

FIRST BAY PROPERTIES

2015 ROBERTSON ROAD, OTTAWA, ON.
PROJECT NO.: 17-005

ISSUED FOR : FOR BUILDING PERMIT_ 2017.07.26

LIST OF DRAWINGS:

ARCHITECTURAL:	MECHANICAL:	STRUCTURAL:
A.0 COVER PAGE	ME1 ROOF PLAN, EXISTING AND NEW WORK LAYOUT	S000 GENERAL NOTES
A.01 SITE PLAN	ME2 BASEMENT AND GROUND FLOOR, EXISTING AND NEW WORK LAYOUT	S100 FOUNDATION/GROUND PLAN
A.02 SITE PLAN DETAILS		S101 ROOF FLOOR PLAN
A.1 DEMOLITION GROUND FLOOR PLAN		S102 UNIT 1 AND UNIT 2 ROOF PLAN
A.2 DEMOLITION ROOF PLAN		S200 ELEVATION, SECTIONS AND DETAILS
A.3 BASEMENT PLAN		S201 ELEVATIONS AND DETAILS
A.4 GROUND FLOOR PLAN		
A.5 ROOF PLAN		
A.6 BUILDING SECTION		
A.7 WALL SECTIONS		
A.8 ELEVATIONS		
A.9 ELEVATIONS		
A.10 DOOR & WINDOW SCHEDULES		

REVISION LIST:		
NO.	DATE	DESCRIPTION
01	2017.05.24	FOR PRICING
02	2017.05.30	FOR STRUCTURAL ENGINEER'S REVIEW
03	2017.06.06	FOR PRE-PERMIT REVIEW
04	2017.07.18	FOR ARCHITECTURAL REVIEW
05	2017.07.26	FOR BUILDING PERMIT

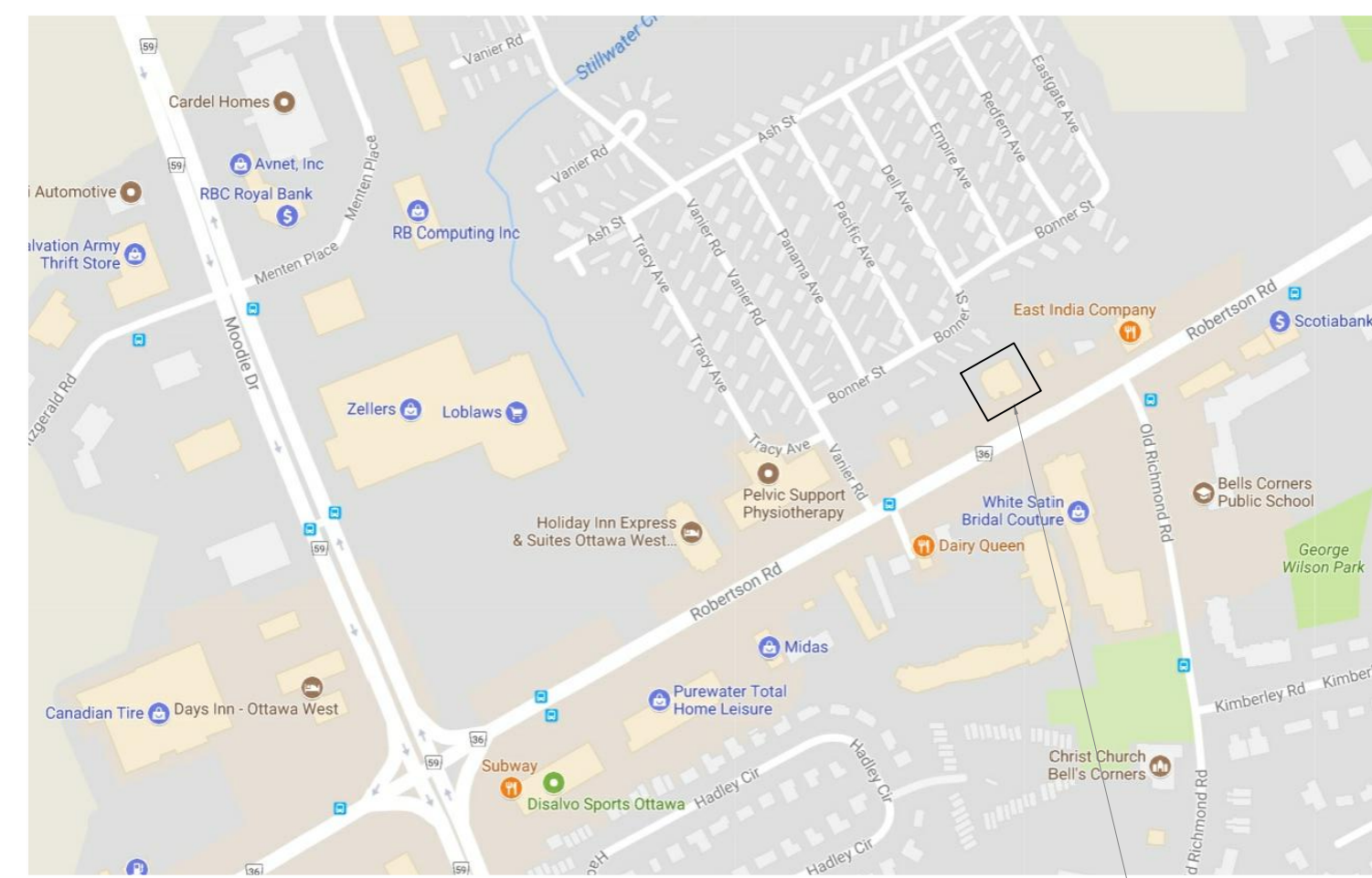
GENERAL NOTES:

