

Cl.03 AREA (Cont'd)

d. (Cont'd)

The following five years, up to the 1980 date, has been calculated on a 5% basis and these areas should be located on separate floors or possibly in a separate wing so that this space can be allocated to some other government agency until required by the Department of External Affairs.

- e. It is the responsibility of the consultant to design a building that is efficient in space usage and has a reasonable ratio of net to gross floor areas.
- f. The net areas indicated in section C must not be exceeded by more than 10%. This does not necessarily mean each room can be increased by 10%, but because of certain planning requirements, it may be found necessary to provide larger areas than were originally approved.
- g. In planning the expansion areas which will be set aside for D.P.W.'s assignment to other government departments pending requirements by External Affairs in future years, strict security must be maintained so that its use does not interfere with the Department of External Affairs.

Cl.04 DESIGN

- a. The building being located in a prominent position and its part in international affairs should lead to a design of high standard associated with the international functions the occupants of this building will be expected to perform. It should be remembered that members of foreign embassies and visiting dignitaries will come to this building from time to time and it should therefore create a good impression.
- b. The building will be subject to the approval of the Design Committee of the Department of Public Works, Building Construction Branch and subsequently by the Architectural Sub-Committee of the National Capital Commission.

Cl.05 PRELIMINARY PLANS

- a. Submissions: All submissions are to be made to the Chief Architect, Department of Public Works, through the District Office.
- b. Approvals: All plans must be approved by the Department of External Affairs in conjunction with the Department of Public Works.
- c. Plans: In the architectural part of this section will be found certain outlined plans or sketches to show the relationship required to various rooms. The Department of External Affairs have valid reasons for these layouts and changes should be kept to an absolute minimum.
- d. In general, this is an office type building with various special areas, mostly located at ground or first floor levels.

Cl.06 CHARACTER

- a. The exterior of the building should reflect high standard of design and use of materials.