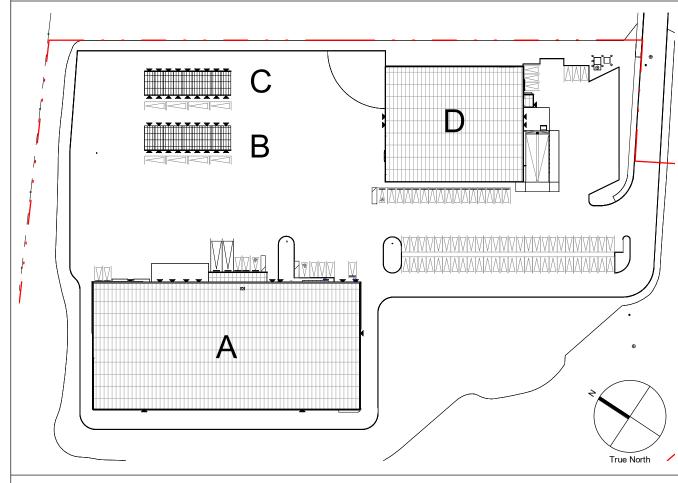


UHAUL INTERNATIONAL

U-Haul Moving & Storage of Kanata 30 FRANK NIGHBOR PL OTTAWA, ONTARIO, K2V 1B9

PROJECT NAME



AREA MAP

ARCHITECTURE / PROJECT MANAGEMENT / TRANSPORTATION: IBI GROUP - OTTAWA

333 PRESTON STREET UNIT 400,

KANATA, ON K2M 1P6

OTTAWA, ON K1S 5N4

CIVIL / LANDSCAPE / PLANNING: NOVATECH
240 MICHAEL COWPLAND DRIVE SUITE 101,

GOODKEY, WEEDMARK & ASSOCIATES LIMITED CONSULTING ENGINEERS 1188 WOODWARD DRIVE, OTTAWA, ON, K2C

3R8

CLELAND JARDINE ENGINEERING LTD

200-580 TERRY FOX, KANATA, ON, K2L 4B9 STATE OF THE ART ACOUSTICK INC.

43-1010 POLYTEK STREET, OTTAWA, ON K1J 9J3

J.D. BARNES LIMITED

103-62 STEACIE DRIVE, OTTAWA, ON K2K 2A9

SENEZ CONSULTING LTD., 208 EVANS AVE. UNIT 2019, TORONTO, ON, M8Z

PATERSON GROUP INC.CONSULTING ENGINEERS 154 COLONNADE ROAD SOUTH, OTTAWA

(NEPEAN), ON, K2E 7J5

CONSULTANTS

U-HAUL COMPANY OF CANADA 2727 N CENTRAL AVE PHOENIX, AZ 85004 (602) 263-6502

PERMIT APPLICANT UHC OF NORTHEASTERN ONTARIO 3636 INNES RD

OWNERS REPRESENTATIVE ROY BRADSHAW (343) 5720-3202

OTTAWA, ON, K1C 1T1

PROJECT OWNER

STANDING SEAM METAL ROOF SYSTEM BUTLER (ROOF & PURLINS)

CONTACT: MIKE COFFEY mdcoffey@butlermfg.com STORAGE MATERIAL MBCI (INT. & EXT. METAL STUDS, D CONTACT: CHRIS ROBERTS

MBCI (INT. & EXT. METAL STUDS, D&U PANEL)
CONTACT: CHRIS ROBERTS
christopher.roberts@mbci.com
JANUS (DOORS, TRIM, & KICK PLATE)
CONTACT: BETH BRYANT
bethb@janusintl.com
DYNAMIC FASTENERS (ALL COLD-FORMED
STEEL & SHEATHING FASTENERS)
CONTACT: JASON RICHARDSON
JasonRichardson@DynamicFastener.com

ELECTRICAL GRAYBAR CONTACT: BRUCE LEDGERWOOD

bruce.ledgerwood@graybar.com

EXTERIOR DOORS
CLOPAY (OVERHEAD DOORS)

CONTACT: CHRIS REMICK cremick@clopay.com STANLEY (SLIDING DOORS) CONTACT: BILL GERARDIN william.gerardin@sbdinc.com

INSULATED METAL PANELS (IMP) & NON-INSULATED EXTERIOR METAL PANELS ATAS

CONTACT: MINNIE ROBLES mrobles@atas.com
MBCI
CONTACT: BRIAN GARRY brian.garry@metlspan.com

CONTACT: BRIAN GARRY brian.garry@metlspan.com MECHANICAL TRANE (FOURDMENT)

TRANE (EQUIPMENT)
CONTACT: CHAD BARNETT
chad.barnett2@trane.com
AIR DISTRIBUTION CONCEPTS (FABRIC DUCT)
CONTACT: CHRIS PAVLATOS
cpav@adctubes.com

GALVANIZED REINFORCING COMMERCIAL METALS COMPANY CONTACT: TIM WOLL

COVERED PARKING CANOPIES
BAJA CARPORTS
CONTACT: JEREMY CECACI
jeremy@bajacarports.com

Tim.Woll@cmc.com

BUILDING CANOPIES (OTHER THAN STORAGE ENTRANCE) SKYSCAPE CANOPIES

SKYSCAPE CANOPIES
CONTACT: CHASE KING
chase@skyscapecanopies.com

EXTERIOR PRE-FABRICATED STORAGE LOCKERS TRACHTE

TRACHTE
CONTACT: KIRSTEN MENZIES
kmenzies@trachte.com
MILLER BUILDINGS
CONTACT: LOUIS GILMORE
LouisGilmore@MillerBldgs.com

NATIONAL ACCOUNTS

BUILDING A - SELF-STORAGE BUILDING BUILDING B & C - MASS PORTABLE STORAGE (JANUS) BUILDING D - PRE-ENGINEERED STORAGE WAREHOUSE (BUTLER)

PROJECT DESCRIPTION

- 2012 ONTARIO BUILDING CODE (OBC, O.Reg. 332/12 amended to O.Reg. 867/21). - ONTARIO FIRE CODE - ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT

