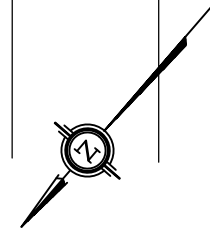


IBER ROAD



DERRICK MOODIE  
MANAGER, DEVELOPMENT REVIEW – WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

A100 SCALE: 1:300

### CONSTRUCTION NOTES

1. PROVIDE SLOPE REPORT TO INSPECTOR AT TIME OF INSPECTION STATED MIN. BEARING CAPACITY 75 KPA.
2. STRUCTURAL INFORMATION INCLUDED IN ASSEMBLY & CONSTRUCTION NOTES ARE SUPERSEDED BY STRUCTURAL NOTES. REFER TO STRUCTURAL NOTES, FOOTING SCHEDULES & DETAILS FOR CONCRETE WALL, / FOOTING / FOUNDATION.
3. JOISTS TO BE DESIGNED BY SUPPLIER. JOIST SUPPLIER TO PROVIDE SHOP DRAWINGS INDICATING LAYOUT AND SPACING.
4. FILL BEAM POCKET CAVITIES AT TOP OF FOUNDATION WALL WITH NON-SHRINK GROUT.
5. REFER TO DRAWINGS FOR THICKNESS OF POURED CONCRETE FOUNDATION WALLS.
6. PROVIDE BRICK OR STONE TIES & WEEP VENT HOLES AS PER CBC 9.20.13.
7. PROVIDE FILTER CLOTH OVER WEERING TILE.
8. PROVIDE CEMENT PARING TO 8" BELOW GRADE ALL EXPOSED CONCRETE FOUNDATION WALLS.
9. PROVIDE TYPE S ROLL ROOFING INSULATION MEMBRANE BETWEEN CONCRETE BELOW GRADE & WOOD FRAMING OR BATT INSULATION.
10. INTERIOR WOOD FRAMED WALLS USE 2"x4" @8" OC, UNLESS NOTED OTHERWISE.
11. EXTERIOR WOOD FRAMED WALLS USE 2"x6" @8" OC, UNLESS NOTED OTHERWISE.
12. TAPE & SEAL ALL JOINTS IN TYVEK AIR / MOISTURE BARRIER. PROVIDE AIR SEAL TO ALL OPENINGS IN ACCORDANCE, WITH DETAILS 2/A203.
13. LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
14. ALL GYPSUM BOARD WALLS & CEILINGS TO BE TAPED & SANDED FOR PAINT OR SPECIFIED LAY.
15. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, WASHROOM, CEILINGS & WASHROOM WALLS. CEMENT BOARD TO BE USE ON ALL TUCK DECKS & SHOWER ENCLOSURES.
16. PROVIDE 1/2" GYPSUM UNDERLAY WITH 1/8" GAPS WHERE CERAMIC TILE IS TO BE INSTALLED AS PER CBC.
17. PROVIDE 1/2" GYPSUM ON ALL TUCK AREAS WALLS TO UNDERSIDE OF BULKHEAD.
18. ALL TOILETS MUST HAVE A MAXIMUM 6 LITRES / FLUSH CAPACITY.
19. ALL BATHROOM / POWDER ROOM EXHAUST FANS MUST VENT TO EXTERIOR.
20. BACING TO BE PROVIDED FOR ALL MILLWORK, WASHROOM ACCESSORIES, HAND RAILINGS, ETC. & TO BE COORDINATED ON SITE.
21. PROVIDE ALL CLOSETS WITH MIN. ONE (1) FULL WIDTH SHELF 12" DEEP & ONE (1) FULL WIDTH HOOK.
22. ALL ATTIC ACCESS HANDRAILS MUST BE INSULATED.
23. DRYER VENT MUST EXHAUST TO EXTERIOR.
24. ALL INTERIOR GUARDRAILS MUST BE MIN. 42" HIGH.
25. ALL STAIR HANDRAILS MUST BE MINIMUM 3'-0" & MAXIMUM 3'-2" ABOVE THE STAIR.
26. THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
27. PROVIDE FINISHES TO EXTEND TO OUTDOOR TO A LISTED UL FIRE RATING. MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH UL/CUL IDENTIFICATION.
28. ALL SWITCHES & OUTLETS TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE LOCATION OF SWITCHES SHOWN ON DRAWINGS AND SUIT THE APPROVED SUITE MOOK-UP.
29. THICKEN WALLS AT THE EDGES OF THE WHERE OVER FLOW CONTROL. ROOF DRAINS ARE SPECIFIED. CONFIRM LOCATIONS WITH ARCHITECT.
30. PROVIDE DAMPER INSULATION TO BE PER MANUFACTURER INSTRUCTIONS - HVAC CONTRACTOR TO COORDINATE ON SITE WITH DRYWALL/FRAMING CONTRACTOR TO ENSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY.
31. ANY ADJACENT WALLS / PARTITIONS / WALLS / PUBLIC AREAS TO HAVE SOUND DAMPENING ATTENUATING BATT INSULATION -ULC APPROVED- IN THE STUD CAVITIES (TO FILL CAVITY).
32. ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION UNITS.

