

# WIGWAMEN: ARROWSMITH DRIVE



2040 ARROWSMITH DRIVE, OTTAWA, ON K1J 8V9

ISSUED FOR SITE PLAN APPLICATION - DECEMBER 20, 2022

## PROJECT TEAM:

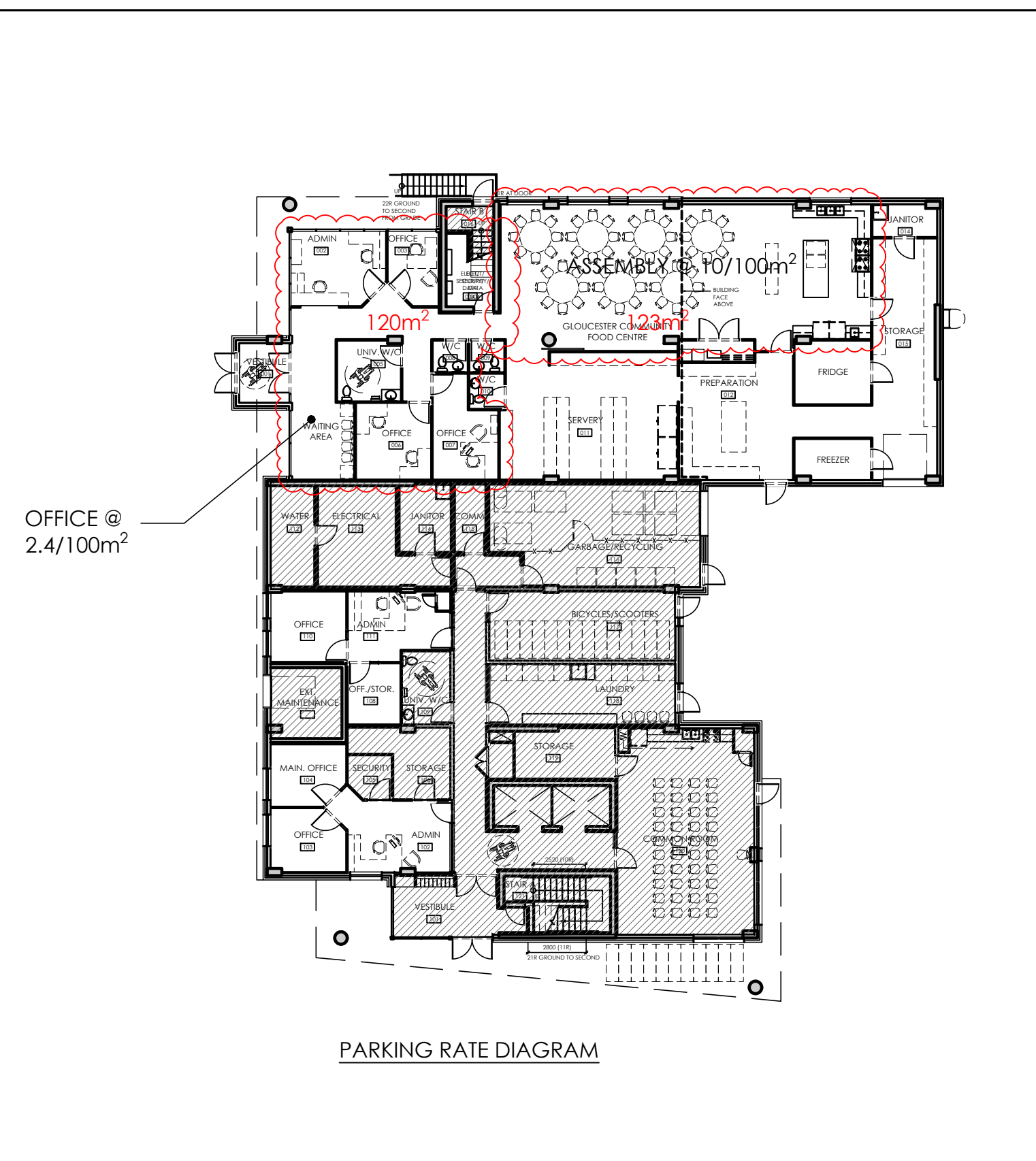
CLIENT
<b>Wigwamen Incorporated</b> 23 Lesmill Rd, Unit 106 Toronto, Ontario M3B 3P6 Tel: 416-481-4451
ARCHITECT
<b>Vandenberg &amp; Wildeboer Architects</b> 160 Flamborough Way, Ottawa, Ontario K2K 3H9 Tel: 613-287-0144 (x200)
STRUCTURAL
<b>Cunliffe &amp; Associates</b> 200-1550 Carling Ave, Ottawa, Ontario K1Z 8S8 Tel: 613-729-7242 x 222
MECHANICAL
<b>Smith + Andersen</b> 1600 Carling Ave., Suite 530 Ottawa, Ontario, K1Z 1G3 Tel: 613-691-0266

ELECTRICAL
<b>Smith + Andersen</b> 1600 Carling Ave., Suite 530 Ottawa, Ontario, K1Z 1G3 Tel: 613-691-0266
SURVEYOR
<b>Farley, Smith &amp; Denis Surveying Ltd.</b> 30 Colonnade Rd. N., Unit #275 Ottawa, Ontario K2E 7J6 Tel: 613-727-8226
CIVIL
<b>Douglas B. Gray Engineering Inc.</b> 700 Long Point Circle, Gloucester, Ontario K1T 4E9 Tel: 613-425-8044
LANDSCAPE
<b>James B. Lennox &amp; Associates Inc.</b> 3332 Carling Ave., Ottawa, Ontario K2H 5A8 Tel: 613-722-5168

## DRAWING LIST:

<u>ARCHITECTURAL:</u>
Axxx - Title Sheet
A000 - Site Plan
A001 - Assemblies & OBC Matrix
A002 - Notes & Legends
A003 - Schedules
A101 - Foundation Plan
A102 - Ground Floor Plan
A103 - Typical Floor Plan
A104 - Mechanical P/H Plan
A105 - Roof Plan
A110 - Unit Plans
A200 - Elevations
A201 - Elevations
A300 - Building Sections