GOVERNING BUILDING CODES

- . ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2. CONTRACTOR SHALL BECOME FAMILIAR WITH ALL U-HAUL'S REQUIREMENTS PRIOR TO BIDDING AND SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THOSE REQUIREMENTS.
- . FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT/AMERCO REPRESENTATIVE OF ANY DISCREPANCIES.
- ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK AT HAND SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN. CHANGE REQUESTS FOR SAID ITEMS SHALL NOT BE APPROVED.
- 5. DRAWINGS SHALL BE DISTRIBUTED TO SUB-CONTRACTORS IN COMPLETE SETS AS INDICATED BY THE SHEET INDEX. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING SUB-CONTRACTORS BID ON ALL ITEMS ASSOCIATED WITH THEIR RESPECTIVE TRADES.
- 6. THE CONTRACTOR WILL INSPECT THE PREMISES PRIOR TO BIDDING TO VERIFY EXISTING WORKING CONDITIONS; SHOULD CONDITIONS BE IDENTIFIED WHICH ARE BELIEVED TO IMPEDE INTENDED WORK, THEN SUCH CONDITIONS MUST BE DOCUMENTED AND REPORTED IMMEDIATELY TO ARCHITECT/AMERCO REPRESENTATIVE. FAILURE TO ADVISE WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND INTENDS TO PERFORM PER BID WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO INTENDED WORK.
- 7. CONTRACTOR SHALL ISSUE WRITTEN NOTIFICATION TO ARCHITECT/AMERCO REPRESENTATIVE OF ANY DISCREPANCIES AND FOLLOW UP IN WRITING WITHIN TWO WORKING DAYS OF INSPECTION.
- 8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. IF DIMENSIONAL ERROR OCCURS OR CONDITION NOT COVERED IN THE DRAWINGS IS ENCOUNTERED, CONTRACTOR SHALL SUBMIT A CLARIFICATION REQUEST TO ARCHITECT/AMERCO REPRESENTATIVE AND OBTAIN RESOLUTION BEFORE COMMENCING THAT PORTION OF THE WORK.
- 9. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
- 10. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- 11. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
- 12. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO
- 13. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, THE WORK SHALL BE PROVIDED IN ACCORDANCE WITH GENERAL NOTES 12, 14 AND 16.
- 14. CONTRACTOR SHALL GUARANTEE, IN WRITING, ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 15. UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THIS PROJECT.
- 16. THE CONTRACTOR WARRANTS TO AMERCO AND ARCHITECT/AMERCO REPRESENTATIVE THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE GOOD QUALITY FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED INTO THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT OR AMERCO REPRESENTATIVE, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.
- 17. THE WARRANTIES AND GUARANTIES REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTY OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.
- 18. MISCELLANEOUS STEEL ITEMS SUCH AS STAIRS, RAILINGS, LADDERS, ETC TO BE DESIGNED AND DETAILED BY THE MISC METALS ENGINEER.
- 19. SLIDING DOORS ARE DESIGNED TO CONFORM WITH THE REQUIREMENTS OF 3.3.1.11.(1). ONLY THE SLIDING PANELS BREAKOUT FOR EMERGENCY EGRESS. ALL SLIDING DOORS ARE DESIGNED TO SWING ON THE VERTICAL AXIS IN DIRECTION OF TRAVEL AND WILL BE PROVIDED SIGNAGE TO INDICATE "IN EMERGENCY, PUSH TO OPEN". SEE DOOR TYPE 1 IN EXTERIOR DOOR TYPES LEGEND, A-9922, AND REFER TO DOOR SPECIFICATIONS FOR SIGNAGE REQUIREMENTS (ANSI/BHMA A156.10.)
- 20. CONTRACTOR TO COORDINATE EXPANDABILITY OF ALL STAND ALONE PRE-ENGINEERED METAL BUILDINGS (PEMB) WITH OWNER REPRESENTATIVE
- 21. ELEVATIONS SHOWN ARE BASED OFF OF THE UHI FACILITY IMAGING AND DIRECTIONAL SIGNAGE IMAGING BOOK (DSD BOOK). PRIOR TO ORDERING AND INSTALLATION OF MATERIAL, COORDINATE WITH THE LATEST DSD BOOK. CONTACT FACILITY IMAGING GROUP, OWNERS REP, AND ARCHITECT IF ANY EXTERIOR MECHANICAL, ELECTRICAL, PLUMBING, OR OTHER CONFLICTS FXIST
- 22. WASHROOMS ARE AVAILABLE IN BUILDING A TO ACCOUNT FOR THE OCCUPANT LOAD IN BUILDING D; TWO UNIVERSAL WASHROOMS ON THE FIRST FLOOR, AND ONE BARRIER FREE WASHROOM ON THE SECOND AND FOURTH FLOORS.

OWNER GENERAL NOTES

ACT ACOUSTIC CEILING TILE

ADO AUTO DOOR OPERATOR

BCT BABY CHANGE TABLE

AFF AT FINISHED FLOOR

ADD ADDENDUM

ADJ ADJUSTABLE

ALUM ALUMINUM

BF BARRIER FREE

BH BULK HEAD

BN BULL NOSE

CB CATCH BASIN

CH COAT HOOK

HDWR HARDWARE

ABBREVIATIONS

HB HOSE BIB

CG CORNER GUARD

BOT BOTTOM

AN ANODIZED

BD BOLLARD

HM HOLLOW METAL COL COLOUR HP HYDRO POLE CONC CONCRETE HORZ HORIZONTAL CR CARD READER DIA DIAMETER IN INCH KP KEY PAD DN DOWN LS LIGHT STANDARD DC DEPRESSED CURB MAX MAXIMUM DS DOWNSPOUT DMC DEMOUNTABLE CURB MH MAN HOLE MISC MISCELLANEOUS DBN DOUBLE BULL NOSE MP MOP HANGER ELC ELECTRICAL. COMPONENT NIC NOT IN CONTRACT EP ELECTRICAL PANEL NTS NOT TO SCALE EQ EQUAL CJ CONTROL JOINT EX EXISTING CL CENTRE LINE FD FLOOR DRAIN CT CERAMIC TILE FHC FIRE HOSE CABINET CLR CLEAR FIN FINISH

FIN.FL FINISH FLOOR

FLM WINDOW FILM

CMU CONCRETE MASONRY UNIT

REF REFERENCE

FT FOOT FL FLOOR FRR FIRE RESISTANCE RATING GA GAUGE **GALV GALVANIZED** GB GRAB BAR GL GLASS GWB GYPSUM WALL BOARD OC ON CENTRE OH OPPOSITE HAND OSOI OWNER SUPPLIED. OWNER INSTALLED OSCI OWNER SUPPLIED, CONTRACTOR INS OWSJ OPEN WEB STEEL JOIST P.LAM PLASTIC LAMINATE PB PUSH BUTTON PT PAINT PTD PAPER TOWEL DISPENSER (OSCI) RB RUBBER

APPLY 2HR F.R.R. INTUMESCENT FIREPROOFING TO LOAD-BEARING STEEL MEMBERS, E.G., COLUMNS, BEAMS

NOTES APPEAR ON VARIOUS DRAWINGS FOR SYSTEMS AND MATERIALS. REVIEW ALL SHEETS AND APPLY

COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION

OPENING IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION

MAINTAIN THE FIRE RATINGS OF CONSTRUCTION AROUND CABINETS, PANELS AND BOXES RECESSED INTO

8. PROVIDE CONTINUOUS PERIMETER FIRESTOPPING BETWEEN FLOORS AND COORDINATE THE INSTALLATION

11. PROVIDE STIFFENERS, BACKING PLATES, BRACING AND BLOCKING REQUIRED FOR SECURE INSTALLATION OF

12. COORDINATE ALL BASE AND HOUSEKEEPING PAD SIZES AND LOCATIONS WITH MECHANICAL, PLUMBING AND

13. LOCATE ACCESS PANELS AS INDICATED ON DRAWINGS. FOR ACCESS PANELS NOT SHOWN BUT REQUIRED BY

PROVISIONS OF THE CONTRACT DOCUMENTS, LOCATE IN ACCORDANCE WITH APPLICABLE CODES. SUBMIT

PROPOSED LOCATIONS TO THE ARCHITECT FOR REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.

15. FULLY LAYOUT GRID, WALL AND OPENING PLACEMENT IN AN AREA PRIOR TO THE START OF PARTITION

17. COORDINATE INSTALLATION OF DIFFUSERS, SPEAKERS, SPRINKLER HEADS AND ACCESS PANELS WITH

LIGHTING LAYOUT. REPORT ANY INCONSISTENCIES TO THE ARCHITECT PRIOR TO INSTALLATION.

1'-0" (300mm) FROM THE WALL TO THE CENTER OF THE FIXTURE UNLESS OTHERWISE NOTED.