### SHEET INDEX

|      |                                                                           |
|------|---------------------------------------------------------------------------|
| A100 | = SITE PLAN & NOTES                                                       |
| A101 | = STRUCTURAL SECTION SITE PLAN                                            |
| A102 | = STRUCTURAL NOTES                                                        |
| A103 | = FLOOR PLANS                                                             |
| A201 | = ROOF PLAN, PLUMBING ASSEMBLIES, WINDOW & DOOR SCHEDULE & WINDOW DETAILS |
| A400 | = ELEVATIONS                                                              |
| A500 | = BUILDING SECTIONS & WALL SECTION                                        |
| A501 | = SECTION DETAILS                                                         |

- PROVIDE SLOPE FROM TOP TO INSPECTOR AT TIME OF INSPECTION STATED MIN. BEARING CAPACITY 75 KPA.
- STRUCTURAL REPAIRS INCLUDED IN ASSEMBLY & CONSTRUCTION NOTES ARE SUPERSEDED BY STRUCTURAL NOTES. REFER TO STRUCTURAL NOTES, FOOTING SCHEDULES & DETAILS FOR CONCRETE WALL / FOOTING REINFORCING.
- JOINTS ARE DESIGNED BY SUPPLIER. SUPPLIER TO PROVIDE SHOP DRAWINGS INDICATING LOCATION AND SPACING.
- FILL BAY-44T GAVITIES AT JOINT OF FOUNDATION WALL WITH NON-SHRINK GROUT.
- REFER TO DRAWINGS FOR THICKNESS OF POURED CONCRETE FOUNDATION WALLS.
- PROVIDE BRICK OR STONE TIES & WEAP VENT HOLES AS PER OBC 9.20.13.
- WOOD FILTER CLOTH OVER ALL JOINTS.
- PROVIDE CEMENT GRADING TO 8" BELOW JEAL ADX EXPOSED CONCRETE FOUNDATION WALLS.
- PROVIDE TYPE S ROLL ROOFING ISOLATION MEMBRANE BETWEEN CONCRETE BELOW GRADE & WOOD FRAMING ABOVE GRADE.
- INTERIOR WOOD FRAMED WALLS USE 2"x4" @16" OC, UNLESS NOTED OTHERWISE.
- EXTERIOR WOOD FRAMED WALLS USE 2"x6" @16" OC, UNLESS NOTED OTHERWISE.
- WALLS TO BE FRAMED ON STUDS IN THE PARTITION AREA, BARRELS, PROVIDE AIR SEAL TO ALL OPENINGS IN ACCORDANCE WITH DETAILS 2/A203.
- LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
- WALLS TO BE FINISHED WITH GYPSUM BOARD SHEETS. FINISHES FOR PAINT OR SPECIFIED INTERIOR FINISH. PIECEMEAL GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, WASHROOMS, CEILINGS & WATER EXPOSURE AREAS. BOARDS TO BE USED ON ALL TUB DECKS - SEE SHOWER ENCLOSURES.
- PROVIDE 5/8" PLYWOOD UNDERLAY WITH 1/8" GAPS WHERE CERAMIC TILE IS TO BE LAPPED. GAPS TO BE FILLED WITH POLYURETHANE AS PER DETAIL 2/B201.
- CERAMIC TILE ON ALL TUB AREAS WALLS TO UNDERLIE OF BULKHEAD.
- ALL TOILETS MUST HAVE A MAXIMUM 6 LITRES / FLUSH CAPACITY.
- BATHROOM / POWDER ROOM FLOOR SHALL BE USED ON ALL TUB DECKS - SEE SHOWER ENCLOSURES.
- BACKING TO BE PROVIDED FOR ALL ONE MILL W/ASHROOM ACCESSORIES, HAND RAILINGS, ETC. & TO BE COORDINATED ON SITE.
- TOILET CLOSERS WITH TWO (1) FULL WIDTH SELF 12" DEEP & ONE (1) FULL WIDTH ROD.
- ALL ATTIC ACCESS HATCHES MUST BE INSTALLED.
- DRYER VENT MUST EXHAUST TO OUTSIDE.
- ALL INTERIOR GUARDRAILS MUST BE MIN. 42" HIGH.
- ALL STAIR HANDRAILS MUST BE MINIMUM 3'-0" x MAXIMUM 3'-2" ABOVE THE STAIR.
- DOOR OPERATIONS THROUGHOUT THE PROJECT SHALL BE IDENTICAL. DOORS, ETC.) MUST BE SEALED TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK, TO ENSURE A CONTINUOUS FIRE RATING.
- DOOR OPERATIONS THROUGHOUT THE PROJECT SHALL BE IDENTICAL. DOORS, ETC.) MUST BE SEALED TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK, TO ENSURE A CONTINUOUS FIRE RATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
- FOR ASSEMBLIES REQUIRING CONFORMITY TO LISTED U/LCUL VEHICLES, MATERIALS WITH THESE MARKINGS SHALL BE USED FOR THE ENTIRE ASSEMBLY. ALL SUCH EQUIPMENT SHALL BE LABELED WITH U/LCUL IDENTIFICATION.
- ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO THE SPACE THEY SERVE. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF SWITCHES SHOWN ON DRAWINGS AND SUBMIT THE APPROVED SITE MOCK-UP.
- BROADER BASES OF THE EDGES OF THE CONTROL ROOF DRAIN ARE REQUIRED.
- SPECIFIED. CONFIRM LOCATIONS WITH ARCHITECT.
- IF FIRE DAMPER INSTALLATION TO BE PER MANUFACTURER INSTRUCTIONS -- HVAC CONTRACTOR TO COORDINATE WITH ARCHITECT. IF FIRE DAMPER FRAMING CONTRACTOR TO ENSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY.
- ANY WASHROOM WALLS ADJACENT TO LIVING SPACES/PUBLIC AREAS ARE TO HAVE SOUND DEADENING TREATMENT TO REDUCE NOISE TRANSMISSION INTO LIVING SPACES (TO FILL CAVITY).
- ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION U.N.O..