**SITE STATISTICS**  
 EXISTING ZONE: I1E - MINOR INSTITUTIONAL  
 PROPOSED ZONING: R5A-X

**AREAS (m²):**  
 SITE (TOTAL): 6,010 (100%)

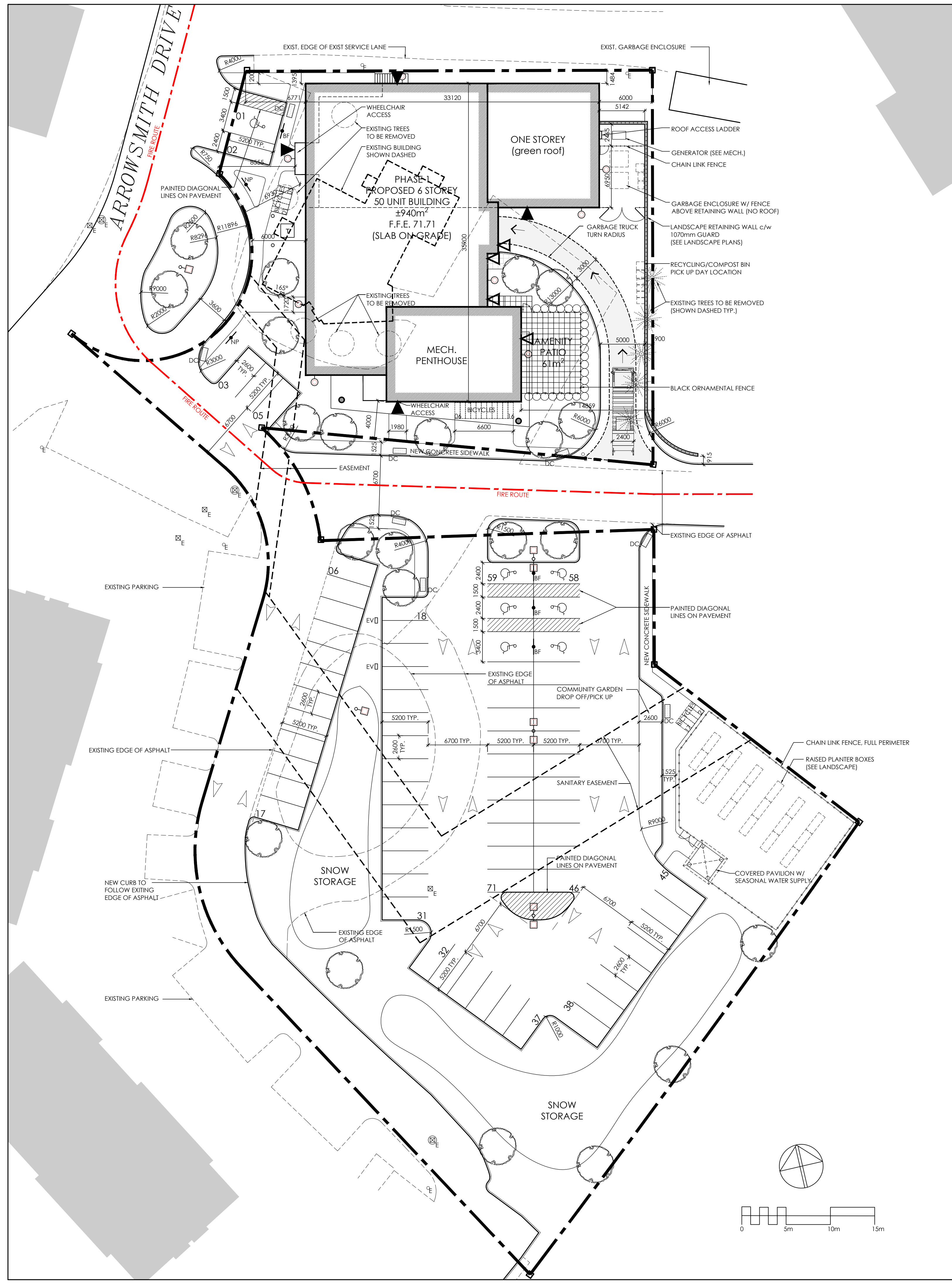
MECHANISM	REQUIRED/PERMITTED IN I1E ZONE	PROVIDED
LOT COVERAGE	---	940 (15.6%)
LANDSCAPE	---	2213 (36.8%)
ASPHALT	---	2857 (47.6%)
MINIMUM FRONT YARD SETBACK	1m - 10m (HEIGHT DEPENDANT)	6m
MINIMUM SIDE YARD SETBACK	1m - 10m (HEIGHT DEPENDANT)	1.5m
MINIMUM REAR YARD SETBACK	1m - 10m (HEIGHT DEPENDANT)	6m
MAXIMUM BUILDING HEIGHT	15m	18m
NUMBER OF UNITS	0 UNITS	50 UNITS

**PARKING CALCULATIONS:**

FLOOR:	OCCUPANCY:	PARKING RATE:	PARKING REQUIRED:
BUILDING 6 FLOORS	RESIDENTIAL (50 UNITS)	DWELLING: 1/unit for first 4 storeys, 0.75/unit for additional storeys. VISITORS: 2/unit OFFICE: 2.4/100m² ASSEMBLY: 10/100m²	DWELLING: (1x4x10)+(0.75x2x10) = 55 VISITORS: 2x50 = 10 OFFICE: 1.2 (120m²/100m²)x 2.4 = 2.88 ASSEMBLY: 123/100m² = 12.3 TOTAL: 80.18