20. WALL OUTLETS AND SWITCH PLATES SHALL BE INSTALLED PER THE ELECTRICAL DRAWINGS UNLESS

22. WALL, FLOOR AND CEILING OUTLETS SHALL BE CAULKED WITH AN ACOUSTIC SEALANT MEETING OR

TOGETHER AND ALIGNED WITH OTHER DEVICES AS MUCH AS POSSIBLE.

ALL DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

STANDARDS AND THE ONTARIO BUILDING CODE (CURRENT ADDITION).

27. USE 3/4 INCH 4X8 FIRE RETARDANT PLYWOOD AT ELECTRICAL PANEL

29. PORTABLE ADULT CHANGE TABLE STORED IN ELEVATOR MACHINE ROOM

31. GC SHALL COORDINATE WITH U-HAUL ON FACILITY IMAGING, DSD, ETC.

34. BLDG A: LOCKER MAXIMUM HEIGHT AT 9'. STACKING PROHIBITED BEYOND 9'.

32. NO ROOFTOP VENTING PENETRATIONS ALLOWED

OUTLETS AND BOXES MUST BE SEPARATED BY A STUD.

CONSTRUCTION. VERIFY THAT DIMENSIONS ARE CONSISTENT WITH REQUIREMENTS INDICATED IN THE

DOCUMENTS. REPORT ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO

 \mid 18. EXIT SIGNS AND SMOKE DETECTORS LOCATED IN HARD CEILINGS SHALL BE POSITIONED AS REQUIRED BY THE

19. GANG MULTIPLE SWITCHES TOGETHER INTO ONE BOX WITH A SINGLE COVER PLATE WHEREVER POSSIBLE.

MULTIPLE SWITCHES THAT CANNOT BE GANGED TOGETHER IN THE SAME BOX SHALL BE LOCATED CLOSE

21. DO NOT INSTALL OUTLETS OR J-BOXES BACK-TO-BACK ON OPPOSITE SIDES OF THE SAME PARTITION. THESE

23. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE AND SHALL REPORT

24. ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.

26. WORK SHALL BE PERFORMED IN A MANNER THAT WILL MINIMIZE THE INTERRUPTION OF ACCESS IN ALL AREAS

30. PLYWOOD BOARDS TO BE INSTALLED ON NORTH, SOUTH AND WEST INTERIOR ELEVATION OF DISPATCH AND

33. BLDG A: CENTER LIGHTING IN CORRIDOR W/ HVAC & SPRINKLER LINE ON EITHER SIDE W/ BOT. 9FT AFF

36. STEEL PRE-ENGINEERED STAIRS BY MISC. METALS - STAIRWAY HEADROOM SHALL NOT BE LESS THAN 1,950

38. CEMENTITIOUS FIREPROOFING SPRAY TO BE APPLIED TO ALL BEAMS, TO UNDERSIDE OF DECK, AND TO

COLUMNS NOT ACCESSIBLE TO CUSTOMERS. CEMENTITIOUS SPRAY TO BE APPLIED TO COLUMNS WITHIN

LOCKERS. INTUMESCENT THIN-FILM COATING TO BE APPLIED TO COLUMNS IN CUSTOMER FACING AREAS E.G.

mm + THE HEIGHT OF ONE RISER MEASURED VERTICALLY ABOVE NOSING OF TREAD.

37. SB-10 ENERGY MODEL TO BE SUBMITTED AT THE FIRST ROUND OF CITY COMMENTS

39. LOOSE FURNITURE / FURNITURE, FIXTURES & EQUIPMENT (FFE) BY U-HAUL

25. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CANADIAN CONSTRUCTION

AUTHORITY HAVING JURISIDICTION, AND SHALL BE CENTERED IN CORRIDORS AND LOCATED A DISTANCE OF

14. DO NOT OBSTRUCT ACCESS TO EXISTING EXITS OR REDUCE THE WIDTH OF CORRIDORS.

 \mid 16. FINISH FLOOR ELEVATIONS ARE TO THE TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTES.

TOILET PARTITIONS, DOORS AND DOOR HARDWARE INCLUDING WALL MOUNTED DOOR STOPS, HANDRAILS,

10. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS.

WALL MOUNTED SHELVES. OPERABLE PARTITIONS. MISCELLANEOUS EQUIPMENT AND SUSPENDED

WITH THE EXTERIOR WALL. FIRE RATING OF FIRESTOPPING SHALL MATCH THE FIRE RATING OF THE FLOOR

ARCHES (LATERAL/CROSS BRACES EXCLUDED). THIN-FILM INTUMESCENT COATINGS: cUL Z611

REFER TO COMPLETE LIST OF ISSUED CONTRACT DOCUMENTS FOR OTHER APPLICABLE NOTES

SEALANT SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTANCE RATINGS.

. WHERE MATERIALS ARE APPLIED TO OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY OTHERS

NOTES TO RELATED BUILDING COMPONENTS.

ISOLATE DISSIMILAR MATERIALS TO PREVENT GALVANIC CORROSION.

ABBREVIATIONS AND SYMBOLS.

FIRE RATED ASSEMBLIES.

9. DO NOT SCALE DRAWINGS.

ELECTRICAL EQUIPMENT

OTHERWISE NOTED.

EXCEEDING THE REQUIRED RATING.

AFFECTED BY CONSTRUCTION.

28. DROPPED CEILING REQUIRED AT:

- ALL RESTROOMS - DRYWALL

35. HEIGHT OF POWER RECEPTACLES:

D. CORRIDORS @ 96" AFF

A. DISPATCH & RECEIVING @ 48" AFF

C. MAIN ENTRANCE LOBBY @ 12" AFF

B. CUSTOMER WELCOME AREA @ 12" AFF

CUSTOMER WELCOME AREA AND CORRIDORS.

ARCHITECTURAL GENERAL NOTES

- BREAK ROOM AND OFFICE

MECHANICAL AND ELECTRICAL EQUIPMENT.

THE START OF PARTITION CONSTRUCTION.

RD ROOF DRAIN RWL RAIN WATER LEADER SD SOAP DISPENSER (OSCI) ST.D STEEL DECK SIM SIMILAR SL STREET LIGHT SND SANITARY NAPKIN DISPENSER (OSCI) ST STAIN STC SOUND TRANSMISSION CLASS SWD SOLID WOOD DOOR TKB TACK BOARD TYP TYPICAL TPD TOILET PAPER DISPENSER (OSCI) U/S.O.UNDERSIDE OF VERT VERTICAL WD WOOD WGL WIRED GLASS WWM WELDED WIRE MESH

1. PARTITIONS LOCATED BY DIMENSION STRING ARE DIMENSIONED TO THE FACE OF STUD UNLESS OTHERWISE NOTED.

2. PARTITIONS NOT DIMENSIONED ARE GENERALLY LOCATED BY ONE OF THE FOLLOWING CRITERIA: CENTERLINE: CENTER OF PARTITION ALIGNS WITH THE CENTER OF GRIDLINE OR OBJECT CENERLINE SUCH AS A COLUMN OR WINDOW MULLION. CENTER THE OVERALL PARTITION WIDTH. ALIGN: LOCATE PARTITION FLUSH WITH FACE OF GYPSUM BOARD OR OTHER SURFACE INDICATED. MAINTAIN: MAINTAIN DIMENSIONS NOTED AS MINIMUM OR CLEAR.

