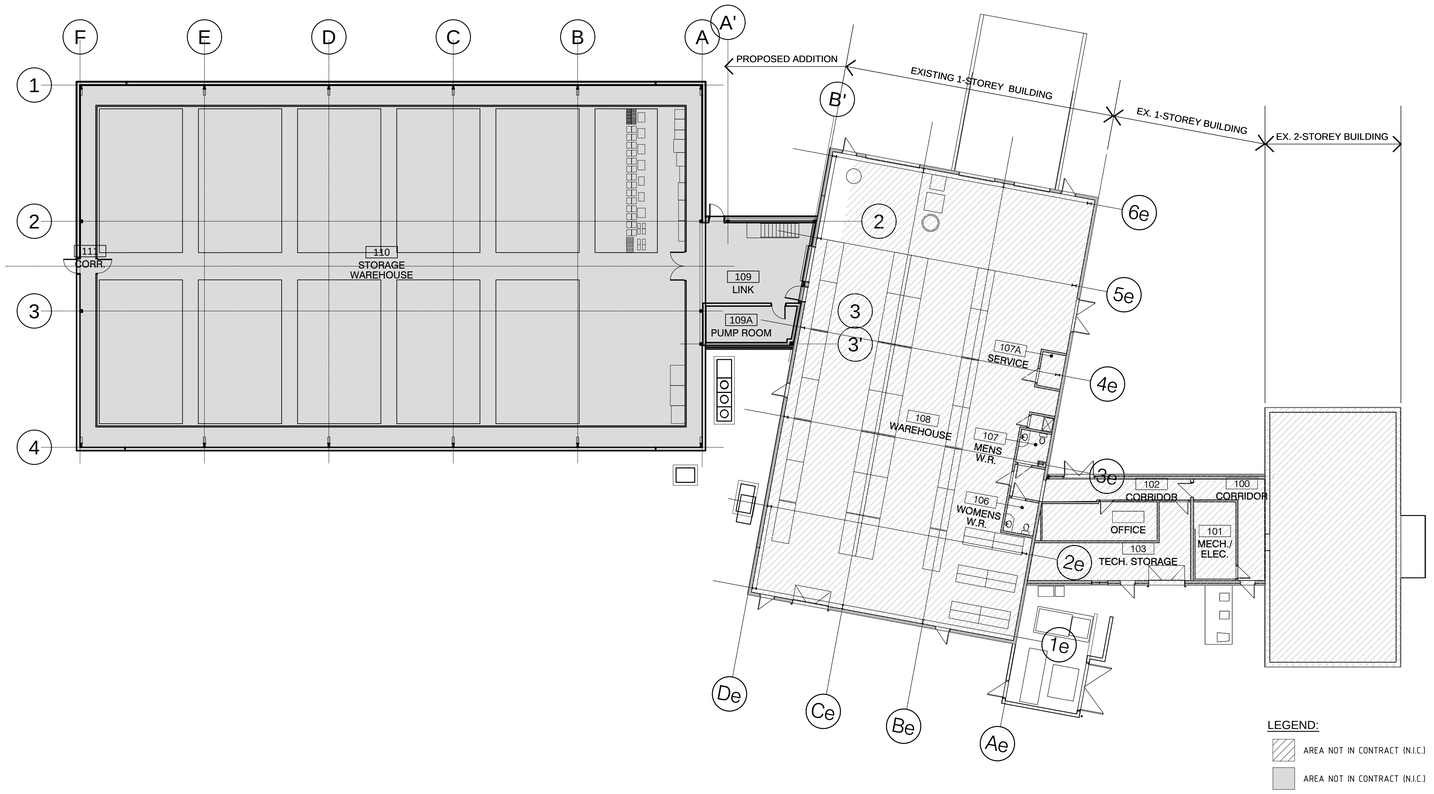
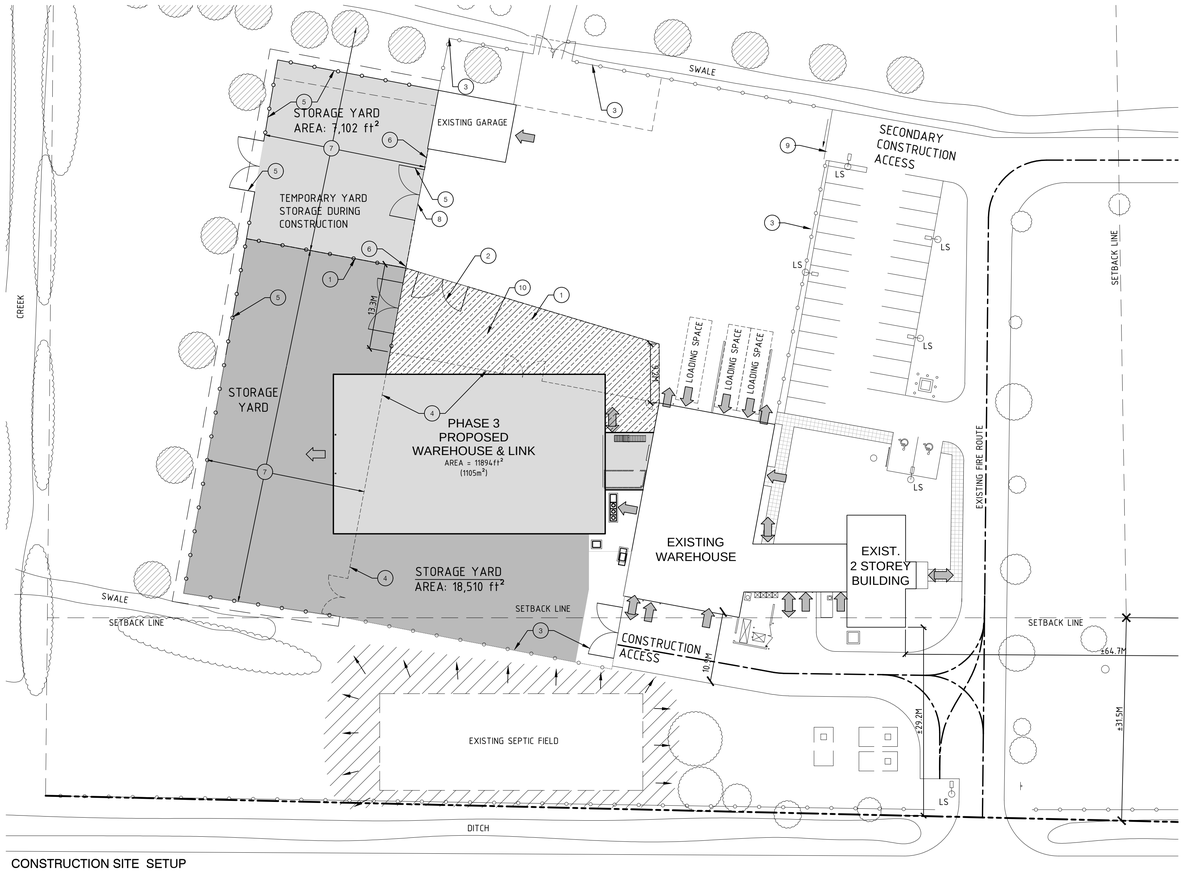


