALL WORK IN THE VICINITY MUST CEASE, AND THE APPROPRIATE AUTHORITIES MUST BE NOTIFIED.

PERMITS AND INSPECTIONS:

- ALL WORK MUST COMPLY WITH APPLICABLE MUNICIPAL PERMITS AND APPROVALS.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING ALL REQUIRED INSPECTION.



KEY PLAN

LEGAL DESCRIPTION:
ALL OF LOTS 24, 25, 26 AND 27 NORTH SIDE OF ALBERT STREET REGISTERED PLAN 3922
CITY OF OTTAWA
SURVEY REFERENCE:
TECHNICAL INFORMATION GATHERED FROM SURVEY PREPARED BY CERTIFIED LAND SURVEYOR: STANTEC GEOMATICS LTD.
DATE: APRIL, 2026
FILE # V-133140
PLANNER CONTACT INFORMATION:
NAME: ADAM PAINE
TEL: 613 722 4420

SITE PLAN LEGEND	
■ CB	CATCH BASIN
● SAN MH	SANITARY MAN HOLE
▲	BUILDING ENTRANCE
○ UP	UTILITY POLE
° SIGN	TRAFFIC SIGN
⦿	FIRE HYDRANT
↔	SIAMESE CONNECTION
BR	SINGLE BIKE RACK BOLLARD
SB	COLLAPSABLE SAFETY BOLLARD 3'-0" - 5'-0" O.C.
SB PC	COLLAPSABLE SAFETY BOLLARD 3'-0" - 5'-0" O.C. MOUNTED ON PIN CURB
🚲	BICYCLE LANE
MIR	EXISTING CONVEX MIRRORS
SL	STREET LIGHT POST
⬢	EXISTING RECESSED LIGHT FIXTURE
	DENOTES NEW HARD SURFACE PATHWAY REFER TO LANDSCAPE
	DENOTES NEW GRASS / SOD REFER TO LANDSCAPE.
	DENOTES CONCRETE PAD, REFER TO LANDSCAPE.
	DENOTES ASPHALT PAVING, REFER TO LANDSCAPE.
	DENOTES BOUNDARY OF BUILDING SUBJECT TO CHANGE OF USE.

VEHICLE PARKING PROVIDED	
TYPE	COUNT
EXISTING PARKING	68
TOTAL	68

BICYCLE PARKING PROVIDED	
TYPE	COUNT
HORIZONTAL	56
INCLUSIVE	14
SHORT TERM	8
VERTICAL	56
TOTAL	134

ALL BICYCLE PARKING PROVIDED LOCATED WITHIN BUILDING REFER TO FLOOR PLANS

RESIDENTIAL SUITE TYPES	
UNIT TYPE	COUNT
1 BEDROOM	14
1 BEDROOM (BF)	14
2 BEDROOM	14
2 BEDROOM + DEN	5
STUDIO	14
URBAN 1 BEDROOM	23
URBAN 2 BEDROOM	9
URBAN 2 BEDROOM (BF)	14
TOTAL	107

15% OF UNITS TO BE BARRIER FREE AS PER OBC 3.8.2.1 [5]
5% OF UNITS TO BE 3 BEDROOM OR HAVE A MIN. GFA OF 80 m² [CITY OF OTTAWA ZBL 2026-50 708(1)]

GROSS FLOOR AREA (OTTAWA ZBL 2026-50)	
	6,432.10 m ²



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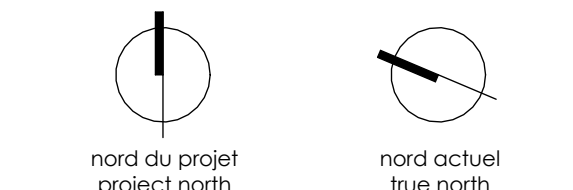
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4. SITE PLAN APPLICATION 2026-08-06
2. DRAFT SEA REVIEW 2026-06-24
1. ISSUED FOR REVIEW AND CLASS-D BUDGET 2026-06-17

no revisions date

stamp | timbre



architect | architecte



general notes | note générale

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project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

SITE PLAN

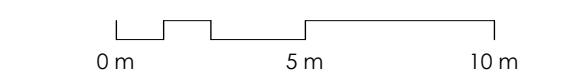
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checked | vérifié AR / JAP

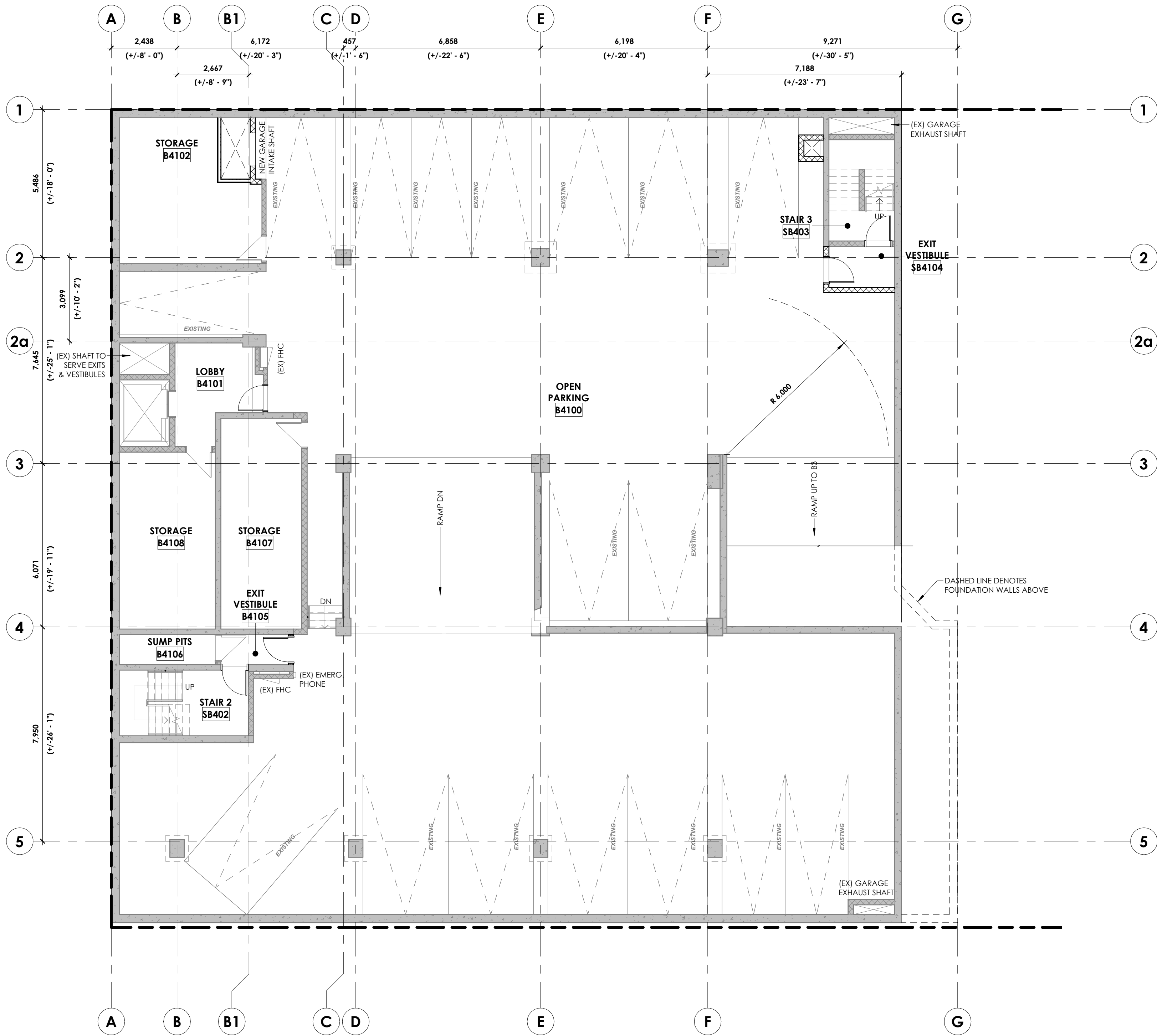
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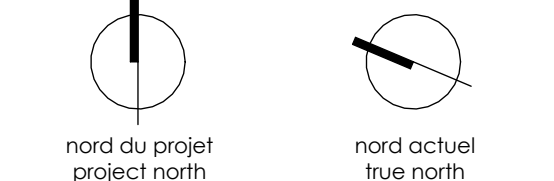
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FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION
- NEW OPENING TO ADD GLAZING