3. DOOR OPENING ARE DIMENSIONED TO EDGE OF DOOR FRAME. IF NOT DIMENSIONED, THE HINGE SIDE OF THE DOOR JAMB SHALL BE LOCATED 4" (100mm) FROM THE ADJACENT WALL.

4. PARTITION TYPES IS FIRE RESISTANT RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF THE PARTITION.

BLDG A - SHEET INDEX

PARTITION NOTES

SHEET#	SHEET NAME							
A-0000	COVER PAGE							
A-0004	BLDG A - TYPICAL ADA STANDARDS							
A-0005	BLDG A - GENERAL NOTES AND BARRIER FREE DETAILS							
A-0006	BLDG A - BUILDING ASSEMBLIES							
A-0301	BLDG A - BUILDING ASSEMBLIES BLDG A - OBC MATRIX AND LIFE SAFETY PLANS							
A-0305	BLDG A - EGRESS PLANS							
A-1001	ARCHITECTURAL SITE PLAN AND ZONING INFORMATION							
A-2001	BLDG A - FIRST AND SECOND FLOOR PLAN							
A-2002	BLDG A - THIRD AND FOURTH FLOOR PLAN							
A-2003	BLDG A - FIFTH FLOOR PLAN AND ROOF PLAN							
A-2003 A-2221	BLDG A - FIFTH FLOOR PLAN AND ROOF PLAN BLDG A - ENLARGED STORAGE PLAN, ELEVATIONS AND DETAILS							
A-2222	BLDG A - ENLARGED CUSTOMER WELCOME AREA PLAN, ELEVATIONS A DETAILS							
A-2223	BLDG A - ENLARGED DISPATCH AND RECEIVING PLAN, ELEVATIONS AND DETAILS							
A-2251	BLDG A - ENLARGED MOP/COMM PLANS AND GENERAL RCP / DETAILS							
A-2301	BLDG A - ELEVATIONS							
A-2302	BLDG A - ENLARGED ELEVATION DETAILS							
A-2411	BLDG A - BUILDING SECTIONS							
A-2421	BLDG A - ENLARGED PLAN DETAILS 1							
A-2422	BLDG A - ENLARGED PLAN DETAILS 2							
A-2423	BLDG A - ENLARGED PLAN DETAILS 3							
A-2424	BLDG A - ENLARGED PLAN DETAILS 4							
A-2431	BLDG A - WALL SECTIONS 1							
A-2432	BLDG A - WALL SECTIONS 2							
A-2433	BLDG A - ENLARGED SECTION DETAILS 1							
A-2511	BLDG A - ENLARGED WASHROOM PLANS, RCP AND ELEVATIONS							
A-2521	BLDG A - ENLARGED ELEVATOR PLAN AND SECTION							
A-2531	BLDG A - ENLARGED TYPICAL STAIR PLANS AND SECTION							
A-2532	BLDG A - ENLARGED TYPICAL STAIR DETAILS							
A-2561	BLDG A - ENLARGED STORAGE UNITS TYPES & DETAILS							
A-2562	BLDG A - TYPICAL LOAD BEARING STORAGE ASSEMBLY							
A-2563	BLDG A - TYPICAL NON-LOAD BEARING STORAGE ASSEMBLY							
A-2564	BLDG A - TYPICAL LOAD BEARING PARTITION LOCKER DETAILS							
A-2565	BLDG A - TYPICAL NON-LOAD BEARING PARTITION LOCKER DETAILS							
A-2566	BLDG A - TYPICAL LOCKER DETAILS							
A-2567	BLDG A - STORAGE PARTS LIST							
A-9921	BLDG A - DOOR SCHEDULE - 1 OF 2							
A-9922	BLDG A - DOOR SCHEDULE - 2 OF 2							
A-9941 BLDG A - WINDOW SCHEDULE AND DISPLAY BOX DETAILS A-9951 BLDG A - ROOM FINISH SCHEDULE AND FINISH SPECIFICATIONS								

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conformance before proceeding with fabrication.

ISSUES						
No.	DESCRIPTION	DATE				
1	CONCEPT DESIGN	2022-04-2				
2	DESIGN DEVELOPMENT	2022-06-0				
3	ISSUED FOR PERMIT	2022-07-1				
4	RESPONSE TO PERMIT COMMENTS - BLDG A	2022-09-2				
5	ISSUE FOR TENDER	2022-12-1				

KEYPLAN



CONSULTANTS

ARCHITECTURE / PROJECT MANAGEMENT /
TRANSPORTATION:

IBI GROUP - OTTAWA
333 PRESTON STREET UNIT 400, OTTAWA, ON K1S 5N4

CIVIL / LANDSCAPE / PLANNING: NOVATECH
240 MICHAEL COWPLAND DRIVE SUITE 101, KANATA, ON

GOODKEY, WEEDMARK & ASSOCIATES LIMITED CONSULTING ENGINEERS
1188 WOODWARD DRIVE, OTTAWA, ON, K2C 3R8
CLELAND JARDINE ENGINEERING LTD

STATE OF THE ART ACOUSTICK INC. 43-1010 POLYTEK STREET, OTTAWA, ON K1J 9J3

200-580 TERRY FOX, KANATA, ON, K2L 4B9

J.D. BARNES LTD

103-62 STEACIE DRIVE, OTTAWA, ON K2K 2A9

SENEZ CONSULTING LTD., 208 EVANS AVE. UNIT 2019, TORONTO, ON, M8Z 1J7

APPROVED

By Allison Hamlin at 5:10 pm, Jan 25, 2023

AHamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT

DEPARTMENT, CITY OF OTTAWA

PRIME CONSULTANT

IBI GROUP
400-333 Preston Street,
Ottawa ON, K1S 5N4, Canada
tel 613 225 1311 fax 613 225 9868
ibigroup.com