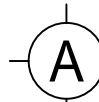
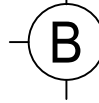
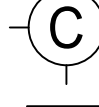
A100 - SITE PLAN & NOTES  
A101 - DEMOLITION SITE PLAN  
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A201 - ROOF PLAN, BUILDING ASSEMBLIES, WINDOW & DOOR SCHEDULE & WINDOW DETAILS.  
A400 - ELEVATIONS  
A500 - BUILDING SECTIONS & WALL SECTION  
A501 - SECTION DETAILS.

|                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>REFERENCE BUBBLE</b>                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>DRAWING NUMBER</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>SHEET NUMBER</div> </div>                                                                                                                                                                                                                                          |
| <b>INTERIOR ELEVATION BUBBLE</b>                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>DRAWING NUMBER</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>SHEET NUMBER</div> </div>                                                                                                                                                                                                                                          |
| <b>ROOM LABEL</b>                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>ROOM NAME</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>ROOM NUMBER</div> </div>                                                                                                                                                                                                                                                |
| <b>DOOR LABEL</b>                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>DOOR NUMBER</div> </div>                                                                                                                                                                                                                                                                                                                                                          |
| <b>WINDOW LABEL</b>                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>(B) = BASEMENT</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>(G) = GROUND FLOOR</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>(S) = SECOND FLOOR</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>= WINDOW NUMBER</div> </div> |
| <b>CONSTRUCTION ASSEMBLY LABEL</b>                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>(W) = EXTERIOR WALL</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>(I) = INTERIOR WALL</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>(R) = ROOF</div> </div> <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>= ASSEMBLY NUMBER</div> </div> |
| <b>CEILING ELEVATIONS</b>                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>CEILING FINISH HEIGHT</div> </div>                                                                                                                                                                                                                                                                                                                                                |
| <b>GRID REFERENCE</b>                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>GRID DESTINATION</div> </div>                                                                                                                                                                                                                                                                                                                                                     |
| <b>ELEVATION HEIGHT</b>                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | <div style="display: flex; justify-content: space-between;"> <div>_____</div> <div>ELEVATION HEIGHT</div> </div>                                                                                                                                                                                                                                                                                                                                                     |

ACT ACoustic CEILING TILE  
AFR ALUMINUM FINISHED FLOOR  
ALU ALUMINUM  
ARCH ARCHITECTURAL  
ASS ASSY  
BD BOARD  
BGR BGR GRADE  
BLDG BUILDING  
CB CATCH BASIN  
CEN CENTRE TO CENTRE  
CJ CONTROL JOINT  
CEN CENTRE  
CLG CEILING  
CLR CLEAR  
COL COLUMN  
CON CONCRETE  
CPT CPT  
CR CARP READER  
CR CERAMIC TILE  
CUR CURTAIN PANEL  
DIM DIMENSIONS  
DM DIMENSIONAL OPERATOR  
EL ELEVATION  
ELEV ELEVATION  
ELS ELEVATOR  
EFLS EXTERIOR PANEL FINISH  
EQ EQUIPMENT  
EQ EQUIPMENT SQUIPPER  
EX EXISTING  
EXP EXPOSED  
EXT EXTERIOR  
F ALARM  
F FIRE ALARM  
FRT FIRE EXTINGUISHER CABINET  
FHC FIRE HOSE CABINET  
FL FLOOR  
GL GLASS  
GR GRASS  
GRB GRAB BAR  
GYPS GYPSUM SHEETBOARD  
HM HOLLOW METAL  
HNT HOLLOW TANK  
INT INTERIOR  
JOINT JOINT  
LGT LIGHTING  
MAX MAXIMUM  
MECH MECHANICAL  
MC MEDICINE CABINET  
MIN MINIMUM  
MNR MECHANICAL ROOM CODE  
NO NUMBER  
NS NOT SCALE  
ON ON CENTRE  
OVR OVERHEAD  
PT PAINT  
PLM PLASTIC LAMINATE  
PFR POLYESTER FRAME  
PVC POLY VINYL CHLORIDE  
PVC POLY VINYL CEILING PANEL  
RD ROOF  
RD ROOF DRAIN  
REIN REINFORCED  
REQ REQ  
RSL RSL RAIN WATER LEADER  
RSL RAIN  
RSL SIMILAR  
S STAINLESS STEEL  
T/TYP TYPICAL  
U/L UNUSUAL  
VCT VCT VINYL COMPOSITION TILE  
VEST VESTIBULE  
WATER WATER