4 - SITE PLAN APPLICATION	2026-08-06
2 - DRAFT SPA REVIEW	2026-06-24
1 - ISSUED FOR REVIEW AND CLASS-D BUDGET	2026-06-17
no revisions	date



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4TH BSMT - FLOOR PLAN

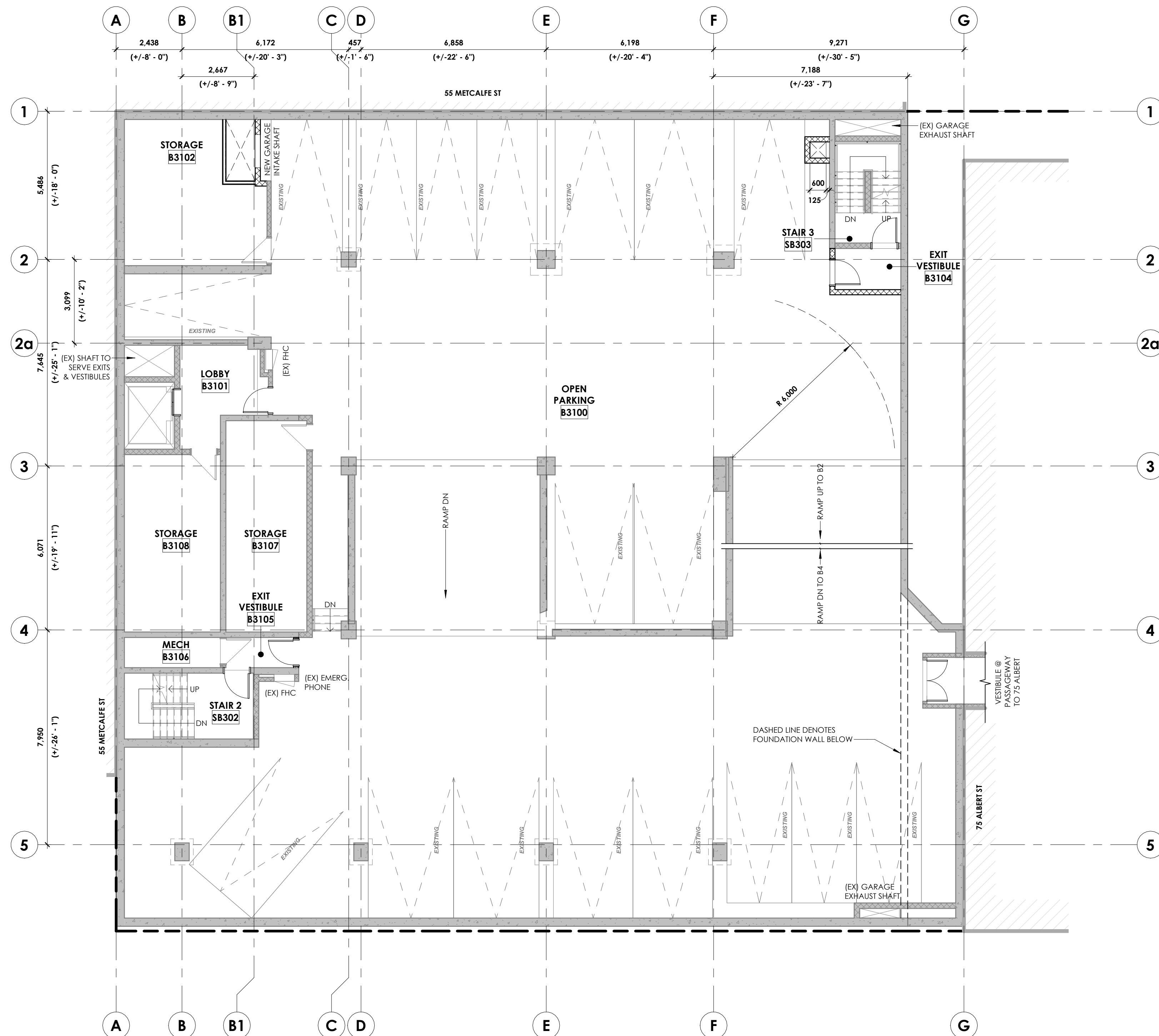
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checked vérifié	AR / JAP
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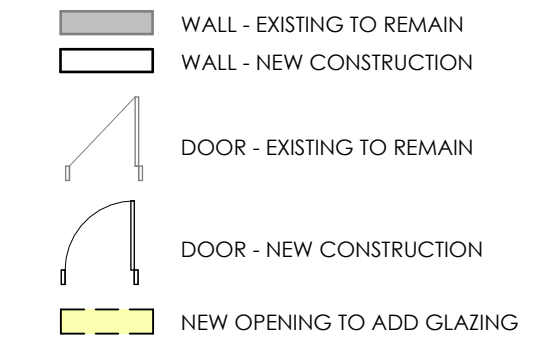
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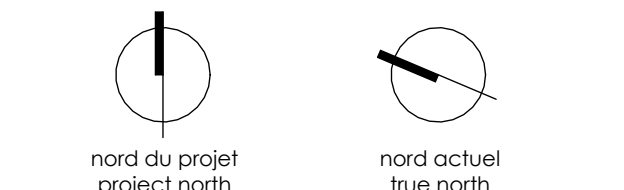


FLOOR PLAN LEGEND



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4	SITE PLAN APPLICATION	2026-08-06
2	DRAFT SPA REVIEW	2026-06-24
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stamp | timbre



architect | architecte

linebox
STUDIO

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3RD BSMT - FLOOR PLAN

project number | numero du projet

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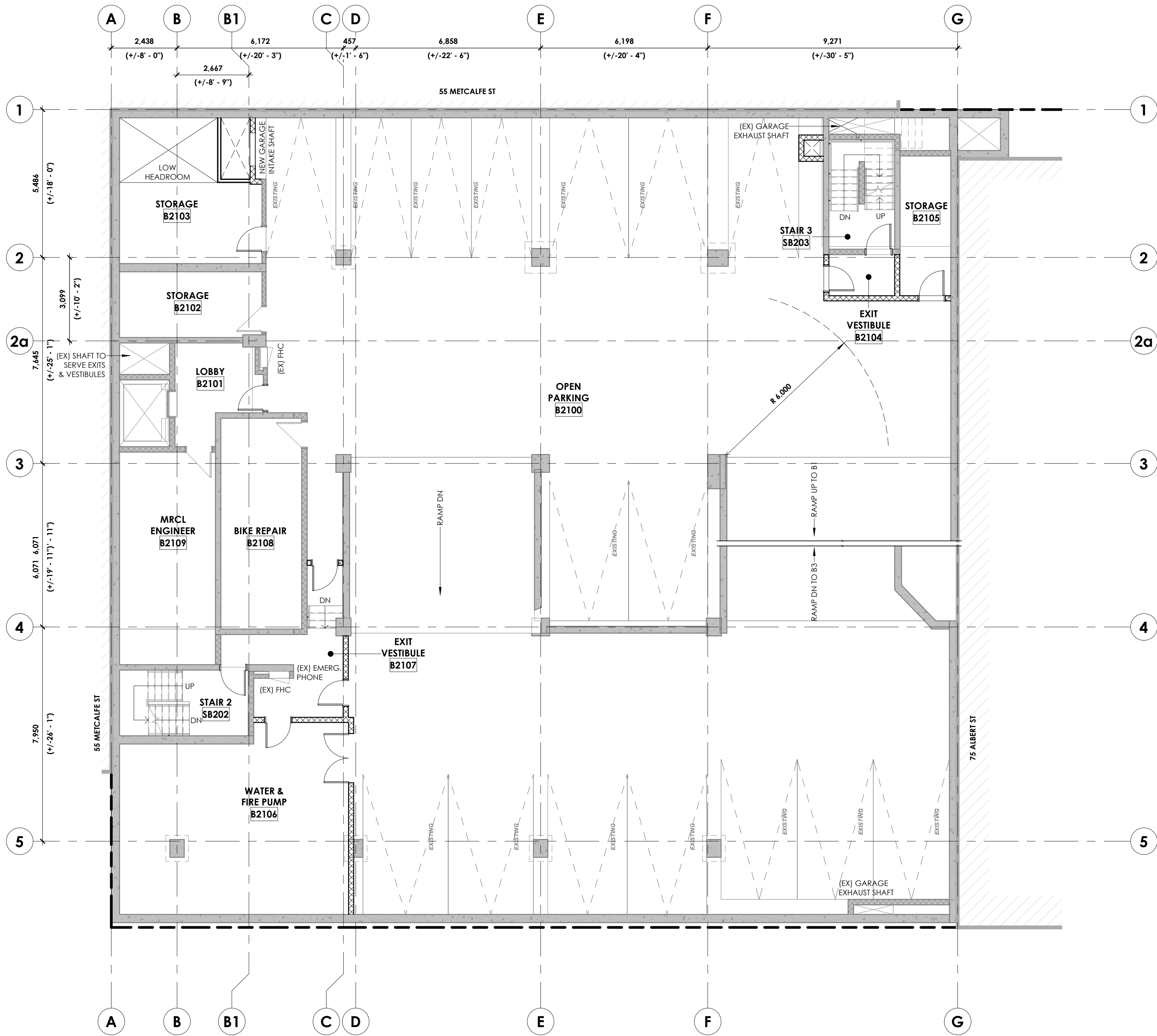
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A diagram of a step function on the interval $[0, 4]$. The function is 0 on $[0, 1]$, 1 on $(1, 2]$, 0 on $(2, 3]$, and 1 on $(3, 4]$.