PARKING PROVIDED: 71 SPACES

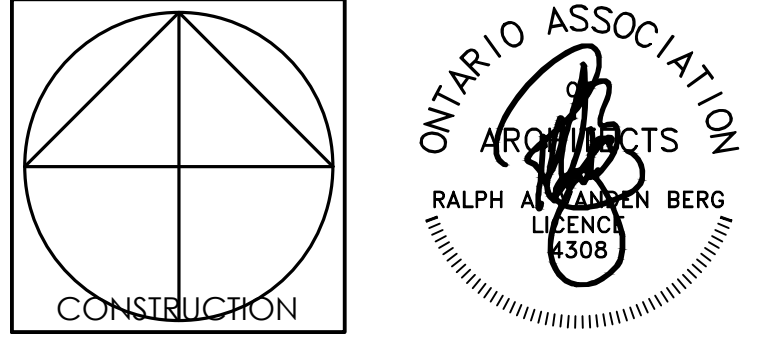
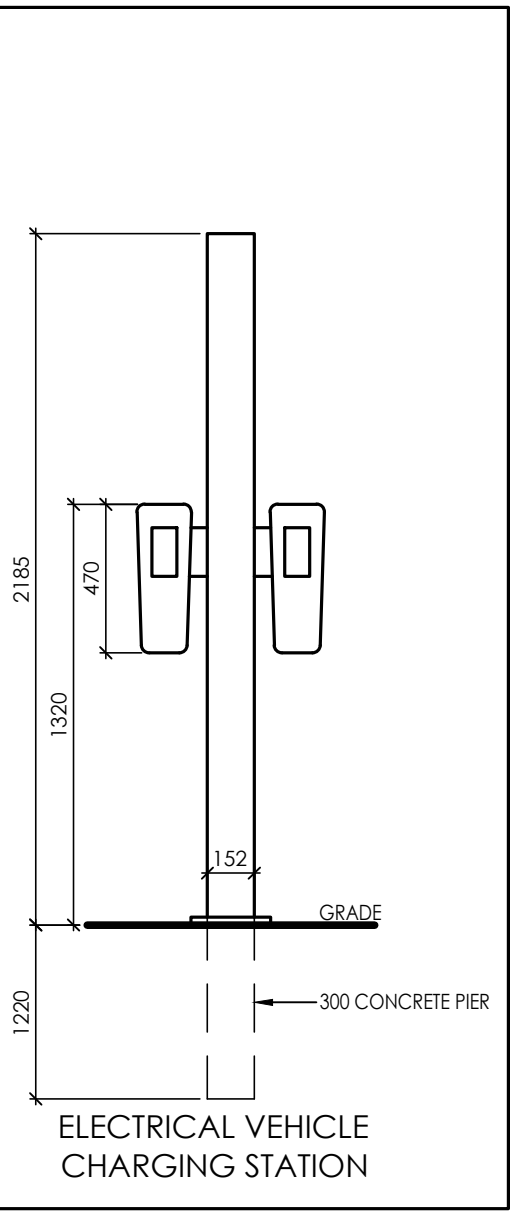
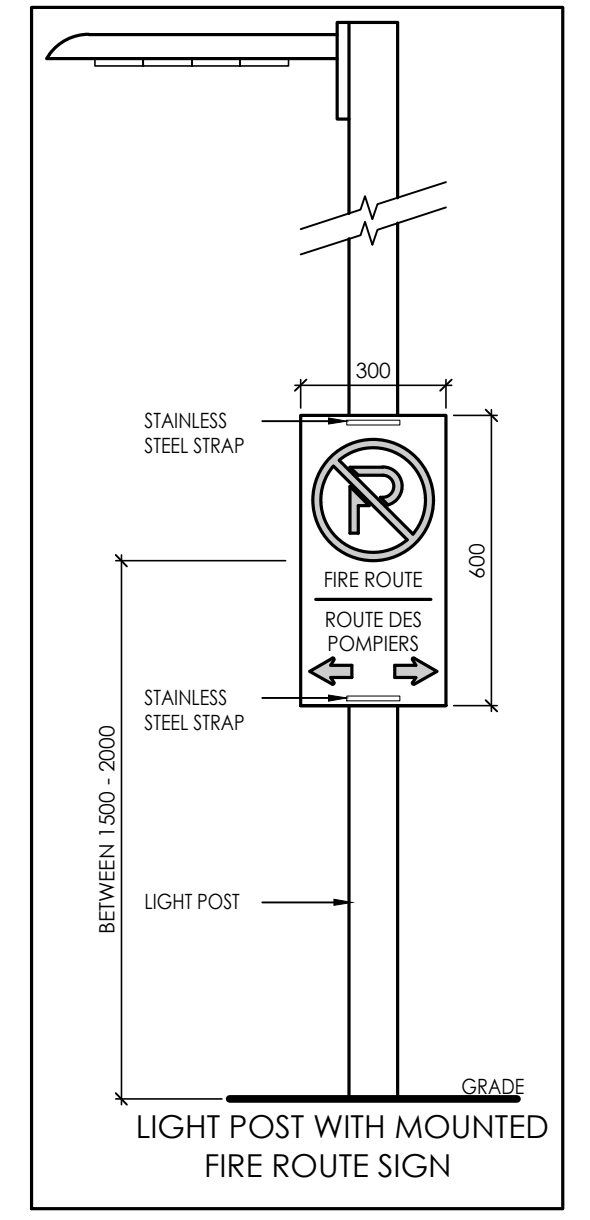
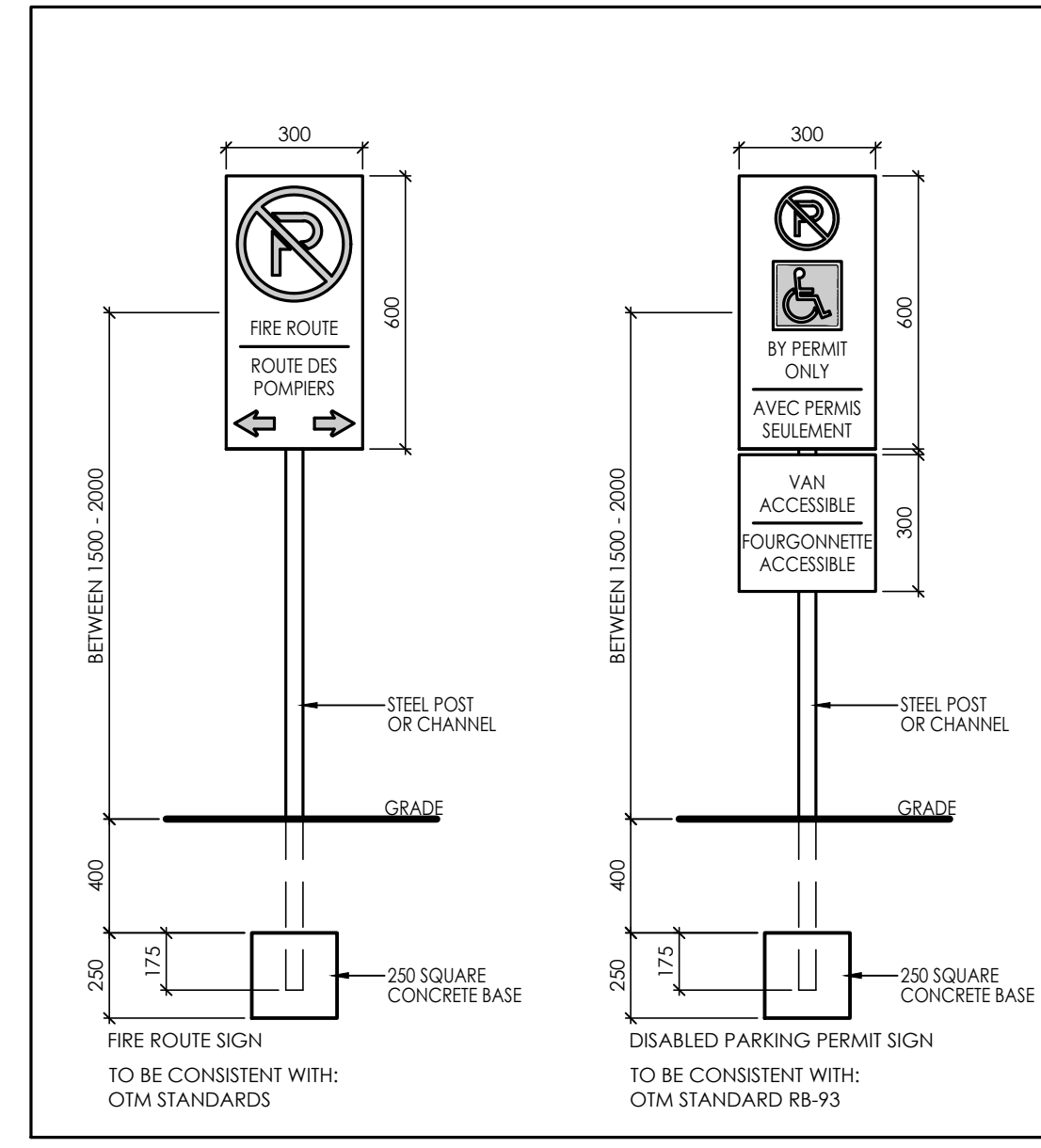
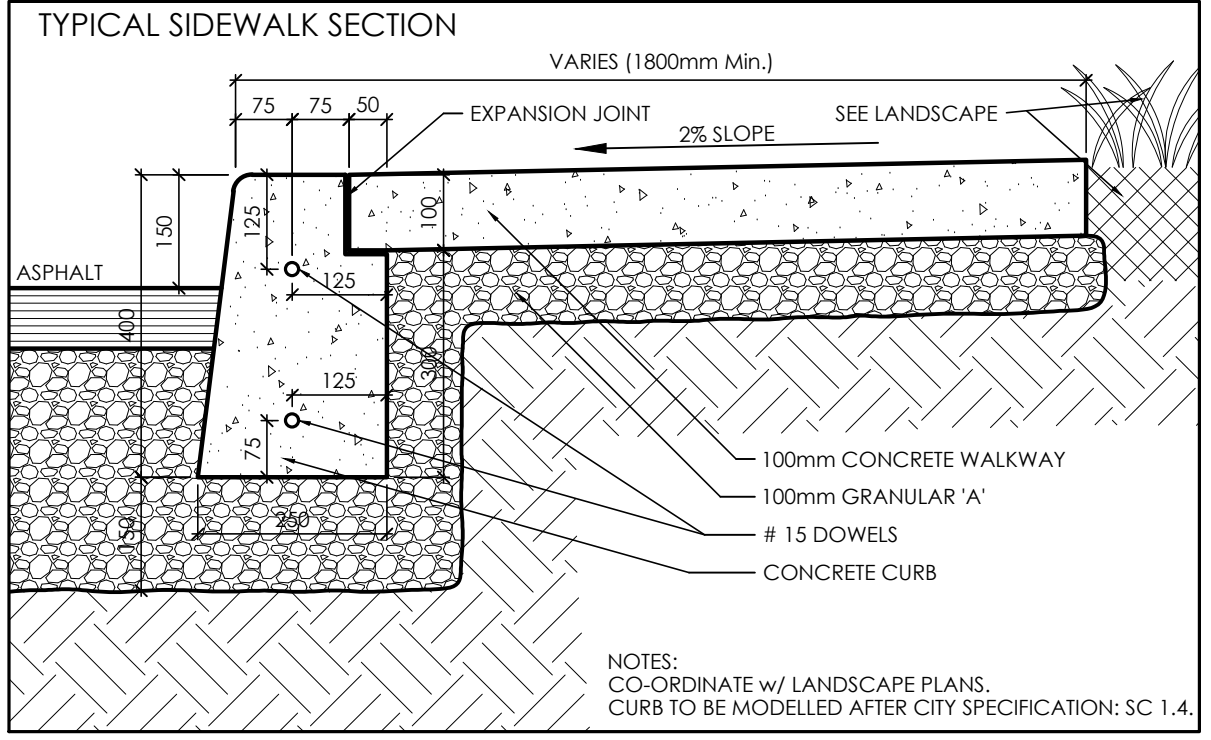
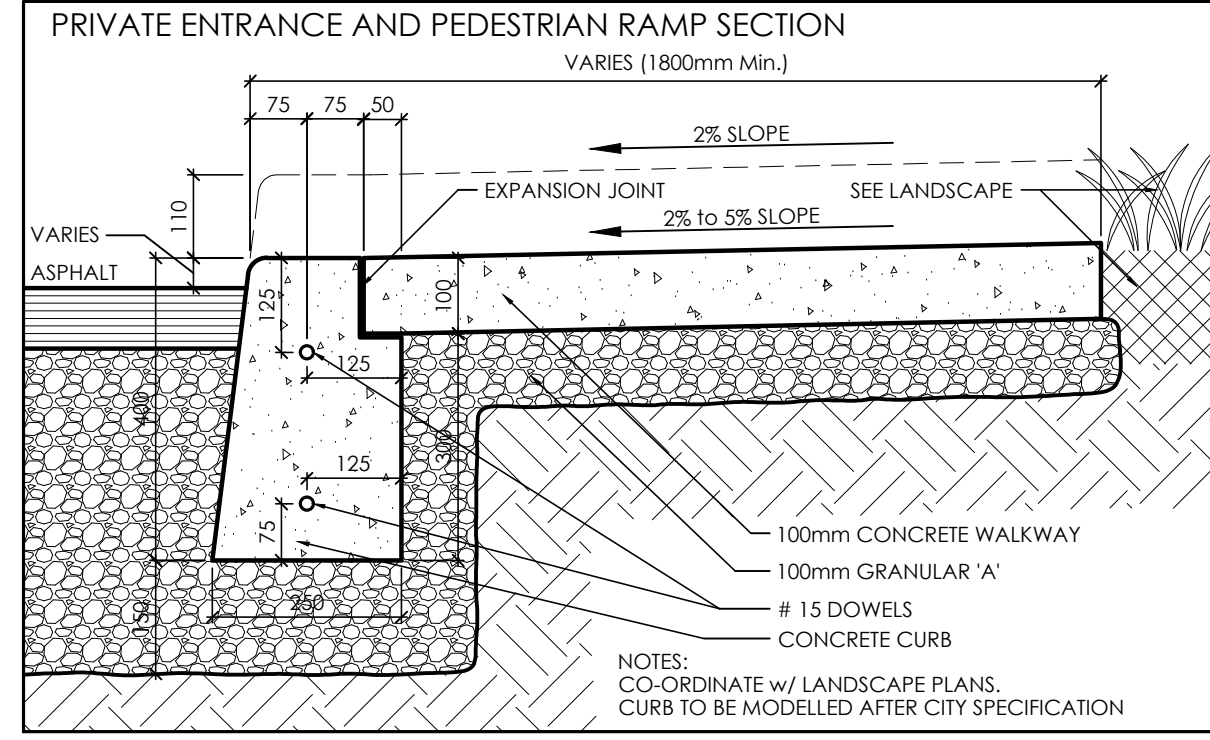
PARKING SPACE:	REQUIRED: 2.6m X 5.2m	PROVIDED: 2.6 x 5.2
ACCESSIBLE PARKING SPACE SIZE PROVISIONS	REQUIRED (BY AODA): TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2	PROVIDED: TYPE A: 3 TYPE B: 4
MIN AISLE WIDTH	REQUIRED: 6.7 m	PROVIDED: 6.7 m
AMENITY SPACE	REQUIRED: 6m²/unit x 50 UNITS = 300m²	PROVIDED: COMMON ROOM = 64m² EXTERIOR PATIO = 41m² COMMUNITY GARDEN = 274m² TOTAL = 399m²



NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22
2	REVISED FOR SITE PLAN APPLICATION	FEB. 2/23

**LEGEND**

- MH: MANHOLE: SANITARY AND STORM (SEE CIVIL) ('E' DENOTES EXISTING)
- CB: CATCHBASIN (SEE CIVIL) ('E' DENOTES EXISTING)
- FH: FIRE HYDRANT (SEE CIVIL) ('E' DENOTES EXISTING)
- UP: UTILITY POLE
- ▲: DENOTES BUILDING EXIT
- △: DENOTES ALTERNATE EXIT
- : TYPICAL CURB (REFER: CITY OF OTTAWA STANDARDS)
- DC: DEPRESSED CURB (REFER: CITY OF OTTAWA STANDARDS)
- : PROPERTY LINE
- ♿: DESIGNATED BARRIER FREE PARKING SPACE
- EV: ELECTRIC VEHICLE CHARGING STATION
- BF: BARRIER FREE PARKING SIGN
- FR: FIRE ROUTE SIGN
- NP: NO PARKING SIGN
- FR: LIGHT STANDARD W/ STRAP ON FIRE ROUTE SIGN (SEE ELEC.)
- : LIGHT POST (SEE ELEC.)
- : WALL SCONCE (SEE ELEC.)
- ⊗: BOLLARD LIGHT (SEE ELEC.)
- ⊕: SIAMESE CONNECTION
- ▨: TACTILE WALKING SURFACE INDICATOR (TWSI)
- ▨: DIAGONAL PAINTED LINES
- : TRANSFORMER W/ BOLLARD (SEE ELEC.)
- : SITE FENCING (SEE LANDSCAPE)



**Vandenberg & Wildeboer**  
 A · R · C · H · I · T · E · C · T · S

PROJECT TITLE: WIGWAMEN  
 2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

DRAWING TITLE: SITE PLAN

DESIGNED BY: RV  
 DRAWN BY: JN, NG  
 START DATE: 2022  
 SCALE: 1:250  
 PROJECT NO.: 2200

DATE: FEBRUARY 2, 2023



**ROOFS:**

**R1**

LOW SLOPE - MEMBRANE  
1 HR FRR PER ULC G524

- TRAFFIC SHEET SHOWN
- 2 PLY MOD BIT MEMBRANE ROOFING SYSTEM
- 6.4 ASPHALTIC PROTECTION BOARD
- POLYSTYRENE INSULATION
- 150 POLYSTYRENE INSULATION (MIN RSI 4.2/R35 c.i.)
- SLOPED CONCRETE TOPPING, SLOPED TO DRAINS (SEE STRUCTURAL)
- SHEET POLY VAPOUR BARRIER
- POLYURETHANE ADHESIVE
- MOD BIT MEMBRANE VAPOUR BARRIER
- CONCRETE DECK

CODE REQUIRED: MIN. RSI 4.2 c.i.  
(ENERGY EFFICIENCY per SB-10 DIVISION 1, TABLE 5.5.5, SLAB ON-GRADE/UNHEATED/RESIDENTIAL)

**R2**

CANOPY CONCRETE (LOW SLOPE)

- ELASTOMERIC COATING
- SLOPED CONCRETE TOPPING (SEE STRUCTURAL)
- SUSPENDED CONCRETE SLAB
- LINEAR METAL SOFFIT

**ROOFS:**

**FL1**

SUSPENDED CONCRETE SLAB

- FLOOR FINISH (SEE FINISH SCHED.)
- ACOUSTIC MAT
- REINFORCED CONCRETE SLAB (SEE STRUCT.)