OVERALL FLOOR PLAN
N.T.S.



CONSTRUCTION SITE SETUP
1:400

DRAWINGS LIST

ARCHITECTURAL:

A-00	CONSTRUCTION SITE, OVERALL FLOOR PLAN, CODE REVIEW, AND LOCATION PLAN
A-01	SITE PLAN & TREE DETAIL
A-02	GROUND FLOOR PLAN & MEZZANINE PLAN
A-03	INSULATED PANEL LAYOUT & DETAILS
A-04	GROUND FLOOR & MEZZANINE - REFLECTED CEILING PLANS
A-05	ROOF PLAN (ADDITION) & DETAILS
A-06	BUILDING ELEVATIONS
A-07	BUILDING SECTIONS
A-08	WALL SECTION DETAILS
A-09	PLAN DETAILS
A-10	MISCELLANEOUS DETAILS
A-11	FURNITURE LAYOUT & DETAILS

STRUCTURAL:

S01	SEISMIC, WIND & SNOW DATA
S02	GENERAL NOTES, SCHEDULES & DETAILS
S03	TYPICAL DETAILS
S100	PLANS & NOTES
S200	BRACE FRAME ELEVATIONS
S300	SECTIONS& DETAILS

MECHANICAL:

M001	DRAWING LIST, LEGENDS & KEY PLAN
M002	MECHANICAL GROUND FLOOR - HVAC NEW WORK

ELECTRICAL:

E1	ELECTRICAL LEGENDS & LIGHT FIXTURE, SCHEDULE
E2	ELECTRICAL GROUND FLOOR - NEW WORK
E3	ELECTRICAL SECOND FLOOR - NEW WORK
E4	ELECTRICAL LIGHTNING PROTECTION & KEY PLAN

CIVIL:

C001	CIVIL REMOVALS
C002	CIVIL SITE SERVICING PLAN & PROFILE
C003	CIVIL GRADING PLAN

CONSTRUCTION SITE NOTES:

1. INSTALL TEMPORARY CONSTRUCTION FENCING. PROVIDE FINAL LAYOUT FOR REVIEW
2. INSTALL TEMPORARY CONSTRUCTION ACCESS GATE.
3. EXISTING FENCING TO REMAIN.
4. REMOVE & RE-USE EXISTING FENCE.
5. INSTALL NEW AND / OR EXISTING FENCING & GATE.
6. MAINTAIN EXISTING FENCING DURING CONSTRUCTION.
7. CLEAR AREA & INSTALL GRANULAR SURFACE AS REQ'D FOR CONSTRUCTION & TEMPORARY YARD.
8. REMOVE FENCING TO INSTALL NEW GATE.
9. EXISTING SLIDING GATE TO REMAIN
10. CUT ASPHALT FOR EVACUATION. CO-ORDINATE WITH CIVIL DRAWINGS.