A2-098

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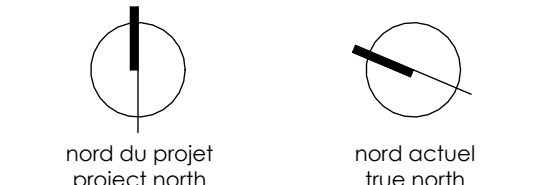
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- 4. SITE PLAN APPLICATION 2026-08-06
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2ND BSMT - FLOOR PLAN

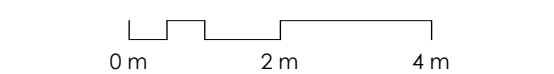
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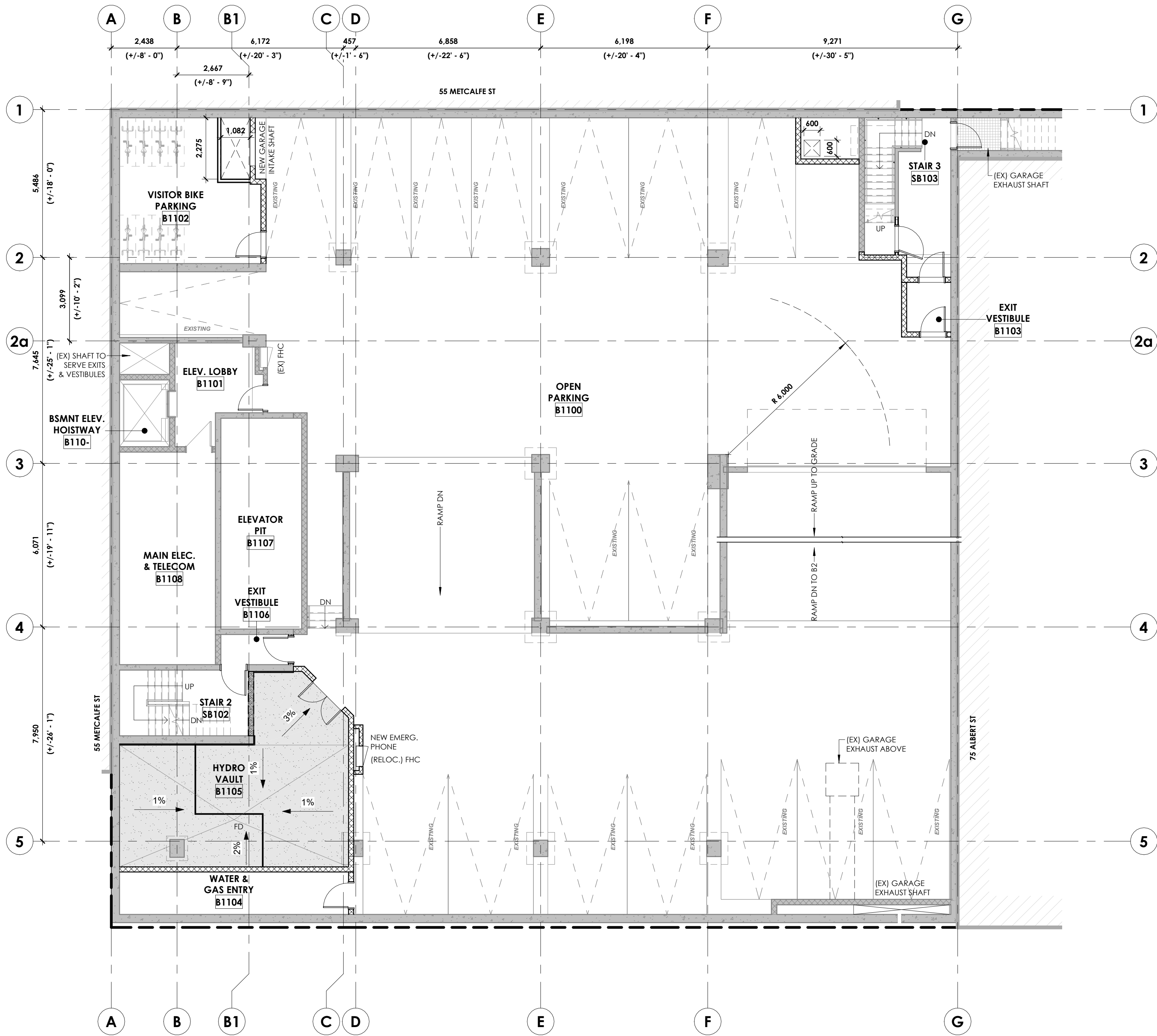
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A2-099

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1ST BSMT - FLOOR PLAN

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A2-100

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[CITY OF OTTAWA ZBL 2026-S0 708(1)]

INDOOR AMENITY L.1 (GFA - ZBL 2026-50)	
LEVEL 01	310.43 m²



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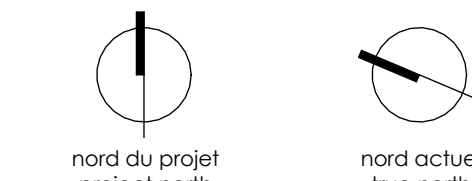
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LEVEL 01 - FLOOR PLAN

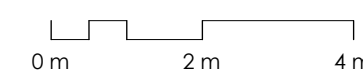
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scale | échelle 1:100



A2-101

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SHORT TERM	8
VERTICAL	56
TOTAL	134

RESIDENTIAL SUITE TYPES	
UNIT TYPE	COUNT
1 BEDROOM	14
1 BEDROOM (BF)	14
2 BEDROOM	14
2 BEDROOM + DEN	5
STUDIO	14
URBAN 1 BEDROOM	23
URBAN 2 BEDROOM	9
URBAN 2 BEDROOM (BF)	14
TOTAL	107

15% OF UNITS TO BE BARRIER FREE [OBC 3.8.2.1 (5)]
5% OF UNITS TO BE 3 BEDROOM OR HAVE A MIN. GFA OF 80 m²
[CITY OF OTTAWA ZBL 2026-S0 708(1)]

structural engineers | ingénieur structure

MEP engineers | ingénieur MEP

civil engineers | ingénieur civil

landscape architect | architecte paysagiste

4. SITE PLAN APPLICATION2026-08-06

2. DRAFT SPA REVIEW2026-06-24

1. ISSUED FOR REVIEW AND CLASS-D BUDGET2026-06-17

no revisions

date

stamp | timbre

architect | architecte

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

2. DO NOT SCALE THE DRAWINGS.

3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION

85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

LEVEL 02 - 06 (TYPICAL) - FLOOR PLAN

project number | numero du projet2515

drawn | dessinéPC / JH / JAP / FM

checked | vérifiéAR / JAP

date | date06/02/26

scale | échelle1 : 100

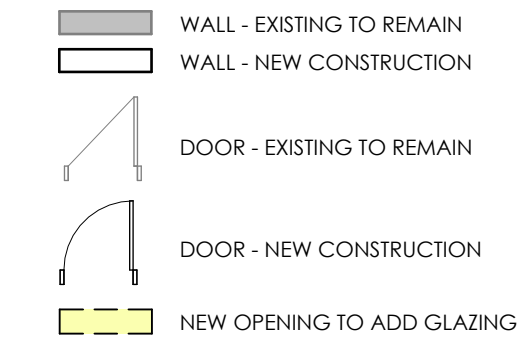
A2-102

#xxxxx

XXXXXX-XX-XXXX



FLOOR PLAN LEGEND



VEHICLE PARKING PROVIDED	
TYPE	COUNT
EXISTING PARKING	68
TOTAL	68

BICYCLE PARKING PROVIDED	
TYPE	COUNT
HORIZONTAL	56
INCLUSIVE	14
SHORT TERM	8
VERTICAL	56
TOTAL	134

RESIDENTIAL SUITE TYPES	
UNIT TYPE	COUNT
1 BEDROOM	14
1 BEDROOM (BF)	14
2 BEDROOM	14
2 BEDROOM + DEN	5
STUDIO	14
URBAN 1 BEDROOM	23
URBAN 2 BEDROOM	9
URBAN 2 BEDROOM (BF)	14
TOTAL	107