**FL2**

INSULATED SLAB-ON-GRADE (UNHEATED)  
IC 44 CARPET & IC 39 (TILE)

- FLOOR FINISH (SEE FINISH SCHED.)
- ACOUSTIC MAT
- CONC. SLAB-ON-GRADE (SEE STRUCT.)
- MIN. 10 MIL REINFORCED POLYETHYLENE UNDERSLAB VAPOUR BARRIER
- 50 TYPE IV RIGID INSULATION (R10 / RSI 1.8) CONTINUOUS BELOW ENTIRE SLAB + 75 TYPE IV RIGID INSULATION (R15 / RSI 2.4) FOR 1000mm AROUND EXTERIOR WALLS.
- COMPACTED GRANULARS (PER GEOTECH)
- UNDISTURBED SOIL (AS APPROVED BY GEOTECH)
- PROVIDE SLAB SAW CUTS (SEE STRUCT.)

CODE REQUIRED: MIN. RSI 2.4 for 1200mm  
(ENERGY EFFICIENCY per SB-10 DIVISION 1, TABLE 5.5.5, SLAB ON-GRADE/UNHEATED/RESIDENTIAL)

**EXTERIOR WALLS:**

**EX1**

MASONRY VENEER / STEEL STUD

- 1 HR FRR PER CUL U423
- 90 MASONRY VENEER (SEE ELEV.)
- 25 MM AIR SPACE (W/NO FAK CONTROL)
- 75 SEMI-RIGID INSULATION (RSI 3.0/R17 c.i.)
- 16 EXT. GRADE GYPSUM SHEATHING (LINE OF AIR/WEATHER BARRIER SYSTEM)
- 152 METAL STUD
- STONE WOOL BATT INSULATION (RSI 3.88/R22)
- SHEET POLY VAPOUR BARRIER
- 16 TYPE X GYPSUM BOARD (FRR)

CODE REQUIRED: MIN. RSI 2.3 + 2 L.C.  
(ENERGY EFFICIENCY per SB-10 DIVISION 1, TABLE 5.5.5, WALL ABOVE GRADE/STEEL FRAMED/RESIDENTIAL)

**EX2**

ALUMINUM COMPOSITE PANEL / STEEL STUD

- 1 HR FRR PER SB-2, TABLES 2.3.4.A & C
- METAL PANEL SYSTEM (FRR RATED)
- THERMAL CLIP (TO BE ENGINEERED)
- 25 MM AIR SPACE
- 75 SEMI-RIGID INSULATION (RSI 3.0/R17 c.i.)
- 16 EXT. GRADE GYPSUM SHEATHING (LINE OF AIR/WEATHER BARRIER SYSTEM)
- 152 METAL STUD
- STONE WOOL BATT INSULATION (RSI 3.88/R22)
- SHEET POLY VAPOUR BARRIER
- 16 TYPE X GYPSUM BOARD (FRR - AT NORTH WALL ONLY)

**EXTERIOR WALLS:**

**EF1**

EXTERIOR FOUNDATION WALL - INSULATED

- POURED CONCRETE FOUNDATION WALL (SEE STRUCT.)
- 50 EPS TYPE IV INSULATION BOARD (RSI 1.8)
- SEE STRUCTURAL DRAWINGS FOR INSULATION COVERAGE AND RAFT DESIGN
- FOUNDATION WALL HEIGHT VARIES, SEE PLANS

**FOUNDATION WALLS:**

**EF1**

EXTERIOR FOUNDATION WALL - INSULATED

- POURED CONCRETE FOUNDATION WALL (SEE STRUCT.)
- 50 EPS TYPE IV INSULATION BOARD (RSI 1.8)
- SEE STRUCTURAL DRAWINGS FOR INSULATION COVERAGE AND RAFT DESIGN
- FOUNDATION WALL HEIGHT VARIES, SEE PLANS

**INTERIOR PARTITIONS:**

**P1**

PARTY WALL  
FIRE SEPARATION  
1 HR FRR PER CUL U469  
STC 65 PER NOAL 18-0643  
NON-LOADBEARING

EACH SIDE OF 25 AIR SPACE:

- 16 TYPE X GYPSUM BOARD (FRR)
- 16 TYPE X GYPSUM BOARD (FRR)
- 64 METAL STUDS @ 610 O.C.
- 64 SOUND ATTENUATING BATT

**P2**

CORRIDOR WALL  
FIRE SEPARATION  
1 HR FRR PER CUL U425  
STC 54 PER OLI2-0924  
NON-LOADBEARING

- 16 TYPE X GYPSUM BOARD (STC)
- 16 TYPE X GYPSUM BOARD (FRR)
- 152 METAL STUDS @ 610 O.C. (SEE STRUCT.)
- SOUND ATTENUATING BATT INSULATION
- 16 TYPE X GYPSUM BOARD (FRR)
- 16 TYPE X GYPSUM BOARD (STC)

**P3**

SUITE PARTITION  
NON-LOADBEARING

- 13 GYPSUM BOARD
- 64 (P2 OR 152 WHERE NOTED) METAL STUDS @ 400 O.C.
- 13 GYPSUM BOARD

**P4**

ELEVATOR/STAIRWELL - FIRE SEPARATION  
1 HR FRR PER SB-2 TABLE 2.1.1.  
EQUIVALENT THICKNESS  
MIN. STC 55 PER OBC 5.9.1.2.

- CAST-IN-PLACE CONCRETE (SEE STRUCT.)
- AIR SPACE
- 64 METAL STUDS @ 400 O.C. (SEE PLANS FOR STUD WALL LOCATIONS)
- 64 SOUND ATTENUATING BATT
- 16 TYPE X GYPSUM BOARD
- HOISTWAY/STAIR SIDE

**INTERIOR PARTITIONS (CONT'D):**

**P5**

CONCRETE SHEAR WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CAST IN PLACE CONCRETE (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**P6**

PARTY WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CAST IN PLACE CONCRETE (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**P7**

CONCRETE BLOCK WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CONCRETE MASONRY UNIT (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**SHAFTWALL:**

**SW1**

MECH. SHAFT  
1 HR FRR PER U.L.C. DESIGN W446  
NON-LOADBEARING

- 64 METAL C-T STUDS AT 610 O.C.
- 16 FIRE RATED GYPSUM BOARD
- 25 GYPSUM SHAFTLINER

**INTERIOR PARTITIONS (CONT'D):**

**P5**

CONCRETE SHEAR WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CAST IN PLACE CONCRETE (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**P6**

PARTY WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CAST IN PLACE CONCRETE (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**P7**

CONCRETE BLOCK WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CONCRETE MASONRY UNIT (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**SHAFTWALL:**

**SW1**

MECH. SHAFT  
1 HR FRR PER U.L.C. DESIGN W446  
NON-LOADBEARING

- 64 METAL C-T STUDS AT 610 O.C.
- 16 FIRE RATED GYPSUM BOARD
- 25 GYPSUM SHAFTLINER

**INTERIOR PARTITIONS (CONT'D):**

**P5**

CONCRETE SHEAR WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CAST IN PLACE CONCRETE (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**P6**

PARTY WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CAST IN PLACE CONCRETE (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**P7**