U-HAUL MOVING & STORAGE
OF OTTAWA
30 FRANK NIGHBOR PLACE, OTTAWA, ON

U-Haul Entity 942072

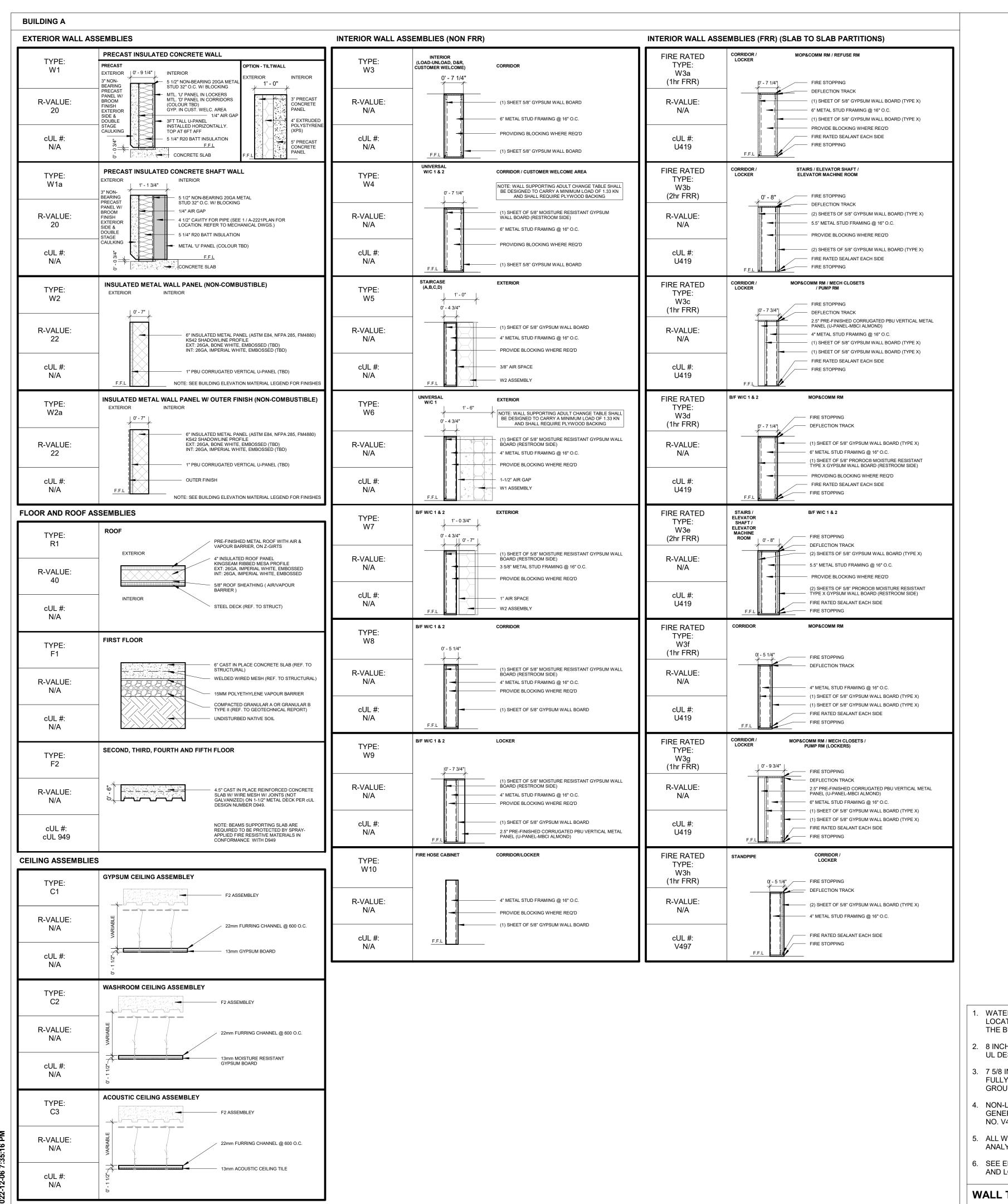
PROJECT NO: 138165

DRAWN BY:
A. Chu
PROJECT MGR:
Y. Bilbeisi
PROJECT MGR:
APPROVED BY:
H. Semple
SHEET TITLE

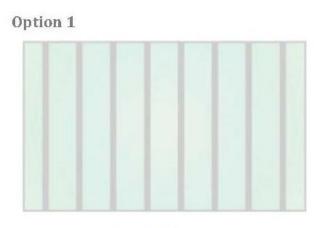
COVER PAGE

A-0000

ISSUE



Bird-Safe Designs



Threat Factor 10

Color: V953 Medium Gray Viraspan Pattern: 1/8" vertical lines alternating with 1/2" spaces (screen 2256); 20% coverage

Option 2



Threat Factor 24

Color: V951 White Pattern: 1/8" dots (screen 5006); 40% coverage

- WATER-RESISTANT GYPSUM WALL BOARD TO BE USED AT WET LOCATIONS (VERIFY LOCATIONS BASED ON PLUMBING WALLS AND PLUMBING FIXTURES AS SHOWN ON THE BUILDING FLOOR PLANS.)
- 2. 8 INCHES EQUIVALENT THICKNESS 2 HOUR FIRE-RESISTANCE RATING (MAX) PER UL DESIGN.
- 8. 7 5/8 INCHES EQUIVALENT THICKNESS 3 HOUR FIRE-RESISTANCE RATING WHEN FULLY GROUTED AND 1 HOUR FIRE-RESISTANCE RATING WHEN PARTIALLY GROUTED OR HOLLOW, PER IBC CHAPTER 7 OR UL DESIGN NO. U935.
- 4. NON-LOAD BEARING 1 HOUR FIRE-RESISTANCE UL ASSEMBLY RATING PER GENERIC ASSEMBLY GYPSUM ASSOCIATION FILE NUMBER WP-1072 OR UL DESIGN
- 5. ALL WALL AND ROOF INSULATION INFORMATION SHALL BE PER ENERGY CODE ANALYSIS SB-10, UNLESS NOTED OTHERWISE.
- 6. SEE ENERGY CODE ANALYSIS SB-10 FOR VAPOR AND AIR BARRIER REQUIREMENTS AND LOCATION.

WALL TYPE NOTES

GLAZING SPECIFICATION - BLDG A

GLAZING PERFORMANCE DATA

PRODUCT DESCRIPTION: STARPHIRE® ULTRA-CLEAR GLASS IS A UNIQUE LOW-IRON GLASS, THE CLEAREST FLOAT GLASS AVAILABLE, DELIVERING HIGH LIGHT TRANSMITTANCE AND TRUE-COLOR FIDELITY.

PRODUCT LAYERS:

- ¼" (6mm) STARPHIRE®
- ½" (12.7mm) SPACE AIR NO GAS ¼" (6mm) STARPHIRE®

PERFORMANCE DATA

- TRANSMITTANCE VISIBLE LIGHT: 84% WINTER: 0.47
- SOLAR ENERGY: 80%
- UV: 77%
- REFLECTANCE VISIBLE LIGHT- EXT: 15%
- VISIBLE LIGHT- INT: 15% SOLAR ENERGY: 14%

SHGC: 0.82 LSG: 1.02

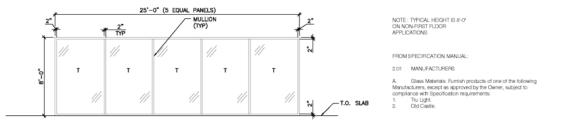
NRFC U-VALUE

SUMMER: 0.50

SHADING COEFFICIENT: 0.94

STORAGE AREA WINDOWS (TYPICAL) - ALUMINIUM STORE FRONT WINDOW WITH FIXED GLAZING

- BOTTOM OF WINDOW AT FINISHED FLOOR, UNLESS OTHERWISE NOTED.



-MUST BE CLEAR SINGLE PANE, .25" (1/4 INCH) TEMPERED GLASS WITH A VISIBLE LIGHT TRANSMITTANCE (VLT) OF 89%. DO NOT ORDER ANY GLASS WITH LOW E TREATMENT, TINTING OR OTHER COATING. -ALL FRAMES SHALL BE 4" DEEP OR MATCH EXISTING, CENTER-GLAZED, BLACK ANODIZED

-IF LOCAL BUILDING CODE REQUIRES A MORE ENERGY EFFICIENT WINDOW, USE DOUBLE PANED, INSULATED GLASS WITH A VISIBLE LIGHT TRANSMITTANCE DO NOT ORDER ANY GLASS WITH LOW E TREATMENT, TINTING

- DOUBLE-PANE GLASS WINDOWS ARE DESIGNED TO RESIST LOADS AS PER OBC AND WILL NOT REQUIRE RAILING

- MINIMUM DEFLECTION: L/100

OTTAWA BIRD-SAFE DESIGN GUIDELINE SEPTEMBER 2020

- c) Where glazing is used, bird-safe glass or glass with integrated protection measures is preferred (as per specifications below). Treatments should be applied to a minimum of 90% of the glass within the first 16 metres of height as measured from the finished grade, or to the height of the adjacent mature tree canopy, whichever is
- d) Where green roofs, rooftop gardens or terraces are included in a design, any adjacent glazing should also be treated to a height of 4 m from the surface of the roof or terrace or the height of the adjacent mature vegetation, whichever is greater.