15% OF UNITS TO BE BARRIER FREE [OBC 3.8.2.1 (5)]
5% OF UNITS TO BE 3 BEDROOM OR HAVE A MIN. GFA OF 80 m²
[CITY OF OTTAWA ZBL 2026-50 708(1)]



structural engineers | ingénieur structure



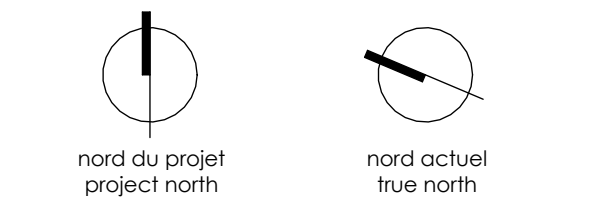
MEP engineers | ingénieur MEP



civil engineers | ingénieur civil

siteform

landscape architect | architecte paysagiste



4	SITE PLAN APPLICATION	2026-08-06
2	DRAFT SPA REVIEW	2026-06-24
1	ISSUED FOR REVIEW AND CLASS-D BUDGET	2026-06-17

no	revisions	date
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2	1	10/10/2019
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100	1	10/10/2019

stamp | timbre



architect | architecte

linebox
STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

**LEVEL 07 - 15 (TYPICAL) -
FLOOR PLAN**

project number | numero du projet 2515

drawn | dessiné PC / JH / JAP / FMchecked | verifié AR / JAP

date | date 06/02/26

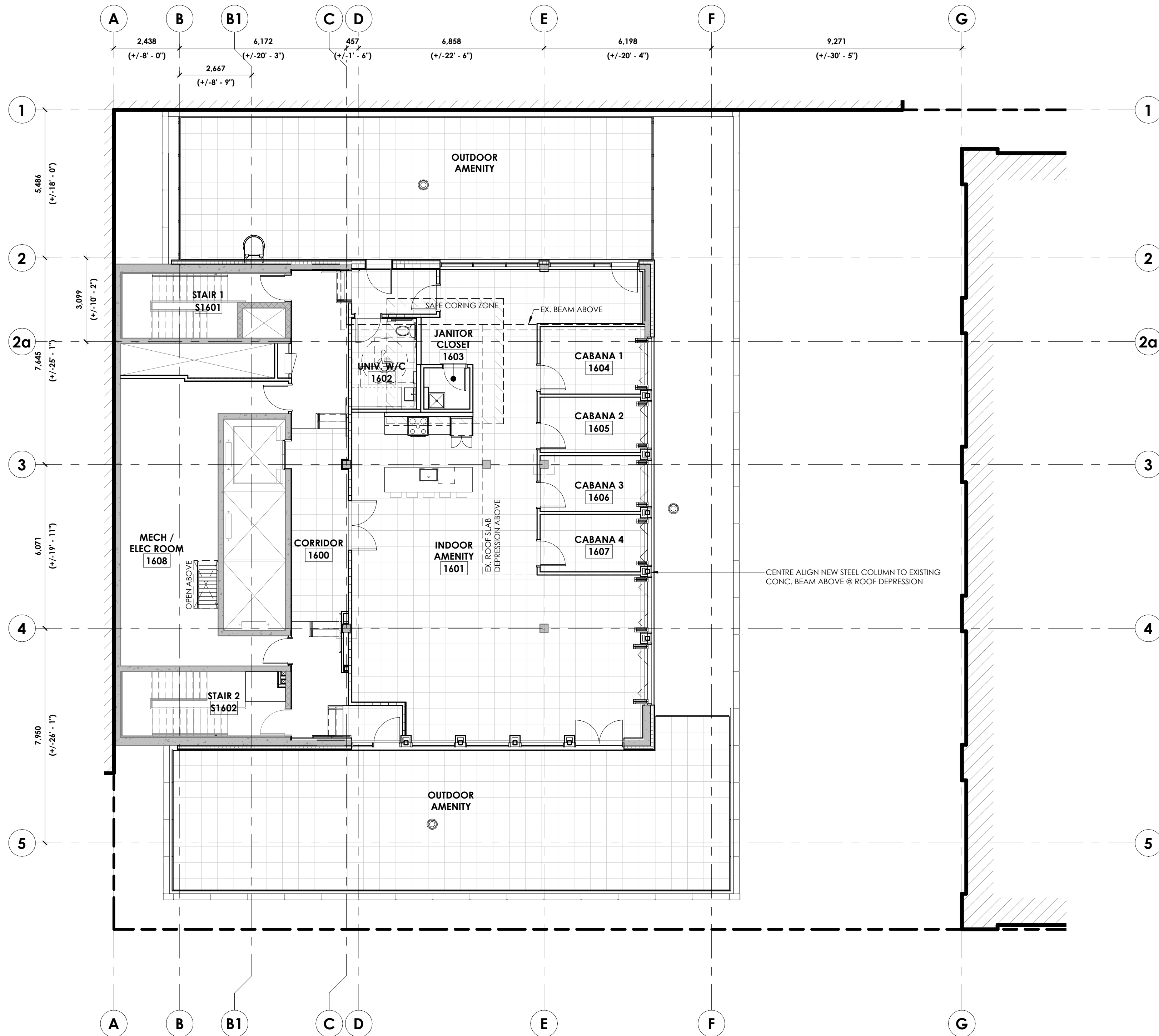
scale | échelle 1 : 100

A diagram of a step function on the interval $[0, 4]$. The function is defined by the following segments: $y=1$ for $x \in [0, 1]$, $y=2$ for $x \in (1, 2]$, $y=1$ for $x \in (2, 3]$, and $y=2$ for $x \in (3, 4]$. The x-axis is labeled with 0 m, 2 m, and 4 m.

A2-107

#xxxxxx

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2024-08-06 12:47:46 PM



FLOOR PLAN LEGEND

- WALL - EXISTING TO REMAIN
- WALL - NEW CONSTRUCTION
- DOOR - EXISTING TO REMAIN
- DOOR - NEW CONSTRUCTION
- NEW OPENING TO ADD GLAZING

VEHICLE PARKING PROVIDED	
TYPE	COUNT
EXISTING PARKING	68
TOTAL	68

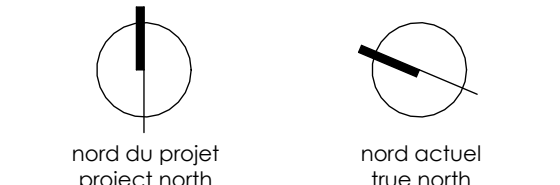
BICYCLE PARKING PROVIDED	
TYPE	COUNT
HORIZONTAL	56
INCLUSIVE	14
SHORT TERM	8
VERTICAL	56
TOTAL	134

RESIDENTIAL SUITE TYPES	
UNIT TYPE	COUNT
1 BEDROOM	14
1 BEDROOM (BF)	14
2 BEDROOM	14
2 BEDROOM + DEN	5
STUDIO	14
URBAN 1 BEDROOM	23
URBAN 2 BEDROOM	9
URBAN 2 BEDROOM (BF)	14
TOTAL	107

15% OF UNITS TO BE BARRIER FREE [OBC 3.8.2.1 (5)]
5% OF UNITS TO BE 3 BEDROOM OR HAVE A MIN. GFA OF 80 m²
[CITY OF OTTAWA ZBL 2026-50 708(1)]