| EXISTING ZONING              |                     | IL [1559] LIGHT INDUSTRIAL |
|------------------------------|---------------------|----------------------------|
| MIN. FRONT YARD SETBACK      | 7.5m                | 15.0m                      |
| MIN. REAR YARD SETBACK       | 7.5m                | 65.7m                      |
| MIN. INTERIOR YARD SETBACK   | 7.5m                | 8.2m                       |
| MAX. BUILDING HEIGHT         | 18.0m               | ±8.7m                      |
| MIN. LOT AREA                | 2,000m <sup>2</sup> | 13,507m <sup>2</sup>       |
| MAX LOT COVERAGE             | 65%                 | 26%                        |
| MAX. FLOOR SPACE INDEX       | 2                   | 1                          |
| MIN. WIDTH OF LANDSCAPE AREA |                     |                            |
| ABUTTING A STREET            | 3m                  | 15m                        |
| ALL OTHER CASES              | NA                  | —                          |
| MIN. LOT WIDTH               | NA                  | 80m                        |

| LEGEND                                                                                |                                                |
|---------------------------------------------------------------------------------------|------------------------------------------------|
|  | EXTERIOR WALL MOUNTED LIGHT SCONCE             |
|  | EXTERIOR SOFFIT LIGHT                          |
|  | EXTERIOR WALL MOUNTED LIGHT PACK               |
|  | UNIT PAVES - TYPE 1<br>REFER TO LANDSCAPE PLAN |

| BUILDING AREA | EXISTING            | PROPOSED            |
|---------------|---------------------|---------------------|
| BASEMENT      | NA                  | NA                  |
| GROUND FLOOR  | 1,864m <sup>2</sup> | 1,222m <sup>2</sup> |
| SECOND FLOOR  | NA                  | NA                  |

| REQUIRED PARKING    |                                                                                                                                  |             |              |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------|-------------|--------------|
| OFFICE UNITS        | 2.4 PARKING SPACES PER 100m <sup>2</sup><br>EXISTING = (1,864/100) x 2.4 = 44.7 (45)<br>PROPOSED = (1,222/100) x 2.4 = 29.3 (29) |             |              |
| TOTAL               | = 74 REQUIRED PARKING SPACES                                                                                                     |             |              |
| PROVIDED PARKING    |                                                                                                                                  |             |              |
|                     |                                                                                                                                  | UNDERGROUND | ABOVE GROUND |
| REGULAR SPACES      | MIN. 2.6m x 5.2m                                                                                                                 | —           | 125          |
| REDUCED SIZE SPACES | MIN. 2.4m x 4.6m                                                                                                                 | —           | —            |
| HANDICAP SPACES     | MIN. 2.6m x 5.2m                                                                                                                 | —           | 2            |
| TOTAL               | = 127 PROVIDED PARKING SPACES                                                                                                    |             |              |

| REQUIRED PARKING  |                                                                                                   |             |              |
|-------------------|---------------------------------------------------------------------------------------------------|-------------|--------------|
| OFFICE UNITS      | 1 SPACE PER 250m <sup>2</sup><br>EXISTING = 1,864/250 = 7.4 (7)<br>PROPOSED = 1,222/250 = 4.8 (5) |             |              |
| TOTAL             | = 12 REQUIRED BICYCLE SPACES                                                                      |             |              |
| PROVIDED PARKING  |                                                                                                   |             |              |
|                   |                                                                                                   | UNDERGROUND | ABOVE GROUND |
| HORIZONTAL SPACES | MIN. 0.6m x 1.8m                                                                                  | —           | 16           |
| VERTICAL SPACES   | MIN. 0.5m x 1.5m                                                                                  | —           | —            |
|                   |                                                                                                   |             |              |
| TOTAL             | = 16                                                                                              |             |              |

| OFFICE UNIT COUNT | EXISTING | PROPOSED |
|-------------------|----------|----------|
| BASEMENT FLOOR    | NA       | NA       |
| GROUND FLOOR      | 3 UNITS  | 6 UNITS  |
| SECOND FLOOR      | NA       | NA       |
| TOTAL 9 UNITS**   |          |          |

**NOTES:**

- 1-ALL REPORTS ARE IN COMPLIANCE WITH LOCAL BUILDING DEPARTMENT REGULATIONS AND BY-LAWS
- 2-ADDITIONAL CHARGES MAY BE ASKED FOR CLASSIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH CHARGES WILL BE DETERMINED BY THE FIELD OFFICE. THEY WILL BE INCLUDED WITH PLANS AND CONTRACT DOCUMENTS
- 3-ON SITE MEETINGS ARE REQUIRED
- 4-ALL SUB-CORPORATIONS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY
- 5-NO REPORT WILL BE SUBMITTED IF THERE ARE ANY ERRORS AND/OR UNRESOLVED ISSUES TO START OF WORK.