Specifications for Bird-Safe Glass

Several techniques can be used to make glass more visible to birds as a solid barrier. These include the use of closely spaced grilles or muntins (i.e., bars dividing individual panes of glass) and the application of commercial films and visual markers. Patterns and images can be applied directly to the glass during manufacture using ceramic fritting, acid etching, digital printing or silk-screening. Creative solutions such as painted murals may also be an option in some cases. Permanent or built-in treatments are preferred for their durability, but other solutions can be effective as long as they are properly maintained and replaced when necessary.

In cases where transparent glass is not required for visibility, low-reflectance opaque or frosted glass (including channel glass and glass blocks) are excellent options to reduce or eliminate collisions. Various finishes are available with differing levels of light transmission. This may include reflective or low-emissivity coatings that have an outside reflectance of 15% or less. Opaque or frosted glass with an outside reflectance of greater than 15% should only be used in combination with other strategies such as visual markers.

Specifications for effective visual markers:

- High colour contrast to the glass surface.
- Must be applied to the exterior (first) surface of the glass.
- Any pattern of visual marker is acceptable (i.e. lines, dots, etc.) as long as a maximum spacing of 50 mm by 50 mm is used (see Figure 6 below).
- Individual marker elements should be a minimum of 4 mm diameter, or 2 mm wide by 8 mm long for linear elements.

Treatments applied to interior surfaces of the glass will not adequately address reflectivity issues. They will also be less effective at reducing transparency issues if reflectivity is not addressed.



spacing of markers s representative of the area occupied by a flying songbird, the most numerous victims of collisions (American Bird Conservancy / Safe Wings Ottawa).

Figure 6: The

Comply with CSA A460:19 Bird-friendly building design Visual markers should be used in a glazing unit on the first surface, colour: white U-Haul CO. (Canada) LTD.

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conformance before proceeding with fabrication.

IBI Group Architects (Canada) Inc. is a member of the IBI Group of companies

ISSUES					
No.	DESCRIPTION	DATE			
1	CONCEPT DESIGN	2022-04-29			
2	DESIGN DEVELOPMENT	2022-06-03			
3	ISSUED FOR PERMIT	2022-07-19			
4	RESPONSE TO SPC COMMENTS	2022-08-26			
5	RESPONSE TO PERMIT COMMENTS - BLDG A	2022-09-27			
6	RESPONSE TO PERMIT COMMENTS - BLDG A - 2	2022-10-17			
7	2ND RESUBMISSION - EIS / LANDSCAPE	2022-10-17			
8	3RD RESUBMISSION - EIS / LANDSCAPE	2022-11-16			
9	ISSUE FOR TENDER	2022-12-15			

KEYPLAN



CONSULTANTS

ARCHITECTURE / PROJECT MANAGEMENT / TRANSPORTATION: **IBI GROUP - OTTAWA** 333 PRESTON STREET UNIT 400, OTTAWA, ON K1S 5N4

CIVIL / LANDSCAPE / PLANNING: NOVATECH 240 MICHAEL COWPLAND DRIVE SUITE 101, KANATA, ON

GOODKEY, WEEDMARK & ASSOCIATES LIMITED **CONSULTING ENGINEERS** 1188 WOODWARD DRIVE, OTTAWA, ON, K2C 3R8 CLELAND JARDINE ENGINEERING LTD

STATE OF THE ART ACOUSTICK INC. 43-1010 POLYTEK STREET, OTTAWA, ON K1J 9J3

200-580 TERRY FOX, KANATA, ON, K2L 4B9

J.D. BARNES LTD 103-62 STEACIE DRIVE, OTTAWA, ON K2K 2A9 SENEZ CONSULTING LTD.,

208 EVANS AVE. UNIT 2019, TORONTO, ON, M8Z 1J7

PRIME CONSULTANT

IBI GROUP 400-333 Preston Street, Ottawa ON, K1S 5N4, Canada tel 613 225 1311 fax 613 225 9868

U-HAUL MOVING & STORAGE OF OTTAWA

30 FRANK NIGHBOR PLACE, OTTAWA, ON

U-Haul Entity 942072

PROJECT NO: 138165 DRAWN BY: CHECKED BY: Y. Bilbeisi

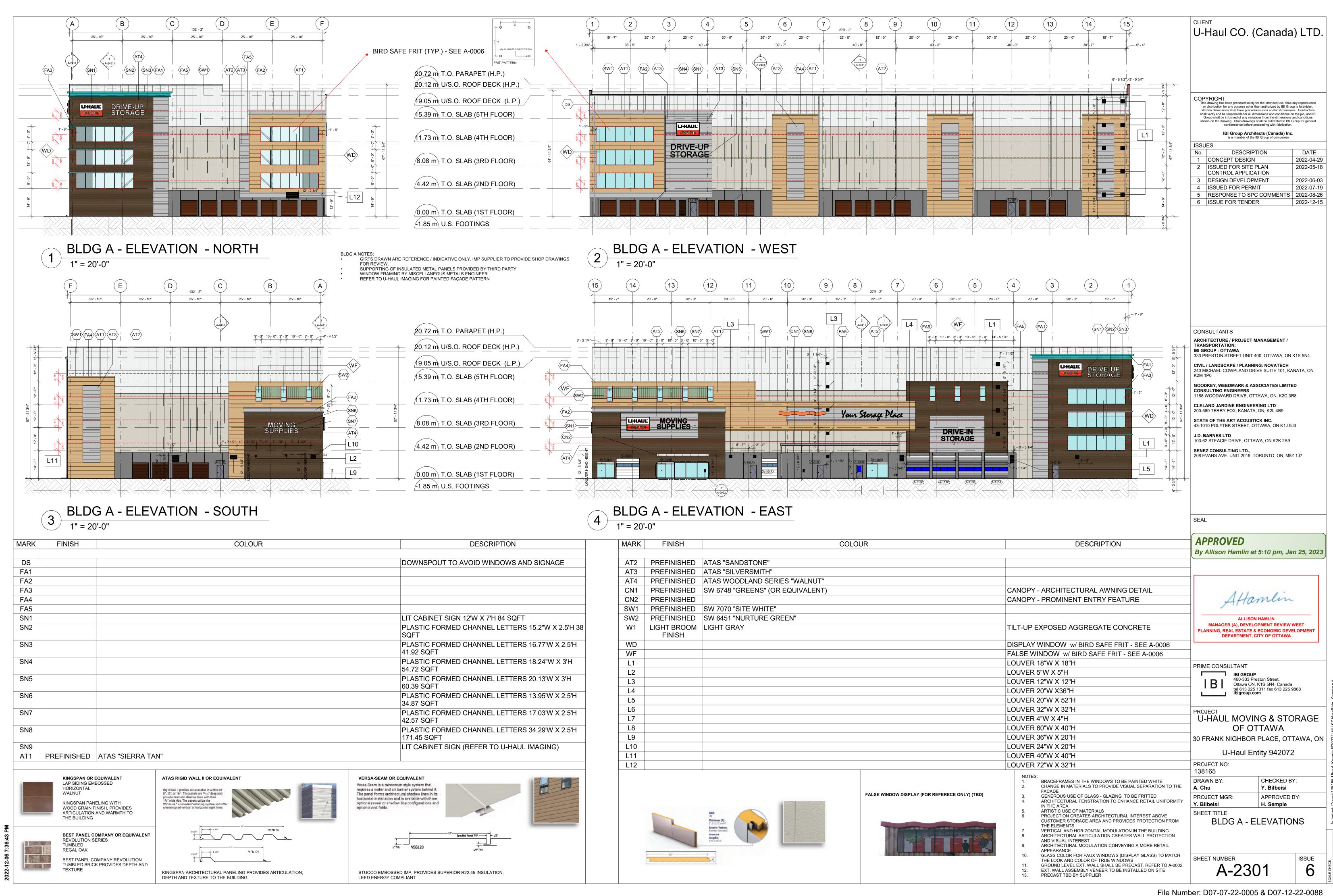
A. Chu PROJECT MGR: Y. Bilbeisi SHEET TITLE