THE FOLLOWING NOTES APPLY TO ALL CONSTRUCTION DOCUMENTS:

- GC TO CARRY FULL BUILDERS RISK COVERAGE IN BOTH THE GC'S & CLIENTS NAMES.
- GC TO PROVIDE SAMPLES OF ANY PRODUCTS THAT ARE SUBSTITUTED FOR THOSE SPECIFIED IN THE GENERAL SCOPE OF WORK / CONSTRUCTION DOCUMENTS FOR APPROVAL. PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO ANY MILLWORK FABRICATION OR CONSTRUCTION ACTIVITIES.
- DO NOT SCALE DRAWINGS.
- CONTRACTORS TO VISIT SITE, VERIFY, AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.
- CONSULT UK DESIGNER IF ANY DISCREPANCIES, PROBLEMS OR CHANGES OCCUR PRIOR TO COMMENCING WORK.
- CONSULT UK DESIGNER BEFORE WORK COMMENCES ON PARTICULAR ITEMS WHERE DESIGNER APPROVAL IS REQUIRED.
- CONTRACTOR SHALL ONLY MAKE CHANGES TO THE DESIGN OR MATERIALS SPECIFIED UPON WRITTEN APPROVAL FROM THE DESIGNER.

NOTE: CONTRACTOR TO PROVIDE SAMPLES FOR ANY PRODUCTS THAT ARE SUBSTITUTED FOR THOSE SPECIFIED IN THE DRAWINGS AND/OR BELOW.

- ANY DAMAGE TO THE BUILDING OR PREMISES CAUSED BY THE CONTRACTOR OR HIS/HER EMPLOYEE OR SUB-CONTRACTORS SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING, PATCHING WORK AND KEEPING PREMISES CLEAN AND FREE OF DEBRIS DURING ON-GOING WORK AND IS RESPONSIBLE FOR PROPER CLEANING UPON COMPLETION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN-UP AND REMOVAL OF ALL DEBRIS AND MATERIALS NO LONGER NECESSARY ON THE JOB SITE. EACH DAY THE JOB SITE MUST BE BROOM SWEEPED.
- ELEMENTS SUCH AS EXISTING DRYWALL, BULKHEADS, COLUMNS, ETC. MUST BE SANDED AND REPAIRED AS NECESSARY, IF DAMAGED DURING THIS PROJECT.
- THE FLOORING CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRINDING / OR FILLING OF ALL FLOOR SLAB IRREGULARITIES & MAKE READY TO RECEIVE FLOOR FINISHES.
- CONTRACTOR TO PROVIDE ADDITIONAL AMOUNTS OF FINISHES TO CLIENT AS SPECIFIED IN REFLECTED CEILING NOTES AND/OR FLOOR FINISHES NOTES AND/OR WALL FINISHES NOTES.
- CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE AGAINST EXISTING CONDITIONS AND REPORT ANY OMISSIONS / DISCREPANCIES TO THE GENERAL CONTRACTOR AND UK DESIGNER BEFORE PROCEEDING WITH WORK.