**FIRE RESISTANCE RATING LEGEND:**

40 MIN. FIRE RESISTANCE RATING

1 HOUR FIRE RESISTANCE RATING

2 HOUR FIRE RESISTANCE RATING



|      |            |                               |
|------|------------|-------------------------------|
| 20   |            |                               |
| 19   |            |                               |
| 18   |            |                               |
| 17   |            |                               |
| 16   |            |                               |
| 15   |            |                               |
| 14   |            |                               |
| 13   |            |                               |
| 12   |            |                               |
| 11   |            |                               |
| 10   |            |                               |
| 09   |            |                               |
| 08   |            |                               |
| 07   |            |                               |
| 06   |            |                               |
| 05   |            |                               |
| 04   |            |                               |
| 03   | 2016-07-20 | RE-ISSUED FOR SPC.            |
| 02   | 2016-02-23 | RE-ISSUED FOR SPC.            |
| 01   | 2017-07-04 | ISSUED FOR SITE PLAN CONTOUR. |
| App. | DATE:      | REVISION:                     |



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|                                                                                                                               |                                         |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <p><i>THIS DRAWING IS THE SOLE PROPERTY OF<br/>S.J. LAWRENCE ARCHITECT INCORPORATED<br/>REPRODUCTION IS NOT PERMITTED</i></p> |                                         |
| <p><i>DRAWN BY:<br/>B.L.</i></p>                                                                                              | <p><i>DESIGNED BY:<br/>S.J.L.</i></p>   |
| <p><i>DATE:<br/>2016-09-20</i></p>                                                                                            | <p><i>CHECKED BY:<br/>S.J.L.</i></p>    |
| <p><i>SCALE:<br/>AS NOTED</i></p>                                                                                             | <p><i>PLOT DATE:<br/>2018-07-20</i></p> |