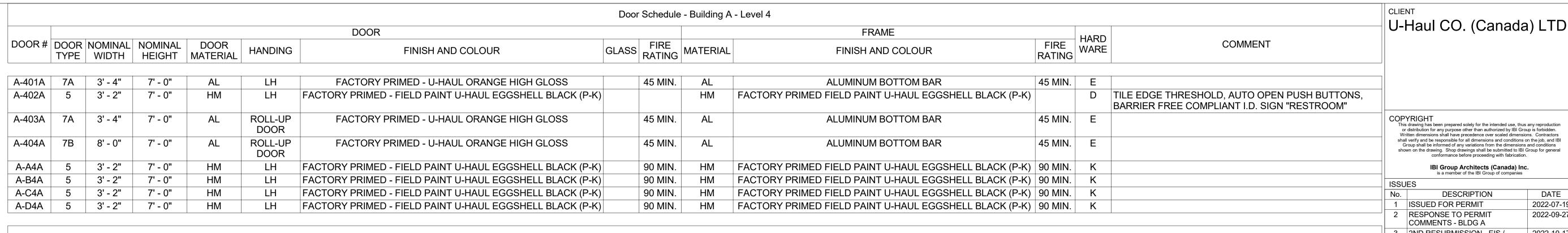
BLDG A - BUILDING ASSEMBLIES

APPROVED BY:

ISSUE

H. Semple





Door Schedule - Building A - Level 5									2 RESPONSE TO PERMIT COMMENTS - BLDG A 3 2ND RESUBMISSION - EIS / LANDSCAPE				
DOOR#	DOOR					DOOR		FRAME					4 3RD RESUBMISSION - EIS / LANDSCAPE
	DOOR TYPE	NOMINAL WIDTH	NOMINAL HEIGHT	DOOR MATERIAL	HANDING	FINISH AND COLOUR	GLASS FIRE RATING	MATERIAL	. FINISH AND COLOUR	FIRE W		COMMENT	5 ISSUE FOR TENDER
		'									-		
A-501A	7A	3' - 4"	7' - 0"	AL	LH	FACTORY PRIMED - U-HAUL ORANGE HIGH GLOSS	45 MIN.	AL	ALUMINUM BOTTOM BAR	45 MIN.	E		
A-502A	7A	3' - 4"	7' - 0"	AL	ROLL-UP DOOR	FACTORY PRIMED - U-HAUL ORANGE HIGH GLOSS	45 MIN.	AL	ALUMINUM BOTTOM BAR	45 MIN.	E		
A-503A	7B	8' - 0"	7' - 0"	AL	ROLL-UP DOOR	FACTORY PRIMED - U-HAUL ORANGE HIGH GLOSS	45 MIN.	AL	ALUMINUM BOTTOM BAR	45 MIN.	E		
A-A5A	5	3' - 2"	7' - 0"	НМ	LH	FACTORY PRIMED - FIELD PAINT U-HAUL EGGSHELL BLACK (P-K	() 90 MIN.	HM	FACTORY PRIMED FIELD PAINT U-HAUL EGGSHELL BLACK (P-K)	90 MIN.	K		
A-B5A	5	3' - 2"	7' - 0"	НМ	LH	FACTORY PRIMED - FIELD PAINT U-HAUL EGGSHELL BLACK (P-K	90 MIN.	HM	FACTORY PRIMED FIELD PAINT U-HAUL EGGSHELL BLACK (P-K)	90 MIN.	K		
A-C5A	5	3' - 2"	7' - 0"	НМ	LH	FACTORY PRIMED - FIELD PAINT U-HAUL EGGSHELL BLACK (P-K	90 MIN.	HM	FACTORY PRIMED FIELD PAINT U-HAUL EGGSHELL BLACK (P-K)	90 MIN.	K		
A-D5A	5	3' - 2"	7' - 0"	HM	LH	FACTORY PRIMED - FIELD PAINT U-HAUL EGGSHELL BLACK (P-K	90 MIN.	HM	FACTORY PRIMED FIELD PAINT U-HAUL EGGSHELL BLACK (P-K)	90 MIN.	K		

0' - 2" 5' - 8 1/4"

0' - 2" 5' - 8 1/4"