INDOOR AMENITY L.16 (GFA - ZBL 2026-50)	
LEVEL 16	169.64 m²

OUTDOOR AMENITY L.16 (GFA - ZBL 2026-50)	
LEVEL 16	209.49 m²



4. SITE PLAN APPLICATION 2026-08-06
2. DRAFT SPA REVIEW 2026-06-24
1. ISSUED FOR REVIEW AND CLASS-D BUDGET 2026-06-17
no revisions date
stamp | timbre



general notes | note générale
1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

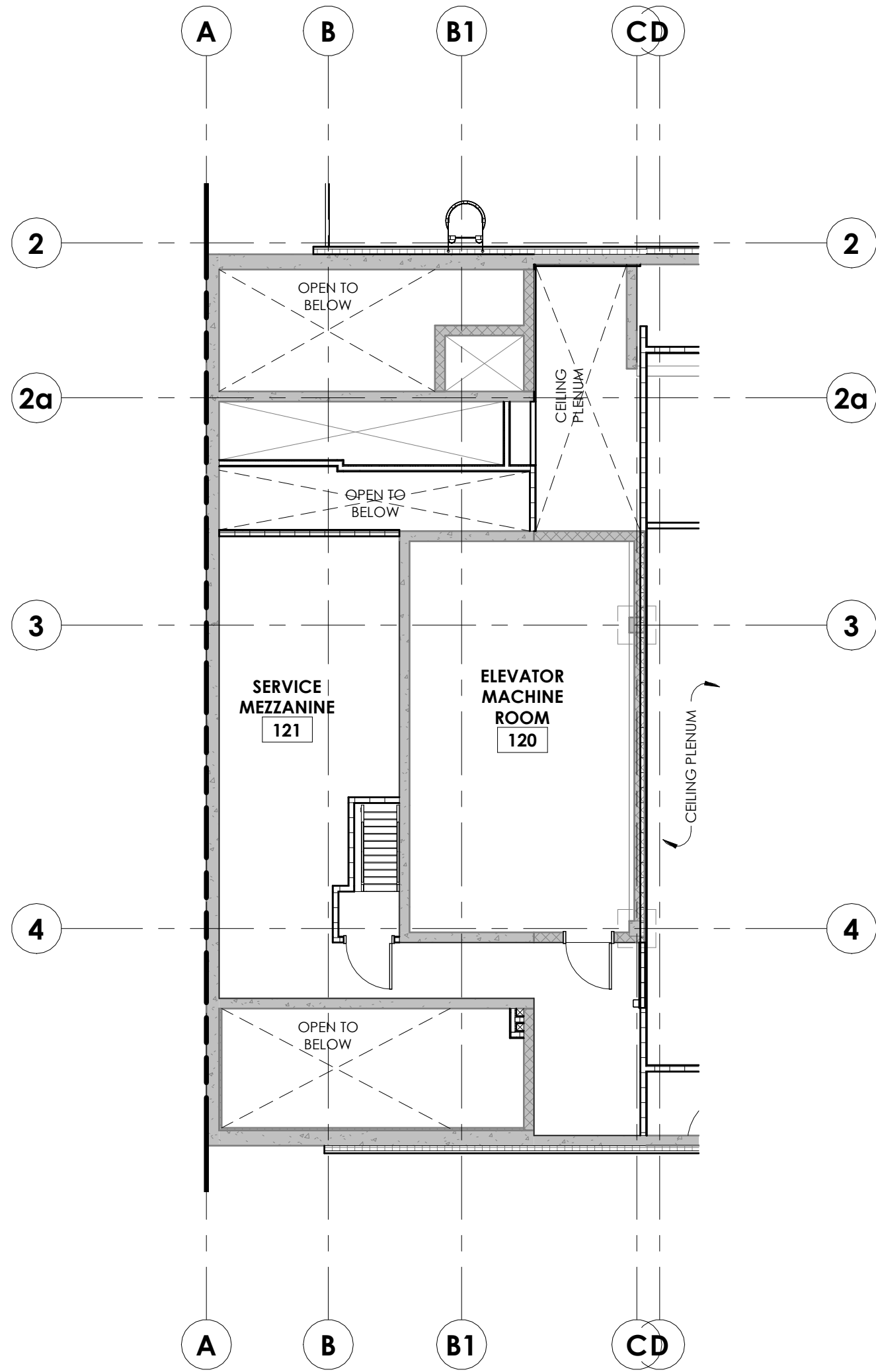
project title
85 ALBERT STREET
PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4
drawing title | titre du dessin

LEVEL 16 - ROOFTOP (AMENITY)

project number | numero du projet 2515
drawn | dessiné PC / JH / JAP / FM
checked | vérifié AR / JAP
date | date 06/02/26
scale | échelle 1 : 100
0 m 2 m 4 m

A2-116

#xxxxx



1
A2-117
EXISTING EMR
1:100

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structural engineers | ingénieur structure



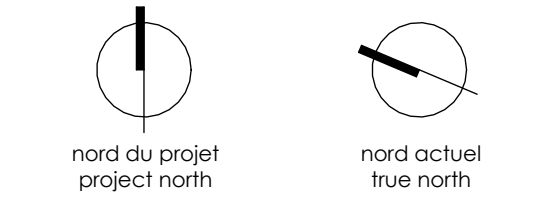
MEP engineers | ingénieur MEP



civil engineers | ingénieur civil

siteform

landscape architect | architecte paysagiste



4 SITE PLAN APPLICATION 2026-08-06

no revisions date

stamp | timbre



architect | architecte



general notes | note générale

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- DO NOT SCALE THE DRAWINGS.
- NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

ELEVATOR MACHINE
ROOM & SERVICE
MEZZANINE

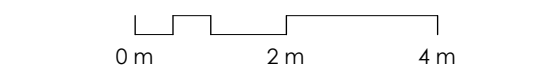
project number | numero du projet 2515

drawn | dessiné PC / JH / JAP / FM

checked | vérifié AR / JAP

date | date 06/02/26

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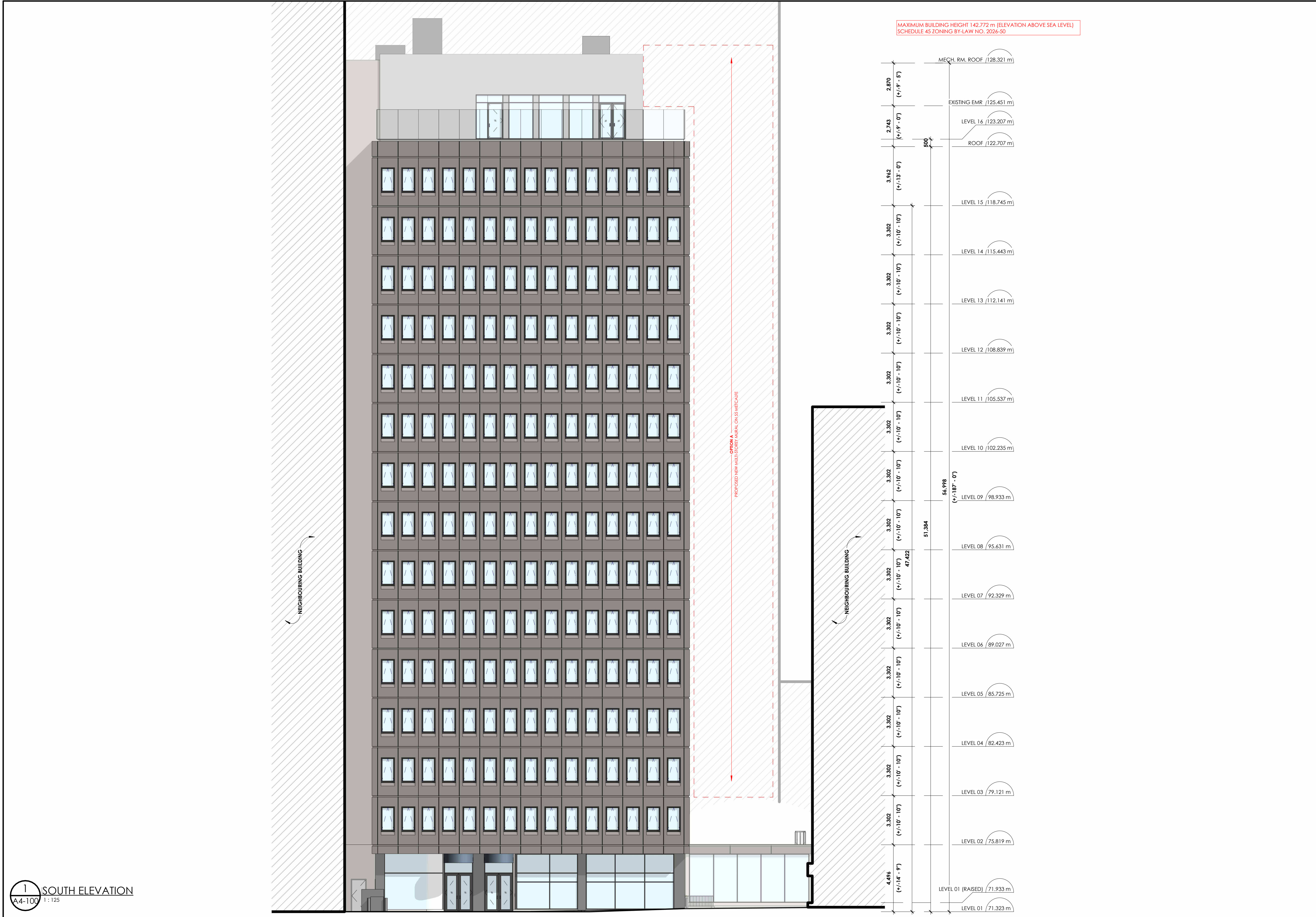