NAME OF PRACTICE: Temprano & Young Architects inc.
200 - 824 MEATH STREET,
OTTAWA, ONTARIO. K1Z 6E8
T. 613-724-7700 F. 613-724-1289 info@prty.ca

NAME OF PROJECT: CBC WAREHOUSE EXPANSION - CARP ONTARIO
LOCATION: 2415 RICHARDSON SIDE ROAD, CARP, ONTARIO

ONTARIO BUILDING CODE 2012
DATA MATRIX - PART 3

TITLE	DESCRIPTION	BC REFERENCE
PROJECT DESCRIPTION:	ADDITION TO AN EXISTING 2 STOREY OFFICE AND WAREHOUSE. ADDITION IS ONE STOREY TO CONTAIN REFRIGERATED SPACE TO HOUSE ARCHIVE FILM.	1.1.2 (A)
MAJOR OCCUPANCY(S):	GROUP D AND GROUP F, DIVISION 3 OCCUPANCIES	3.1.2.1.(1)
BUILDING AREA:	EXISTING: 836 SM, NEW: 1077 SM, TOTAL: 1913 SM	1.4.1.2 (A)
GROSS AREA:	EXISTING: 975 SM, NEW: 1138 SM, TOTAL: 2113 SM	1.4.1.2 (A)
NUMBER OF STOREYS:	ABOVE GRADE: 2, BELOW GRADE:0	1.4.1.2 (A) &
NUMBER OF STREETS:	REQUIRED TO FACE 1 STREET	3.2.2.10 & 3.2.5
BUILDING CLASSIFICATION:	GROUP D, UP TO 3 STOREYS	3.2.2.53
	GROUP F, DIVISION 3, UP TO 4 STOREYS	3.2.2.76
SPRINKLERS:	NOT REQUIRED	3.2.2.53 3.2.2.76
STANDPIPE SYSTEM:	NOT REQUIRED (UNDER 2000 SM)	3.2.9
FIRE ALARM SYSTEM:	NOT REQUIRED	3.2.4
WATER SERVICE/SUPPLY ADEQUATE:	?	3.2.5.7
HIGH BUILDING:	NO	3.2.6
CONSTRUCTION RESTRICTIONS:	COMBUSTIBLE AND NON-COMBUSTIBLE ALLOWED.	3.2.2.53 3.2.2.76
ACTUAL CONSTRUCTION:	NON-COMBUSTIBLE	3.2.2.53 3.2.2.76
MEZZANINES:	YES, NOT CONSIDERED A STOREY.	3.2.1.1.(7)
OCCUPANT LOAD:	BASED ON AREA PER PERSON AS NOTED BELOW: (EDIT AS REQUIRED)	3.1.17

FLOOR	OCCUPANCY TYPE	AREA (SM)	RATE (SM/PERSON)	PERSONS
GROUND	NEW WAREHOUSE	N/A	N/A	0
TOTAL BUILDING OCCUPANCY LOAD - * NO NEW OCCUPANT LOAD, EXISTING STAFF WILL BE RESPONSIBLE FOR THE NEW WAREHOUSE.				**0**

BARRIER FREE DESIGN	YES	3.8
HAZARDOUS SUBSTANCES	NO	3.3.1.2 & 3.3.1.19
REQUIRED FIRE RESISTANCE RATINGS	FLOORS — NON RATED FIRE SEPARATIONS	3.2.2.53 3.2.2.76 3.2.1.4
	ROOF — N/A	3.2.2.53 3.2.2.76
	MEZZANINE — NONE, NON-COMBUSTIBLE CONSTRUCTION	3.2.2.53 3.2.2.76
	SUPPORTING STRUCTURES — NONE, NON-COMBUSTIBLE CONSTRUCTION	3.2.2.53 3.2.2.76
SPATIAL SEPARATION / CONSTRUCTION OF EXTERIOR WALLS OF ADDITION		3.2.3