CONCRETE BLOCK WALL  
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

- CONCRETE MASONRY UNIT (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

**SHAFTWALL:**

**SW1**

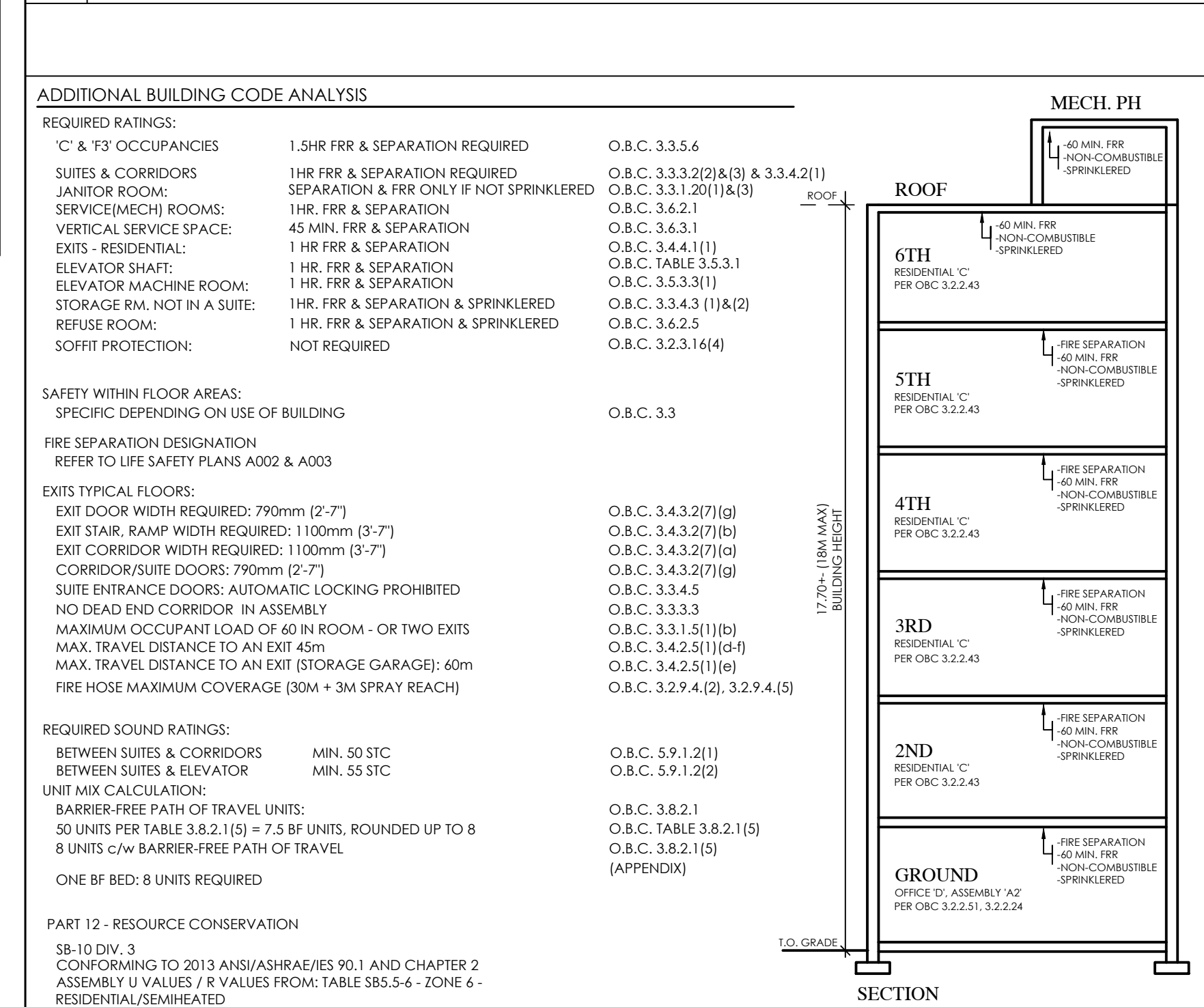
MECH. SHAFT  
1 HR FRR PER U.L.C. DESIGN W446  
NON-LOADBEARING

- 64 METAL C-T STUDS AT 610 O.C.
- 16 FIRE RATED GYPSUM BOARD
- 25 GYPSUM SHAFTLINER

Firm's name: Vandenberg & Wildeboer Architects Inc.  
Company Info: 160 Bramborough Way, Kanata, Ontario K2K 3H9, 613.287.0144

Project Info: Project Name: WIGWAMEN, Project Location: 2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

Item	Ontario Building Code Data Matrix Parts 3 & 9	OBC Reference
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Part 1 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9	N/A
2	Major Occupancy(s): GROUND OFFICE GROUP 'D', ASSEMBLY GROUP 'A2', SECOND TO SIXTH RESIDENTIAL GROUP 'C'	3.1.2.1.(1) N/A
3	Building Area (m <sup>2</sup> ): New: 912-, Total: 912-, Avg. Grade: 0, Height: 17.7m	1.1.3.(A) 1.1.3.2
4	Building Height (m): Avg. Grade: 0, Below Grade: 0	3.2.1.1 & 3.2.5.5
5	Number of Storeys: Above Grade: 6, Below Grade: 0	3.2.2.10 & 3.2.5.5
6	Number of Streets/Access Routes: TWO	3.2.2.20-83
7	Building Classification: GROUP D 3.2.2.51, GROUP A2 3.2.2.24, GROUP C 3.2.2.43	3.2.2.20-83
8	Sprinkler System Proposed: <input type="checkbox"/> Entire Building <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Not Required	3.2.1.5 3.2.2.17
9	Standpipe Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.9
10	Fire Alarm Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4
11	Water Service/Supply is Adequate: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7
12	High Building: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.6
13	Permitted Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input type="checkbox"/> Both	3.2.2.20-83
14	Mezzanine(s) Area: N/A	3.2.1.1.(3)-(8) N/A
15	Occupant Load Based on: <input type="checkbox"/> m <sup>2</sup> /Person <input type="checkbox"/> Design of Building	3.1.17 N/A
16	Barrier Free Design: <input type="checkbox"/> Yes <input type="checkbox"/> No (explain)	3.8 N/A
17	Hazardous Substances: <input type="checkbox"/> Yes <input type="checkbox"/> No	3.2.1.2 & 3.3.1.19 N/A
18	Required Fire Resistance Rating (FRR) (hours): Horizontal Assemblies, Required: 1, Provided: 1, Req'd Fire Sep: Y, Listed Design No. or SB-2/OBC REF: SB-2 TABLE 2.1.1	3.2.2.20-83 & 3.2.1.4
19	Spatial Separation - Construction of Exterior Walls: TABLE 3.2.3.1 (D)	TABLE 3.2.3.7



NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22

ONTARIO ASSOCIATION OF ARCHITECTS  
RALPH ALLENBERG  
LEUCENT 4308

Vandenberg & Wildeboer  
A.R.C.H.I.T.E.C.T.S

PROJECT TITLE: WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

DRAWING TITLE: ASSEMBLIES & CODE MATRIX

DESIGNED BY: RV  
DRAWN BY: JN, NG  
START DATE: 2022  
SCALE: AS SHOWN  
PROJECT NO.: 2200

CONSTRUCTION

A001

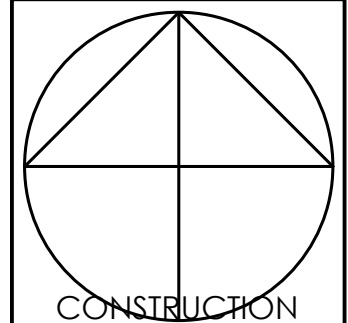
**GENERAL CONSTRUCTION NOTES:**


1. THE INFORMATION PRESENTED IN THESE DRAWINGS HAS BEEN DESIGNED AND ANALYZED IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE AND THE 2010 NATIONAL BUILDING CODE OF CANADA AND ALL OTHER APPLICABLE CODES.
2. OBSERVE CONSTRUCTION SAFETY MEASURES OF THE BUILDING CODE, PROVINCIAL GOVERNMENT OCCUPATIONAL HEALTH AND SAFETY ACTS, AND THE REGULATIONS GOVERNING COUNCIL WORKMAN'S COMPENSATION BOARD AND MUNICIPAL AUTHORITIES. MOST STRINGENT REQUIREMENTS APPLY.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF PERMITS, LICENSES, INSPECTIONS AND CERTIFICATES WHICH ARE NECESSARY FOR THE PERFORMANCE OF THE WORK. CUSTOMARILY OBTAINED BY CONTRACTORS AFTER ISSUANCE OF BUILDING PERMIT. THE CONTRACT PRICE INCLUDES THE COST FOR SUCH PERMITS, LICENSES, INSPECTIONS, CERTIFICATES AND THEIR PROCUREMENT.
4. EXAMINE SITE AND ALL CONDITIONS THAT WILL AFFECT THIS WORK SUBMISSION OF TENDER DEEMED CONFIRMATION THAT TENDERER HAS INSPECTED SITE AND IS KNOWLEDGEABLE OF EXISTING CONDITIONS. CONTRACTOR IS TO INFORM THE CONSULTANT OF ANY DISCREPANCIES OR CHANGES OF SITE CONDITIONS. ANY DISCREPANCIES WITH THE DRAWINGS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO DEMOLITION.
5. CONTRACTOR TO PROVIDE ADEQUATE PROTECTION OF ALL EXISTING COMPONENTS DURING CONSTRUCTION. DAMAGE OCCURRING TO NEW OR EXISTING COMPONENTS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR IS TO PROVIDE ADEQUATE PROTECTION OF NEW FLOORING GOODS DURING CONSTRUCTION. ON CARPET, PROTECT WITH LINOLEUM. ON WOOD, PROTECT WITH LAYERS OF CARDBOARD. PROTECT FINISHED WORK AGAINST DAMAGE UNTIL MOVE-IN.
6. ALL MATERIALS SHALL BE NEW AND CONFORM TO THE MINIMUM APPLICABLE STANDARDS OF THE CANADIAN STANDARDS BOARD, THE ONTARIO BUILDING CODE AND THE APPLICABLE PROVINCIAL AND MUNICIPAL CODES.
7. DURING CONSTRUCTION, THE SITE SHALL BE KEPT IN A NEAT AND ORDERLY CONDITION WITH GARBAGE REMOVED DAILY. UPON COMPLETION OF EACH PHASE, CONTRACTOR AND SUB-TRADES ARE TO REMOVE ALL SURPLUS MATERIALS, RUBBISH AND GARBAGE, AND LEAVE THE PREMISES IN A CLEAN STATE READY FOR THE CLIENT TO MOVE-IN.
8. CONTRACTOR IS TO ENSURE THAT ALL TRADES: ELECTRICAL, MECHANICAL, TELECOMMUNICATIONS ETC. HAVE COMPLETED THEIR PORTION OF WORK BEFORE BOARDING UP BOTH SIDES OF THE STUDS. THIS IS TO INCLUDE ALL INSPECTIONS AS REQUIRED BY LOCAL AND PROVINCIAL BY-LAWS AND BUILDING CODES.
9. THE CONTRACTOR SHALL NOTIFY THE CHIEF BUILDING OFFICIAL AT THE READINESS AND COMPLETION OF CONSTRUCTION STAGES AS PER 2.4.5.1, (2), AND 2.4.5.2, OF BUILDING CODE. THE CONTRACTOR SHALL BE PRESENT AT EACH INSPECTION AS APPLICABLE UNDER 2.4.5.3, OF THE CODE.
10. THE CONTRACTOR SHALL FORWARD ALL CITY INSPECTION REPORTS TO APPLICABLE CONSULTANTS AS SOON AS RECEIVED.
11. SOIL CONSULTANT TO REVIEW AND VERIFY SOIL CONDITIONS PRIOR TO POURING FOOTINGS
12. THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL MATERIALS USED IN BUILDING COMPONENTS AND ASSEMBLIES SEPARATING DISSIMILAR ENVIRONMENTS AND ASSEMBLIES EXPOSED TO THE EXTERIOR, INCLUDING CONNECTIONS, SHALL BE COMPATIBLE WITH ADJOINING MATERIALS AND RESISTANT TO MECHANISMS OF DETERIORATION THAT MAY BE REASONABLY EXPECTED.
13. WHERE POSSIBLE, MATERIALS OR COMBINATIONS OF MATERIALS USED TO SEPARATE DISSIMILAR ENVIRONMENTS AND ASSEMBLIES SHOULD BE PART OF A SYSTEM DESIGNED FOR THE PURPOSE INTENDED.
14. CONTRACTOR IS TO INFORM THE CONSULTANT OF ANY MATERIAL THAT IS UNAVAILABLE AS SPECIFIED OR REQUIRING A DELIVERY TIME WHICH CANT MATCH CONSTRUCTION SCHEDULE / PROJECT DELIVERY DATE.
15. CAD VERSIONS OF THE ARCHITECTURAL DRAWINGS SHALL BE MADE AVAILABLE TO THE CONTRACTOR FOR A STIPULATED COST UPON THE COMPLETION OF A RELEASE FORM INDENIFYING THE CONSULTANT FROM ANY ERRORS OR OMISSIONS ASSOCIATED WITH THE CAD FILES.
16. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL BE VERIFIED ON SITE BY CONTRACTOR WHO SHALL BE FULLY RESPONSIBLE FOR THEIR ACCURACY.
17. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.
18. INTERIOR DIMENSIONS ARE MEASURED FROM TO THE FACE OF FINISHED WALL AND/OR FINISHED FRAMES AT OPENINGS.
19. EXTERIOR DIMENSIONS ARE MEASURED FROM CENTRE OF GRIDLINE AND/OR FACE OF STRUCTURE.
20. CONTRACTOR IS TO VERIFY ALL DOOR AND WINDOW SIZES PRIOR TO FRAMING OF ALL OPENINGS. PROVIDE UNTEL SUPPORT AS REQUIRED ABOVE OPENINGS IN CMU WALLS OR OTHER AS PER STRUCTURAL DRAWINGS & SPECIFICATIONS.
21. CONTRACTOR TO SITE VERIFY ALL HEADROOM CLEARANCES ARE IN CONFORMANCE WITH BUILDING CODE DURING CONSTRUCTION. REPORT TO CONSULTANT ANY DISCREPANCIES WHICH MAY ADVERSELY AFFECT THE REQUIRED HEADROOM CLEARANCES.
22. ALL WALLS TO BE CONSTRUCTED AT 45° AND 90° TO EACH OTHER UNLESS NOTED OTHERWISE.
23. ALL FIREWALLS TO BE EXTENDED TO EDGE OF FASCIA.
24. ASSUME ALL WALLS IDENTIFIED FOR REMOVAL ARE FULL HEIGHT AND SPAN FROM SLAB TO SLAB.
25. SITE VERIFY ALL DIMENSIONS FOR MILLWORK, DOORS, STAIRS, MAILBOX, ETC. PRIOR TO CONSTRUCTION AND INSTALLATION.
26. CHECK ALL WALLS AFFECTED BY RENOVATION FOR DEVICES THAT MAY NEED TO BE REMOVED AND RELOCATED.
27. STEEL STUDS GAUGE AND SPACING TO BE CO-ORDINATED WITH MECHANICAL IN STORAGE ROOMS. UNISTRUTS TO BE FASTENED TO STEEL STUDS TO SUPPORT UNIT HEATERS.
28. CONTRACTOR TO ALLOW FOR WOOD FRAMING SHRINKAGE IN THE VERTICAL DIRECTION AT THE WINDOW/MASONRY JUNCTIONS. ENSURE SUFFICIENT SPACE IS PROVIDED BETWEEN BOTTOM OF WINDOW SILL AND TOP OF MASONRY SILL. ALSO, PROVIDE SHRINKAGE JOINTS IN THE GYPSUM BOARD AT THE FLOOR LEVEL AND ALL FLOOR-TO-FLOOR STAIRCASES.
29. CONTRACTOR TO PROVIDE ADEQUATE/SECURE BLOCKING IN PARTITIONS WHERE REQUIRED FOR WALL MOUNTED UNITS SUCH AS COUNTER TOPS, SHELVES, MILLWORK, WALL HUNG VANITIES, VALANCES, GRAB BARS, AND WASHROOM ACCESSORIES PER O.B.C. SECTION 3.3.4.8.
30. ALL CLOTHES CLOSETS TO HAVE A MINIMUM CLEAR INSIDE DIMENSION OF 610mm. EACH COAT CLOSET IS TO BE COMPLETE WITH COAT ROD AND HAT SHELF. SHELF TO BE 400mm DEEP C/W WALL SUPPORT CLEATS 3 SIDES.
31. ALL GYPSUM BOARD ABUTTING CONCRETE OR BLOCK TO BE EDGED WITH METAL "J" TRIM.
32. ALL DRAIN PIPING TO BE WRAPPED CONTINUOUS WITH 1" (25mm) MINIMUM SOUND ATTENUATION BATT INSULATION.
33. EACH TRADE TO PROVIDE FIRE STOPPING WHEN PENETRATING A FIRE SEPARATION. FIRE STOPPING TO BE A CUL LISTED SYSTEM APPLICABLE FOR THE PENETRATION CONDITIONS WITH A RATING NOT LESS THAN AFFECTED FIRE SEPARATION.
34. GYPSUM BOARD TO BE SEALED AROUND ALL NEW AND EXISTING PENETRATIONS, PIPES, EQUIPMENT AND DUCTWORK WHERE REQUIRED TO MAINTAIN SOUND CONTROL AND FIRE RESISTANCE RATINGS.
35. REFER TO ACOUSTICAL CONSTRUCTION NOTES FOR ELECTRICAL AND MECHANICAL COMPONENTS IN PARTY WALLS.
36. ALL ELECTRICAL SWITCHES TO BE LOCATED 100 - 200mm FROM ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE SWITCH LOCATIONS. HORIZONTALLY ALIGN LIGHT SWITCHES WITH THERMOSTATS AND OTHER RELATED SWITCHING DEVICES WHERE POSSIBLE. PROVIDE SUITE MOCK-UP FOR ARCHITECT REVIEW AND APPROVAL.
37. DESIGN RAILINGS/GUARDS & CONNECTIONS TO O.B.C. VERTICAL AND HORIZONTAL LIVE LOAD REQUIREMENTS. PROVIDE SHOP DWGS c/w STAMP OF REGISTERED QUALIFIED PROF. ENG. REGISTERED IN PROVINCE OF ONTARIO