A2-117

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MATERIAL LEGEND						SEE ENLARGED ELEVATIONS					
TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	EXISTING PRECAST PANEL	4	COLOURED GLASS FILM (CURTAIN WALL), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	7	SEAMLESS METAL EXTRUDED CANOPY, COLOUR TBD	10	MECHANICAL LOUVRE, PREMIUM ARCHITECTURAL FINISH METAL.	13	CLEAR GLASS GUARD	16	DESCRIPTION
2	EXISTING GRANITE TILE	5	CLEAR GLASS (WINDOW), DOUBLE GLAZED, LOW E COATING	8	SEAMLESS METAL EXTRUDED CLADDING, COLOUR TBD	11	METAL MECHANICAL SCREEN SLATS, COLOUR TBD	14	CLEAR GLASS GUARD POSTS, COLOUR TBD	17	DESCRIPTION
3	CLEAR GLASS (CURTAIN WALL), DOUBLE GLAZED, LOW E COATING.	6	RESERVED	9	CLEAR GLASS (DOORS), DOUBLE GLAZED, LOW E COATING.	12	CORRUGATED METAL CLADDING, COLOUR TBD	15	EXISTING CAST-IN-PLACE CONCRETE WALL	18	DESCRIPTION

- GENERAL NOTES:**
- ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14. THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE.UNLESS OTHERWISE NOTED, EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
 - OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 103mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
 - ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
 - ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
 - FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

client | client

structural engineers | ingénieur structure

MEP engineers | ingénieur MEP

civil engineers | ingénieur civil

siteform

landscape architect | architecte paysagiste

4. SITE PLAN APPLICATION2026-08-06

2. DRAFT SPA REVIEW2026-06-24

1. ISSUED FOR REVIEW AND CLASS-D BUDGET2026-06-17

no revisionsdate

stamp | timbre

architect | architecte

lineboxSTUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

2. DO NOT SCALE THE DRAWINGS.

3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION

85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

SOUTH (ALBERT ST) ELEVATION

project number | numero du projet2515

drawn | dessinéPC / JH / JAP / FM

checked | vérifiéAR / JAP

date | date06/02/26

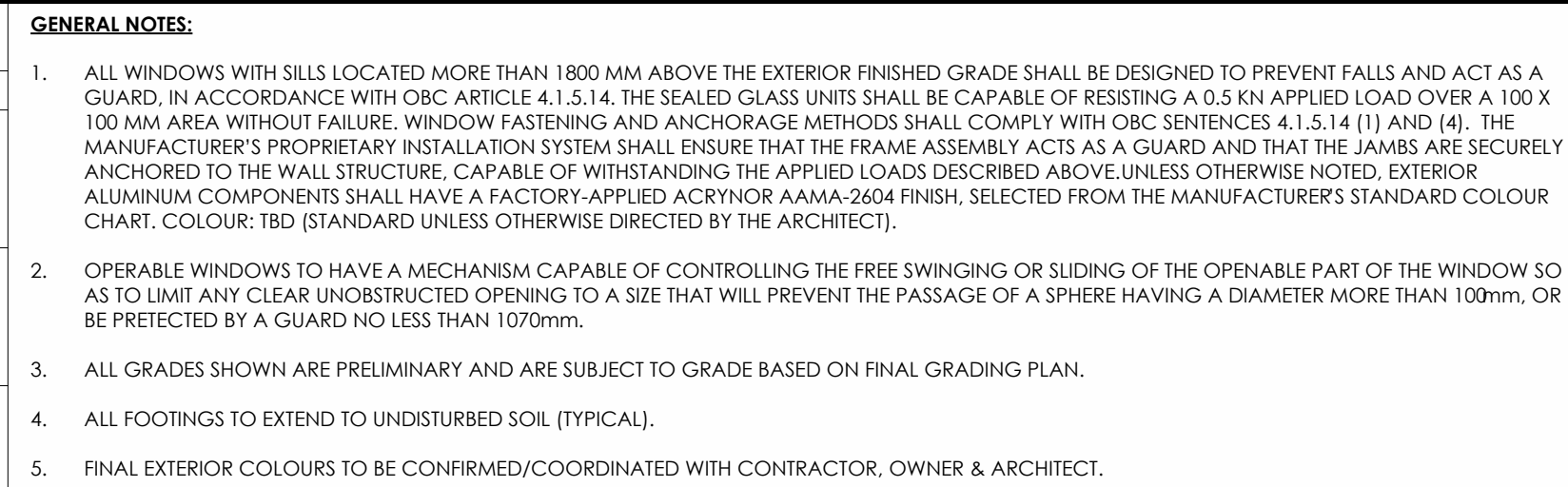
scale | échelleAs indicated

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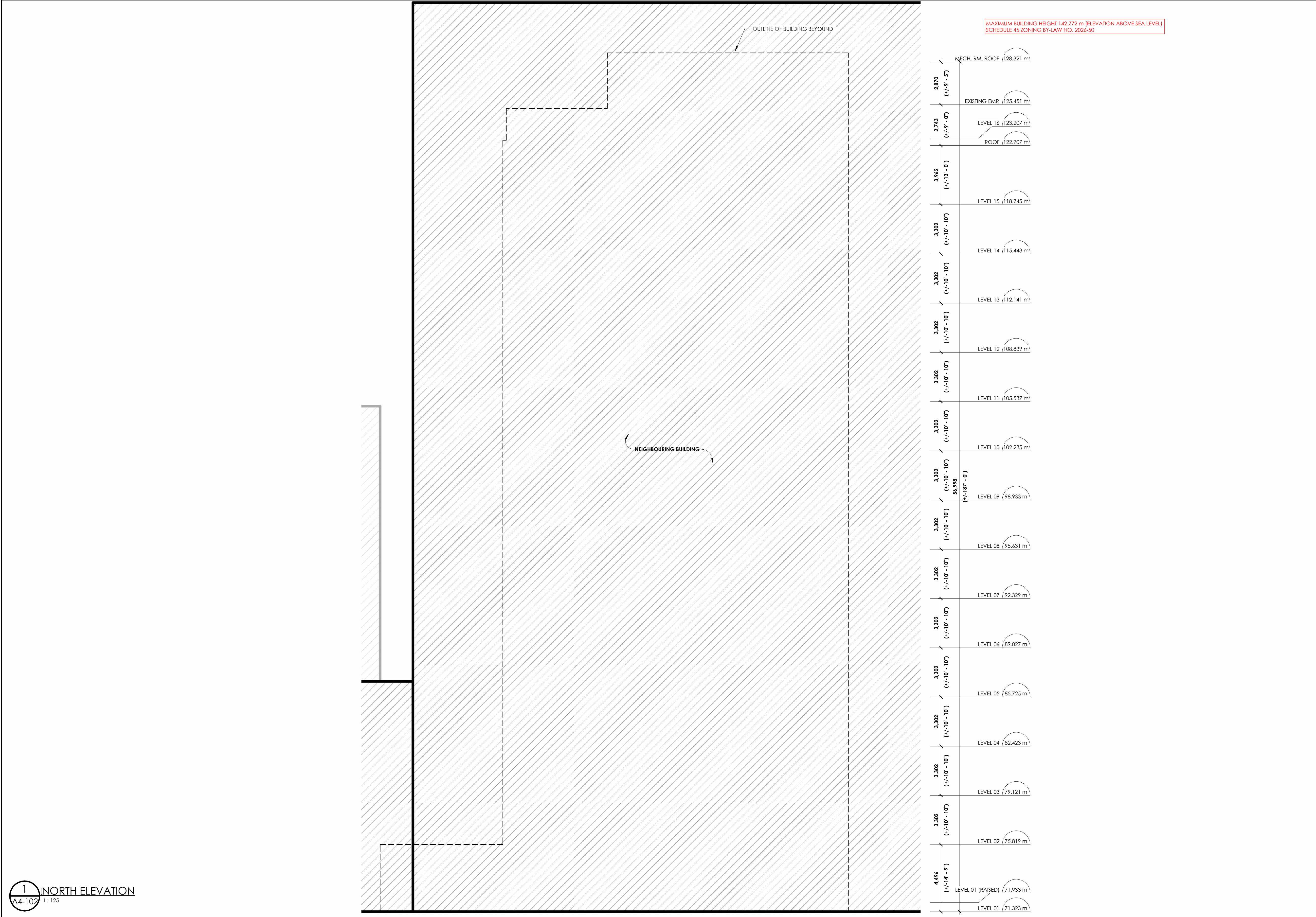
A4-100