WALL	AREA OF EBF	L.D. (METRES)	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	FRR	DESIGN
NORTH		> 15M	100	100	N/A	LIMITING DISTANCE IS GREATER THAN REQ'D, THEREFORE, NO SPECIAL DESIGN REQ'D.
SOUTH		N/A	100	100	N/A	
EAST		> 15M	100	100	N/A	
WEST		> 15 M	100	100	N/A	

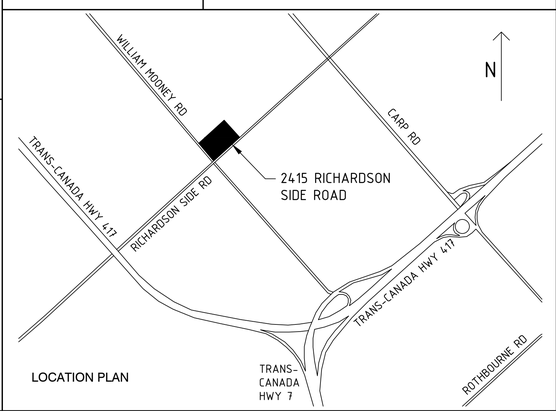
PLUMBING FIXTURE REQUIREMENTS	3.7
NO NEW FIXTURES REQUIRED AS NO NEW OCCUPANTS ARE BEING ADDED.	

ZONING REQUIREMENTS

Municipality	City of Ottawa
Zoning	RU

Zoning Requirements	Required	Provided/Actual
Lot Area(min.)	200 SM	180,935.69 SM
Lot Frontage (min.)	N/A	304.8 M
Lot Coverage (max.)	5%	1.15%
Building Height (max.)	12.0 M	11.0 M
Front Yard Setback (min.)	30.0 M	60.0 M
Rear Yard Setback (min.)	12.0 M	440 M
Side Yard Setback (min.)	4.0 M	195 M
Exterior Side Yard Setback (min.)	30.0 M	29.2 M
Landscape (min.)	10%	Greater than 10%
Existing Loading Spaces		5
Proposed Loading Spaces		0
Total Loading Spaces		5
Parking Spaces		28
Disabled Parking Spaces		2
Total Parking Space		30

Project Information	
Existing Building Area	836 SM
Proposed Building Area	1077 SM
Total Building Area	1913 SM
Existing Gross Floor Area	975 SM
Proposed Gross Floor Area	1138 SM
Total Gross Floor Area	2113 SM



LOCATION PLAN

CBC Radio-Canada

GENERAL NOTES:

1. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL MECH/ ELEC WORK.
2. REFER TO CIVIL DRAWINGS FOR ALL CIVIL RELATED WORK.
3. CONSTRUCT PRE-ENGINEERED BUILDING AS PER SUPPLIER'S INSTRUCTION.
4. BASED ON SURVEY BY FARLEY SMITH & DENIS SURVEYING LTD., DATE JUNE 21 2020
5. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL WORK.
6. MAINTAIN ALL FIRE ROUTES AND FIRE EGRESS ROUTES THROUGHOUT CONSTRUCTION.
7. ALL EXISTING ASPHALT PAVING TO REMAIN, UNLESS NOTED OTHERWISE. ALL DAMAGED PAVING ADJACENT EXCAVATION TO BE REMOVED AND PROVIDE NEW ASPHALT PAVING TO MATCH EXISTING.
8. LANDSCAPING TO BE CO-ORDINATED WITH ARCHITECT PRIOR TO REMOVALS, MODIFICATIONS AND/OR INSTALLATIONS.

REV.	DESCRIPTION	DATE
3	ISSUED FOR 90 % REVIEW	5 AUG 2020
2	ISSUED FOR 66 % REVIEW	5 JUNE 2020
1	ISSUED FOR CLIENT APPROVAL OF DESIGN	APR 20 2020

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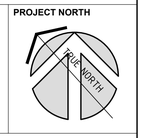
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS AND/ OR POSSIBLE TRADE INTERFERENCE/CONFLICT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS.

SEAL

Not for construction unless SEALED and SIGNED

PROJECT NORTH



PYE & RICHARDS - TEMPRANO & YOUNG ARCHITECTS INC.
824 Meath St. Suite 200 613. 724. 7700
Ottawa, ON K1Z 6E8 info@prty.ca

PROJECT

CBC NATIONAL ALARM CENTRE WAREHOUSE ADDITION PHASE 3

2415 RICHARDSON SIDE RD CARP, ON

DRAWING

CONSTRUCTION SITE, OVERALL FLOOR PLAN, CODE REVIEW, AND LOCATION PLAN

PROJECT NO.	19—41	**DRAWING NO.**	A-00
SCALE -	AS NOTED		
DRAWN -	M.D.		
CHECKED -	G.K.		
PLOT DATE -	23/09/2020	**PLOTTED BY:**	IMAC01—WIN