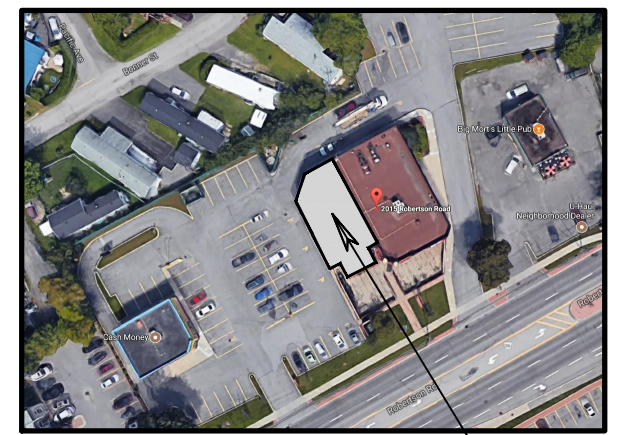


SITE LOCATION MAP

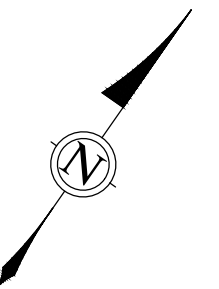
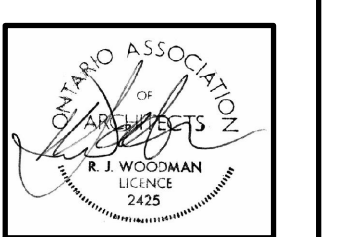
2015 ROBERTSON ROAD
SITE LOCATION

ONTARIO BUILDING CODE DATA MATRIX		O.B.C REFERENCE		
ITEM	PART 3 & PART 9	PART 11	PART 3	PART 9
1	PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	1.1.2, 6(1)		
2	MAJOR OCCUPANCY(S): GROUP A2 & E		3.1.2.1 (1)	
3	BUILDING AREA EXISTING: 611 m ² NEW: 21 m ² + 4 m ² TOTAL: 636 m ²		1.4.1.2. [A]	1.4.1.2. [A]
4	GROSS AREA EXISTING: 611 m ² NEW: 21 m ² + 4 m ² TOTAL: 636 m ²		3.2.1.4	1.4.1.2. [A]
5	NUMBER OF STOREYS ABOVE: 1 BELOW: 1		1.4.1.2 [A]&3.2.1.1	1.4.1.2 [A]&9.10.4.
6	NUMBER OF STREETS/FIRE FIGHTING ACCESS: 1		3.2.2.10 & 3.2.5.	9.10.20.
7	BUILDING CLASSIFICATION: GROUP A2		3.2.2.25	
	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> NOT REQUIRED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING		3.2.2.20-83 3.2.1.5 3.2.2.17 INDEX	9.10.8 INDEX
8	STANDPIPE REQUIRED <input type="checkbox"/> YES <input type="checkbox"/> NO		3.2.9	N/A
9	FIRE ALARM REQUIRED AS PER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.2.4	9.10.18
10	WATER SERVICE IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.2.5.7	N/A
11	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.6	N/A
12	PERMITTED CONSTRUCTION ACTUAL CONSTRUCTION <input type="checkbox"/> COMB. <input type="checkbox"/> NON-COMB. <input checked="" type="checkbox"/> COMB. <input type="checkbox"/> NON-COMB. <input checked="" type="checkbox"/> BOTH		3.2.2.20-83	9.10.6
13	MEZZANINE(S) AREA m ² N/A		3.2.1.1 (3)-(8)	9.10.4.1
14	BARRIER FREE DESIGN 11.5.1.1.A (A70-76.3) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.8	9.5.2
15	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.3.1.2 & 3.3.1.19	9.10.1.3(4)
16	OCCUPANT LOADS BASED ON: GROUP A2 -BASE BUILDING		3.1.17.	9.9.1.3.
17	SPECIAL SEPARATION - NON FIXED SEATS ONLY		3.2.3.	9.10.14.
	WALL AREA OF E.B.F m ² L.D (m) PERMITTED MAX % OF OPENINGS PROPOSED MAX % OF OPENINGS F.R.R (H) LISTED DESIGN OR DESCRIPTION COMBUSTIBLE CONSTRUCTION			
	NORTH			
	EAST			
	SOUTH			
	WEST			
18	OTHER- DESCRIBE			

KEY PLAN



PROJECT



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED.

1	ISSUED FOR PERMIT	08/08/17
NO.	REVISION	MM/DD/YY DATE

WOODMAN ARCHITECT ASSOCIATES LTD.

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CONSULTANTS:
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
LANDSCAPING -

PROJECT

KFC FITUP

DRAWING:

DATE	AUGUST, 2017	JOB NO.	1722
SCALE		DRAWING NO.	
DRAWN BY	R.W		
REVIEWED BY	R.J.W / R.W		

A.0