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MATERIAL LEGEND						SEE ENLARGED ELEVATIONS					
TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	EXISTING PRECAST PANEL	4	COLOURED GLASS FILM (CURTAIN WALL), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	7	SEAMLESS METAL EXTRUDED CANOPY, COLOUR TBD	10	MECHANICAL LOUVRE, PREMIUM ARCHITECTURAL FINISH METAL.	13	CLEAR GLASS GUARD	16	DESCRIPTION
2	EXISTING GRANITE TILE	5	CLEAR GLASS (WINDOW), DOUBLE GLAZED, LOW E COATING	8	SEAMLESS METAL EXTRUDED CLADDING, COLOUR TBD	11	METAL MECHANICAL SCREEN SLATS, COLOUR TBD	14	CLEAR GLASS GUARD POSTS, COLOUR TBD	17	DESCRIPTION
3	CLEAR GLASS (CURTAIN WALL), DOUBLE GLAZED, LOW E COATING.	6	RESERVED	9	CLEAR GLASS (DOORS), DOUBLE GLAZED, LOW E COATING.	12	CORRUGATED METAL CLADDING, COLOUR TBD	15	EXISTING CAST-IN-PLACE CONCRETE WALL	18	DESCRIPTION

- GENERAL NOTES:**
- ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14. THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE UNLESS OTHERWISE NOTED. EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
 - OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 103mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
 - ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
 - ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
 - FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

client | client

structural engineers | ingénieur structure

MEP engineers | ingénieur MEP

civil engineers | ingénieur civil

siteform

landscape architect | architecte paysagiste

4. SITE PLAN APPLICATION2026-08-06

2. DRAFT SPA REVIEW2026-06-24

1. ISSUED FOR REVIEW AND CLASS-D BUDGET2026-06-17

no revisions

date

stamp | timbre

architect | architecte

lineboxSTUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

2. DO NOT SCALE THE DRAWINGS.

3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION

85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

NORTH ELEVATION

project number | numero du projet2515

drawn | dessinéPC / JH / JAP / FM

checked | vérifiéAR / JAP

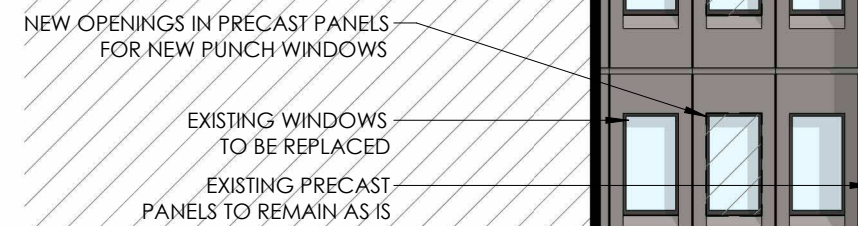
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scale | échelleAs indicated

A4-102

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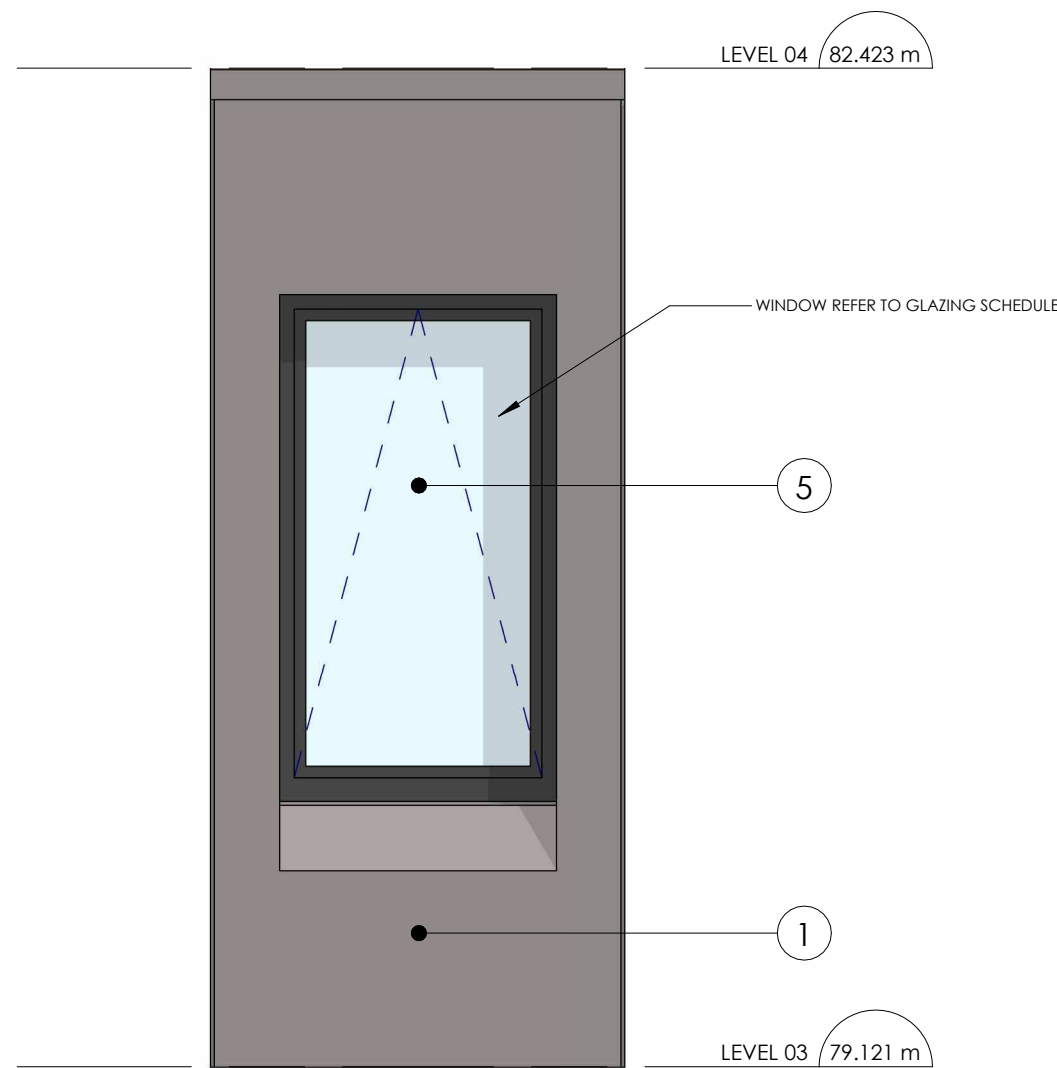
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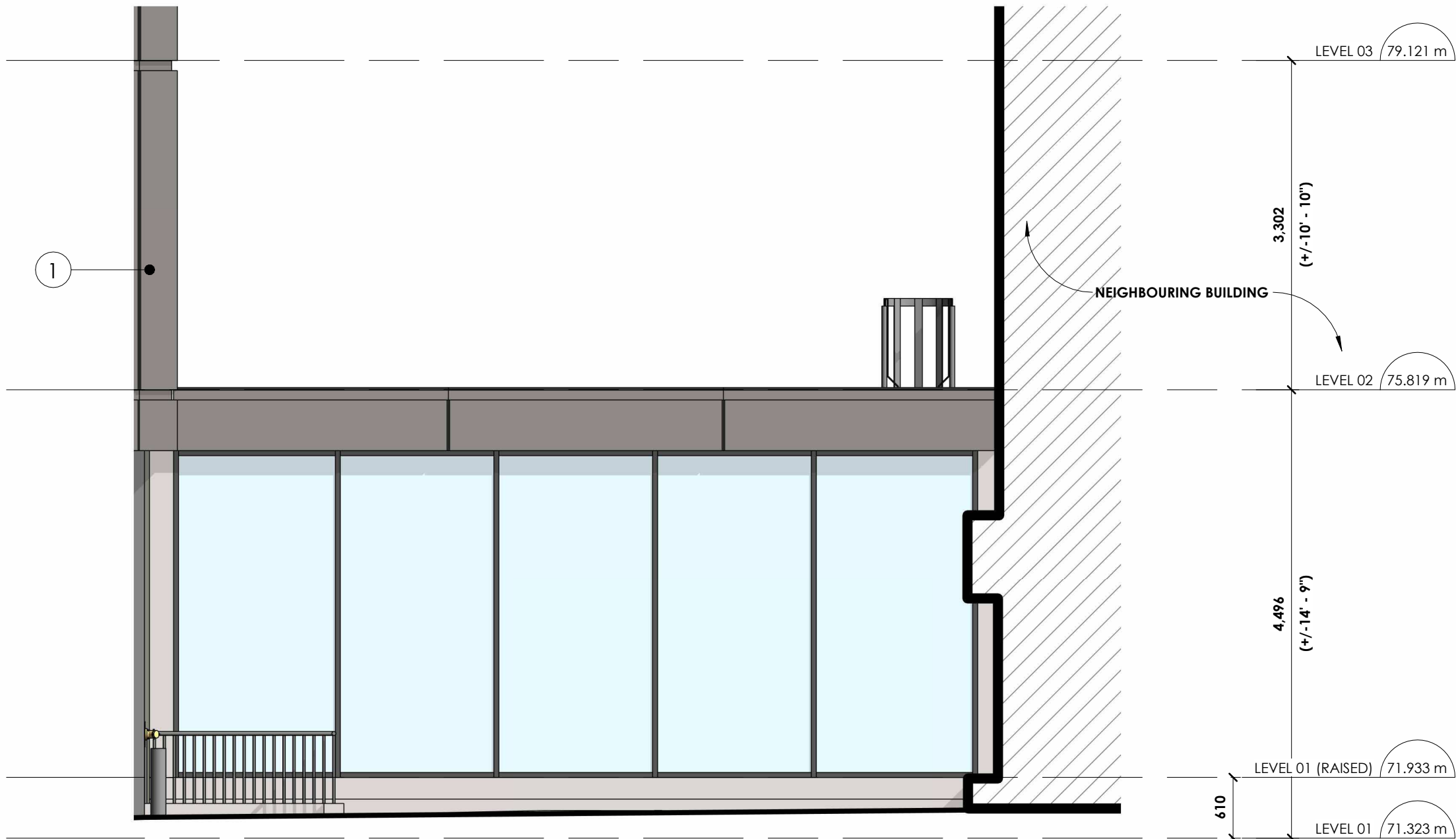
GENERAL NOTES:

1. ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 mm ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD. IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14, THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 mm AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE. CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE UNLESS OTHERWISE NOTED. EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: T8 (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
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3. ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
4. ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL [TYPICAL].
5. FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.

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2024-08-04 12:48:24 PM



3 ENLARGED ELEVATION - WINDOW TRIM
A4-110 1:25



2 ENLARGED SOUTH ELEVATION - L1 ROOF SCREENING
A4-110 1:50



1 ENLARGED SOUTH ELEVATION - ENTRANCE
A4-110 1:50

MATERIAL LEGEND

SEE ENLARGED ELEVATIONS

TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION	TAG	DESCRIPTION
1	EXISTING PRECAST PANEL	4	COLOURED GLASS FILM (CURTAIN WALL), COLOUR TBD, DOUBLE GLAZED, LOW E COATING.	7	SEAMLESS METAL EXTRUDED CANOPY, COLOUR TBD	10	MECHANICAL LOUVRE, PREMIUM ARCHITECTURAL FINISH METAL.	13	CLEAR GLASS GUARD	16		19	
2	EXISTING GRANITE TILE	5	CLEAR GLASS (WINDOW), DOUBLE GLAZED, LOW E COATING	8	SEAMLESS METAL EXTRUDED CLADDING, COLOUR TBD	11	METAL MECHANICAL SCREEN SLATS, COLOUR TBD	14	CLEAR GLASS GUARD POSTS, COLOUR TBD	17		20	
3	CLEAR GLASS (CURTAIN WALL), DOUBLE GLAZED, LOW E COATING.	6	RESERVED	9	CLEAR GLASS (DOORS), DOUBLE GLAZED, LOW E COATING.	12	CORRUGATED METAL CLADDING, COLOUR TBD	15	EXISTING CAST-IN-PLACE CONCRETE WALL	18		21	

GENERAL NOTES:

- ALL WINDOWS WITH SILLS LOCATED MORE THAN 1800 MM ABOVE THE EXTERIOR FINISHED GRADE SHALL BE DESIGNED TO PREVENT FALLS AND ACT AS A GUARD, IN ACCORDANCE WITH OBC ARTICLE 4.1.5.14. THE SEALED GLASS UNITS SHALL BE CAPABLE OF RESISTING A 0.5 KN APPLIED LOAD OVER A 100 X 100 MM AREA WITHOUT FAILURE. WINDOW FASTENING AND ANCHORAGE METHODS SHALL COMPLY WITH OBC SENTENCES 4.1.5.14 (1) AND (4). THE MANUFACTURER'S PROPRIETARY INSTALLATION SYSTEM SHALL ENSURE THAT THE FRAME ASSEMBLY ACTS AS A GUARD AND THAT THE JAMBS ARE SECURELY ANCHORED TO THE WALL STRUCTURE, CAPABLE OF WITHSTANDING THE APPLIED LOADS DESCRIBED ABOVE. UNLESS OTHERWISE NOTED, EXTERIOR ALUMINUM COMPONENTS SHALL HAVE A FACTORY-APPLIED ACRYNOR AAMA-2604 FINISH, SELECTED FROM THE MANUFACTURER'S STANDARD COLOUR CHART. COLOUR: TBD (STANDARD UNLESS OTHERWISE DIRECTED BY THE ARCHITECT).
- OPERABLE WINDOWS TO HAVE A MECHANISM CAPABLE OF CONTROLLING THE FREE SWINGING OR SLIDING OF THE OPENABLE PART OF THE WINDOW SO AS TO LIMIT ANY CLEAR UNOBSTRUCTED OPENING TO A SIZE THAT WILL PREVENT THE PASSAGE OF A SPHERE HAVING A DIAMETER MORE THAN 103mm, OR BE PRETECTED BY A GUARD NO LESS THAN 1070mm.
- ALL GRADES SHOWN ARE PRELIMINARY AND ARE SUBJECT TO GRADE BASED ON FINAL GRADING PLAN.
- ALL FOOTINGS TO EXTEND TO UNDISTURBED SOIL (TYPICAL).
- FINAL EXTERIOR COLOURS TO BE CONFIRMED/COORDINATED WITH CONTRACTOR, OWNER & ARCHITECT.



structural engineers | ingénieur structure



MEP engineers | ingénieur MEP



civil engineers | ingénieur civil

siteform

landscape architect | architecte paysagiste

4 SITE PLAN APPLICATION 2026-08-06
2 DRAFT SPA REVIEW 2026-06-24

no revisions date

stamp | timbre



architect | architecte

linebox
STUDIO

general notes | note générale

- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
- DO NOT SCALE THE DRAWINGS.
- NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

85 ALBERT STREET

PROPOSED OFFICE TO RESIDENTIAL CONVERSION
85 ALBERT ST | OTTAWA, ON | K1P 6A4

drawing title | titre du dessin

ENLARGED ELEVATIONS

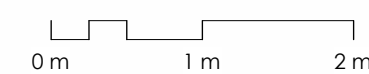
project number | numero du projet 2515

drawn | dessiné PC / JH / JAP / FM

checked | vérifié AR / JAP

date | date 06/02/26

scale | échelle As indicated



A4-110

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