IBER COMMERCIAL  
COMPLEX

46 IBER ROAD,  
OTTAWA, ON

*JOB NUMBER: SL - 828 - 16*

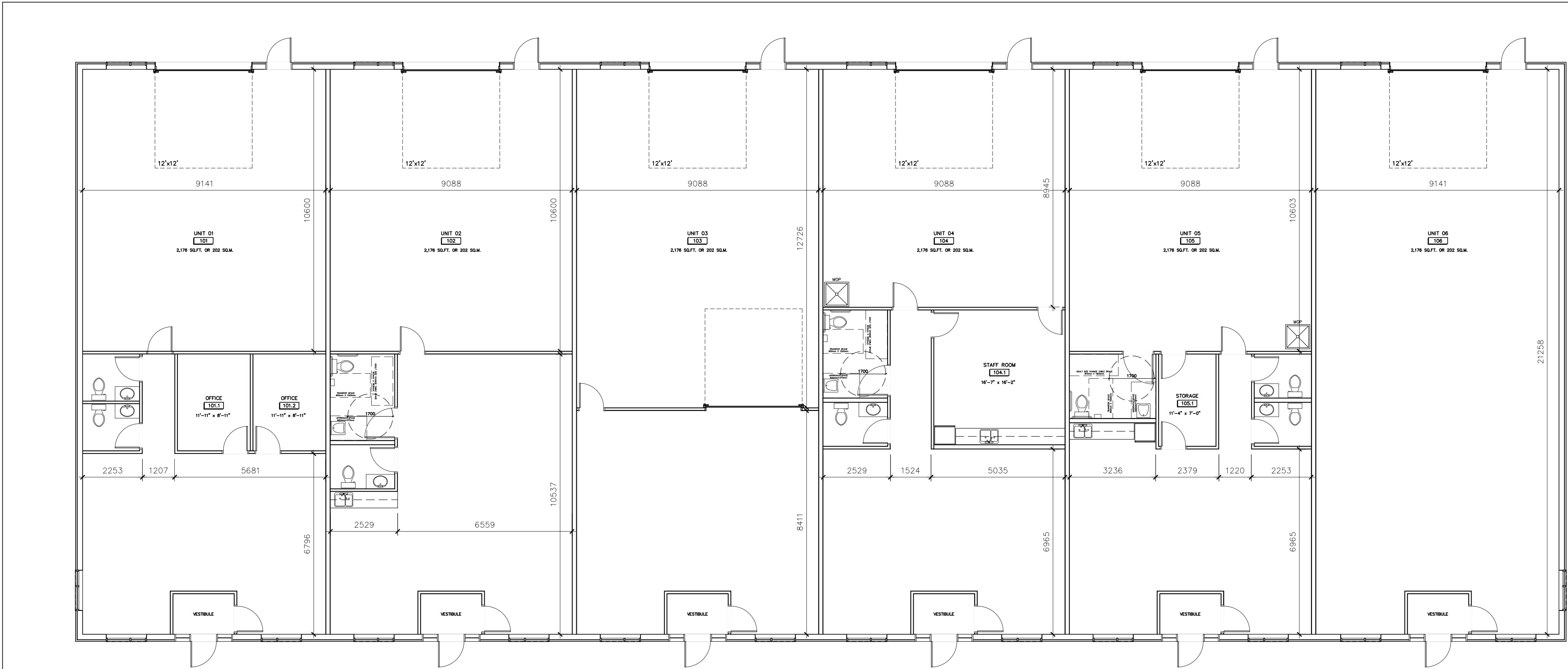
*DRAWING TITLE:*

**SITE PLAN**

**(REFER TO CIVIL, LANDSCAPE, & M&E  
PLANS FOR FURTHER INFORMATION)**

A100





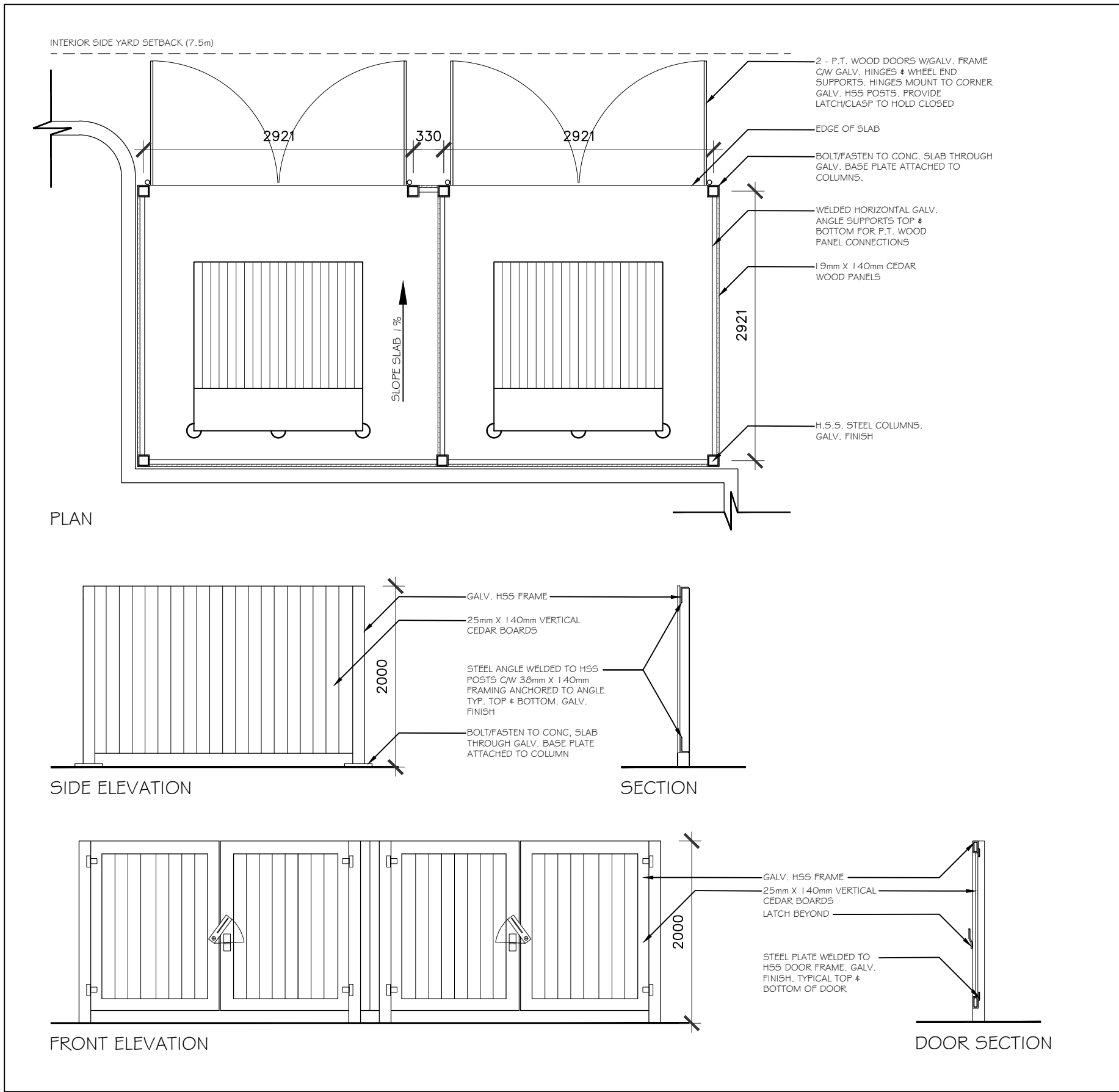
APPROVED ☐ REFUSED ☐  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DERRICK MOODIE  
MANAGER, DEVELOPMENT REVIEW – WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