FRIT PATTERN

GROUND FLOOR SLIDING DOORS AND

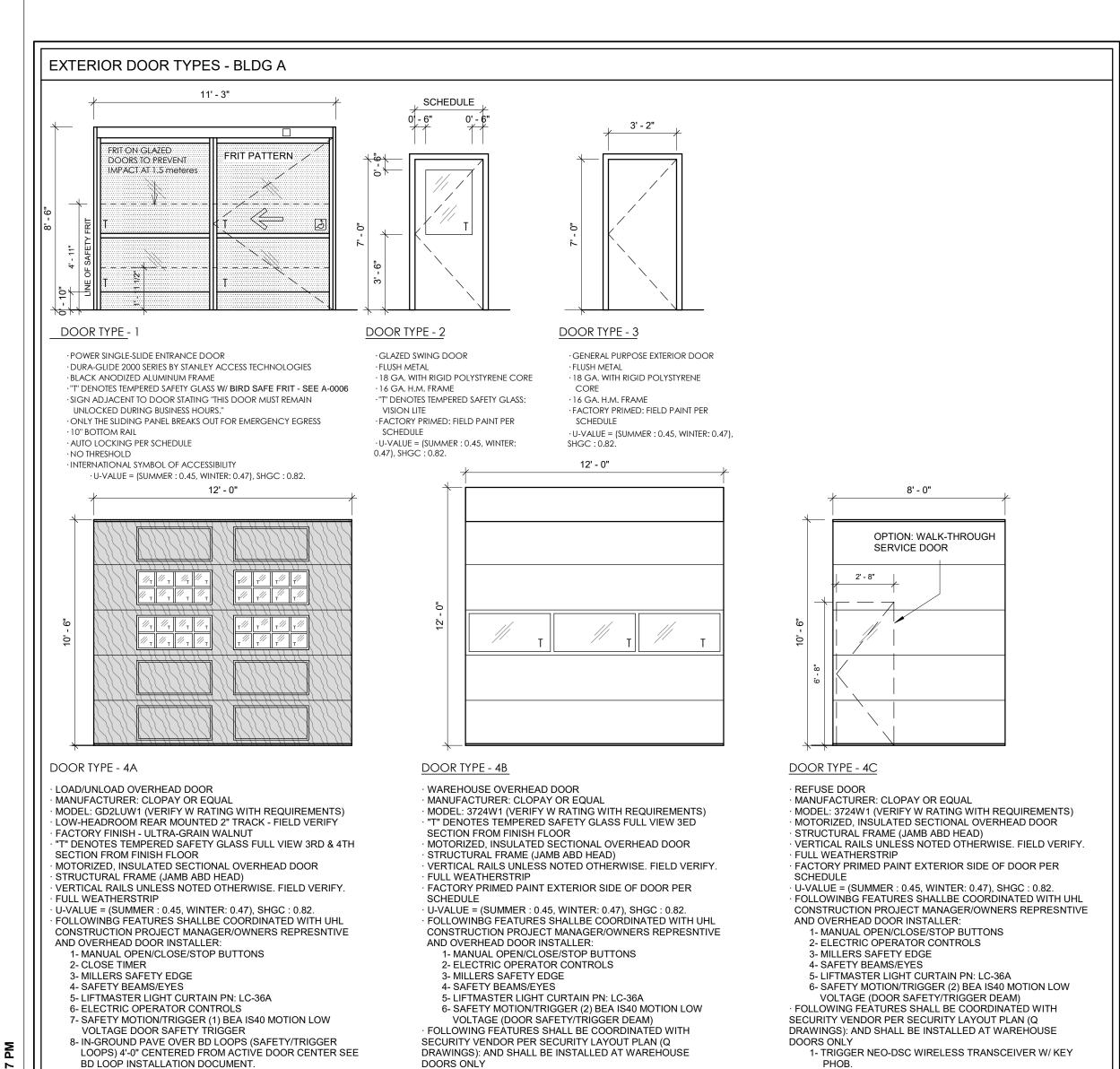
BIRD SAFE FRIT - SEE A-0006

CURTAIN WALL TO HAVE FRITTED GLASS

(13)

(A-105B)

4' - 3 1/2" 0' - 2" 5' - 8 1/4"



1- TRIGGER NEO-DSC WIRELESS TRANSCEIVER W/ KEY

PHOB

FOLLOWING FEATURES SHALL BE COORDINATED WITH

1- SECÚRITY ACCESS TRIGGER (WIEGAND/DOORKING) BY

SECURITY VENDOR PER SECURITY LAYOUT PLAN (Q

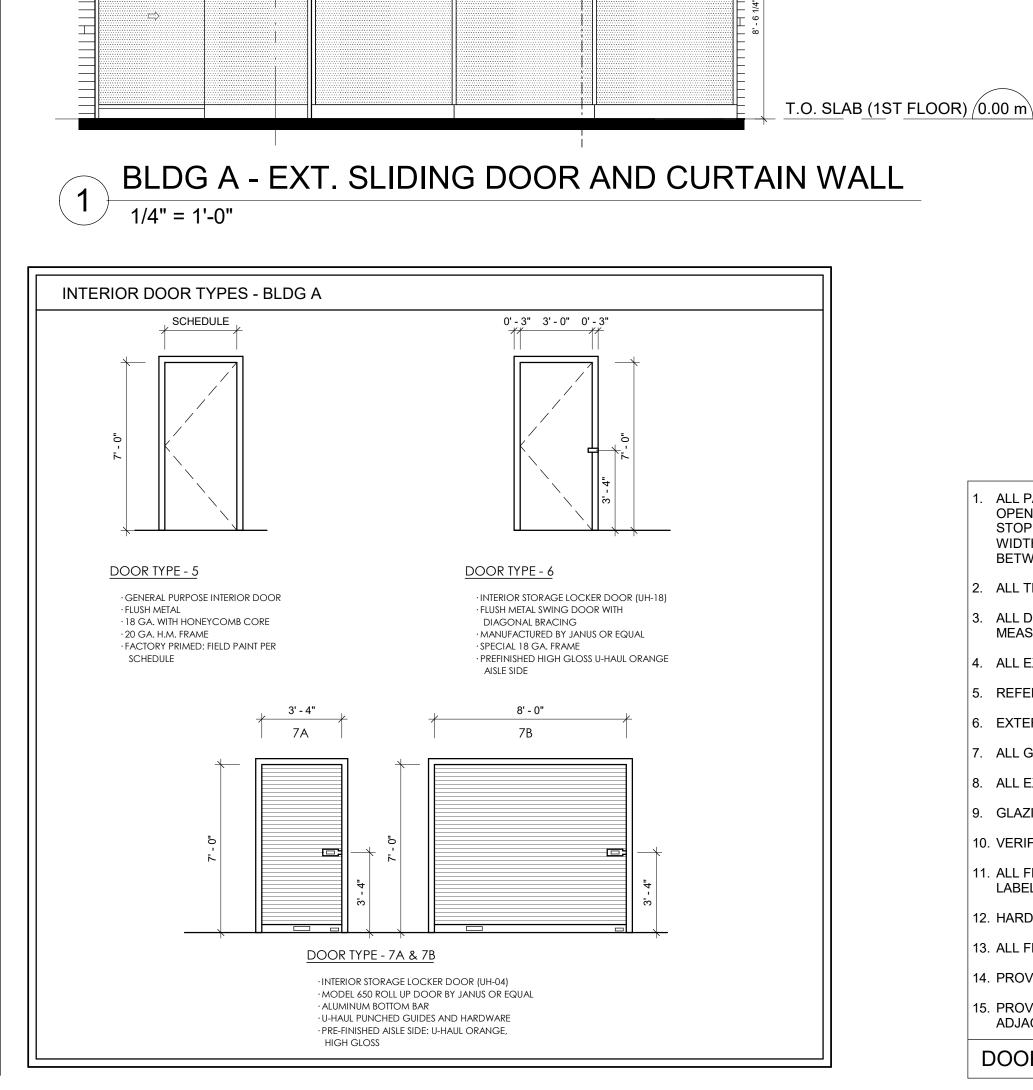
SECURITY VENDOR.

WALK-THROUGH SERVICE DOOR): 32 X 80 INCHES (813 X 2032

MM) WITH ALUMINUM FRAME, GEARED HINGE, AND PNEUMATIC DOOR CLOSER; EXTERIOR MATCHING DOOR

LATCH SECURITY LOCK

FACE; INTEGRAL SHIPLAP WEATHER SEAL; KEYED DEAD





10. VERIFY ALL DOOR HARDWARE WITH OWNER PRIOR TO INSTALLATION.

14. PROVIDE PRIVACY LOCKS AT ALL SINGLE OCCUPANT WASHROOMS,

ADJACENT WALL FINISH. VERIFY WITH OWNER.

DOOR AND FRAME NOTES

12. HARDWARE ON FIRE RATED DOORS SHALL BE LISTED FOR THOSE RATINGS.

13. ALL FIRE RATED DOOR ASSEMBLIES SHALL HAVE CLOSERS AND BE SELF LATCHING.

15. PROVIDE 22ga. GALVANIZED BONDERIZED FLASHING AT ALL DOOR HEADS. COLOUR TO MATCH

1. ALL FIRE RATED DOORS, INCLUDING DOORS WITH GLAZING, SHALL BEAR APPROVAL AGENCY RATING

CHECKED BY:

APPROVED BY:

ISSUE

Y. Bilbeisi

H. Semple

BLDG A - DOOR SCHEDULE - 2

OF 2

DRAWN BY:

Y. Bilbeisi

PROJECT MGR:

SHEET TITLE

A. Chu

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DESCRIPTION

CONSULTANTS

TRANSPORTATION: **IBI GROUP - OTTAWA**

ARCHITECTURE / PROJECT MANAGEMENT /

333 PRESTON STREET UNIT 400, OTTAWA, ON K1S 5N4

DATE

2022-07-19

2022-09-27

2022-10-17

2022-11-16

2022-12-15