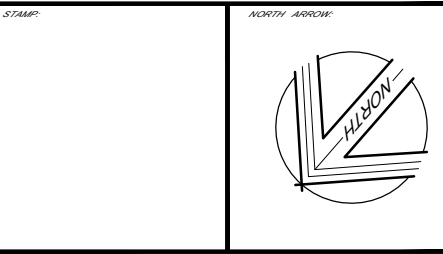


NOTES:  
1. ALL MEASUREMENTS COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
2. ADDITIONAL DIMENSIONS MAY BE REQUIRED FOR CONSTRUCTION. TO BE ISSUED FOR CONSTRUCTION OF RECORD. ALL DIMENSIONS SHALL BE THE SAME AS SHOWN AND NOTED ON ALL DRAWINGS. INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.  
3. ALL MEASUREMENTS SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.  
4. ALL DIMENSIONS SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.  
5. ALL DIMENSIONS SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.  
6. ALL DIMENSIONS SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.  
7. ALL DIMENSIONS SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.  
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9. ALL DIMENSIONS SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.  
10. ALL DIMENSIONS SHALL BE TAKEN FROM THE EXTERIOR FACE OF THE WALLS.

01 GROUND FLOOR PLAN [UNIT OPTION]  
A200 SCALE: 1:100



02 GARBAGE ENCLOSURE  
A200 SCALE: 1:50



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| 03 | 2018-07-20 | RE-ISSUED FOR SPC            |
| 02 | 2018-02-23 | RE-ISSUED FOR SPC            |
| 01 | 2017-07-04 | ISSUED FOR SITE PLAN CONTROL |
| NO | DATE:      | REVISION:                    |

**SL**  
LAWRENCE  
ARCHITECT  
INCORPORATED

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| DESIGNED BY | CHECKED BY |
| B.L.        | S.J.L.     |
| DATE        | DATE       |
| 2016-09-29  | S.J.L.     |
| SCALE       | SCALE      |
| AS NOTED    | 2016-07-20 |

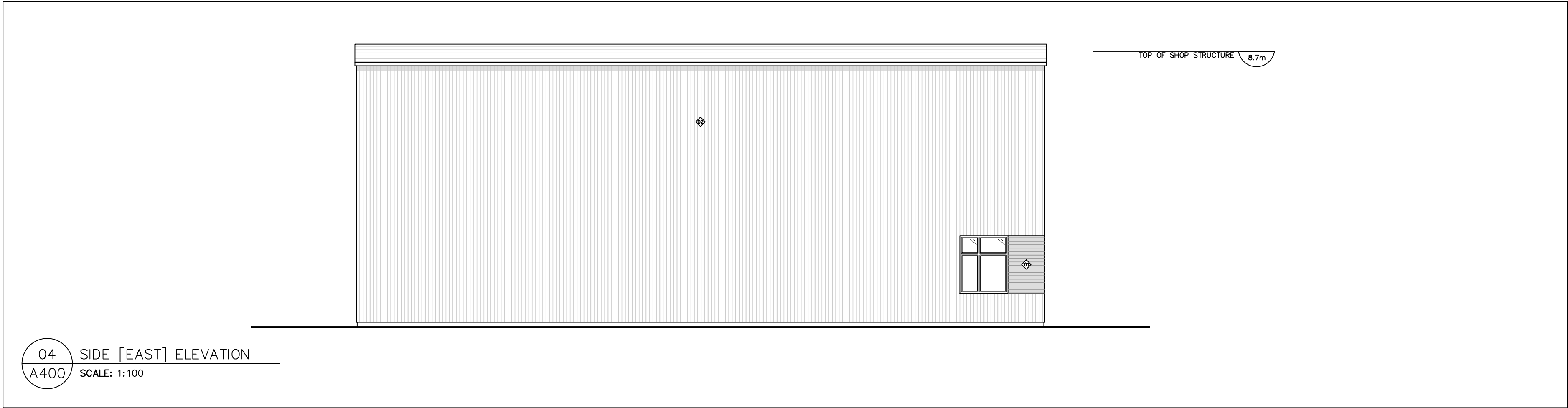
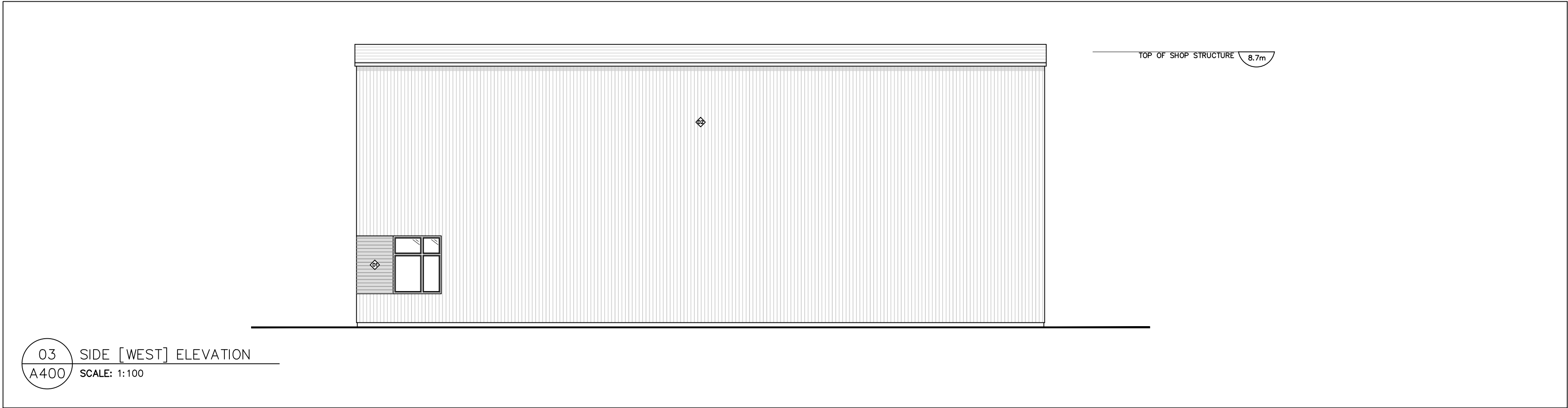
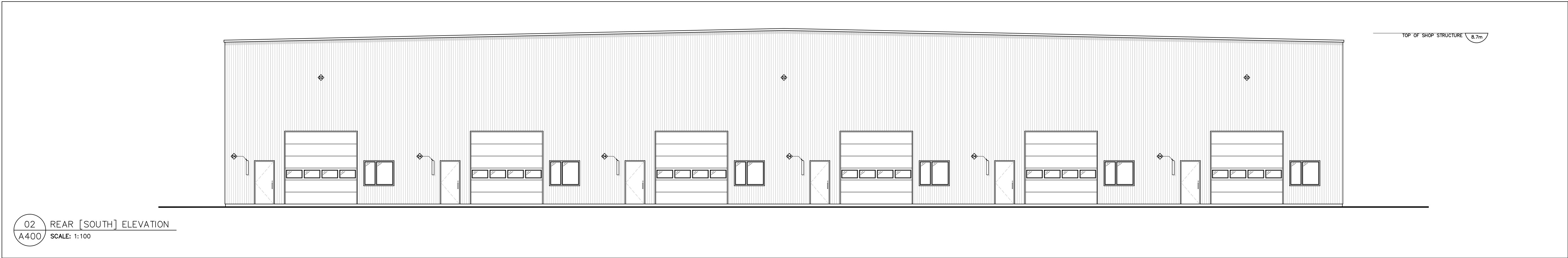
IBER COMMERICAL  
COMPLEX  
46 IBER ROAD,  
OTTAWA, ON.

JOB NUMBER: SE - 009 - 16

GROUND FLOOR  
PLAN

A200





GLASS NOTES:

- F.R.: FIRE RATED GLASS  
"FIRELITE NT" BY TECHNICAL GLASS PRODUCT  
STANDARD GRADE  
TO CGSB STANDARDS  
(DESIGNED FOR 45min CLOSER)  
SP: INSULATED SPANDREL PANEL  
GL: GLAZING  
GWG: GEORGIAN WIRED GLASS  
6mm THICK  
TG: TEMPERED GLASS  
CT: CLEAR TEMPERED GLASS  
6mm THICK  
FIXED GLASS  
THERMAL PANE  
DOUBLE GLAZED
- + ALL ALUMINUM FRAMES TO BE WHITE ANODIZED, U.N.O.  
+ ALL EXTERIOR FRAMES & DOORS TO BE INSULATED  
+ ALL EXTERIOR GLAZING UNITS TO BE CLEAR, DOUBLE  
GLAZING WITH LOW 'E' ARGON  
+ ALL GLAZING IN ULC RATED DOORS & FRAMES TO BE  
GEORGIAN WIRED GLASS, U.N.O.

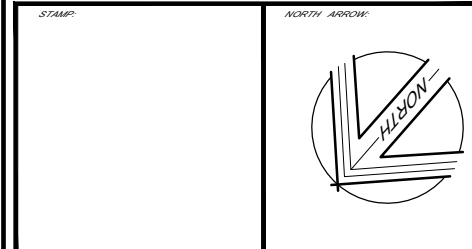
APPROVED ☐ REFUSED ☐  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

DERRICK MOODIE  
MANAGER, DEVELOPMENT REVIEW – WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

NOTES:  
1. ALL MEASUREMENTS ACCORDANCE WITH LOCAL BUILDING  
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MATERIALS LEGEND:

- 1 PRE-FINISHED METAL SIDING  
COLOUR & PROFILE TBD  
2 PRE-FINISHED METAL SIDING  
COLOUR & PROFILE TBD  
3 SIGNAGE  
4 WALL SCENCE



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| 03 | 2018-07-20 | RE-ISSUED FOR SPC            |
| 02 | 2018-02-23 | RE-ISSUED FOR SPC            |
| 01 | 2017-07-04 | ISSUED FOR SITE PLAN CONTROL |
| NO | DATE:      | REVISION:                    |

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|-------------|-------------|
| DESIGNED BY | DESIGNED BY |
| B.L.        | S.J.L.      |
| DATE        | DATE        |
| 2016-09-29  | S.J.L.      |
| DATE        | DATE        |
| AS NOTED    | 2016-07-29  |

IBER COMMERICAL  
COMPLEX  
46 IBER ROAD,  
OTTAWA, ON.

JOB NUMBER: SE - 809 - 16

ELEVATIONS

A400