**PARTITION/FURRING NOTES:**

1. WHERE NOTED, CONSTRUCT ALL ASSEMBLIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDENTIFIED LABELING AGENCY. ALL MATERIALS SHALL BE AS SPECIFIED IN THE ULC DESIGN AND ULC LABELLED.
2. CONTRACTOR IS RESPONSIBLE TO CO-ORDINATE ALL LOCATIONS OF FIRE RATINGS WITH FIRE SEPARATION DRAWINGS. ENSURE ALL FIRE RATINGS ARE CONTINUOUS AND MAINTAINED FOR ENTIRE LENGTH / EXTENT OF WALL AND CEILING.
3. ALL PARTITION SHALL BE TYPE 'P1' UNLESS OTHERWISE NOTED ON DRAWINGS.
4. ALL FURRING SHALL BE 'F1' UNLESS NOTED OTHERWISE.
5. ALL LIGHTWEIGHT STEEL STUD INTERIOR FRAMING SHALL BE 25-gg. (0.455 mm MIN. THICKNESS) INCLUDING FRAMED OPENINGS FOR DOORS UP TO 810 mm (2'-8") WIDE AND NOT MORE THAN 45 kg (100 lb).
6. ROUGH FRAMING FOR DOORS WIDER THAN 810 mm (2'-8") AND UP TO 91 kg (200 lb) ARE TO BE REINFORCED USING 20-gg. (836 mm) STEEL STUDS AND RUNNERS. HEAVY DOORS UP TO 1220 mm (4'-0") WIDE AND 136 kg (300 lb) MAX ARE TO USE TWO 20-gg. STUDS.
7. MOISTURE BARRIER MUST BE PROVIDED IN ALL AREAS WHERE UNTREATED WOOD IS IN CONTACT WITH CONCRETE OR CONCRETE MASONRY UNITS.
8. BUILD OUT WALLS AS REQUIRED TO ACCOMMODATE RECESSED ELECTRICAL PANELS AND MECHANICAL SERVICES. ALLOW MINIMUM 25mm FRAME CLEARANCE AROUND DRAIN PIPES FOR INSULATION WRAP.
9. ALL ELECTRICAL SWITCHES TO BE LOCATED 100 - 200mm FROM ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE SWITCH LOCATIONS. HORIZONTALLY ALIGN LIGHT SWITCHES WITH THERMOSTATS AND OTHER RELATED SWITCHING DEVICES WHERE POSSIBLE. PROVIDE SUITE MOCK-UP FOR ARCHITECT REVIEW AND APPROVAL.
10. ALL ELECTRICAL BOXES ON OPPOSING FACES OF WALLS SHALL BE LOCATED IN SEPARATE STUD CAVITIES.
11. WHERE ELECTRICAL PANELS ARE LOCATED IN ACOUSTIC OR FIRE RATED WALLS, EXTEND FIRE RATED GYPSUM BOARD ALONG SIDES AND BACK OF PANELS TO MAINTAIN SOUND ATTENUATION OR FIRE RATING.
12. SUBSTITUTE GYPSUM BOARD WITH FIRE RATED GYPSUM BOARD FOR ALL SOUND CONTROL ASSEMBLIES.
13. SUBSTITUTE GYPSUM BOARD WITH MOISTURE OR MOULD RESISTANT GYPSUM BOARD (TO ASTM D 3723) IN WASHROOMS, KITCHENS AND WHEREVER MOISTURE IS A FACTOR. EXCLUDING WALL SCHEDULE FOR TILE FINISH.
14. SUBSTITUTE GYPSUM BOARD WITH GLASS MAT TILE BACKER BOARD (TO ASTM C 1178) FOR ALL WALLS TO RECEIVE TILE FINISH. ASSUME ALL SHOWERS AND BATHUBS TO HAVE TILED FINISH.
15. ALL LAYERS OF GYPSUM BOARD SHOULD HAVE NO GAPS OVER 6mm.
16. INNER LAYERS OF GYPSUM BOARD SHALL BE TAPED AND COMPOUNDED.
17. PROVIDE COMPRESSIBLE BACKER ROD FOR SEALANT JOINTS OVER 6mm.
18. ALL GYPSUM BOARD FINISHES, ACCESSORIES AND INTERIOR VENEER MATERIAL SHALL EXTEND A MINIMUM 150mm ABOVE HIGHEST ADJACENT FINISHED CEILING UNLESS NOTED OTHERWISE.
19. ALL PARTITIONS INSULATED FOR SOUND CONTROL TO HAVE GYPSUM BOARD SEALED CONTINUOUS. INCLUDES SILL PLATES, END WALLS, AND TOP PLATES.
20. ALL GYPSUM BOARD CONTRIBUTING TO FIRE RESISTANCE RATING OF A WALL, ROOF OR FLOOR ASSEMBLY SHALL BE INSTALLED SO THAT ALL EDGES ARE SUPPORTED EXCEPT THAT 15.9 TYPE X GYPSUM BOARD MAY BE INSTALLED HORIZONTALLY WITH HORIZONTAL JOINTS UNSUPPORTED WHEN FRAMING MEMBERS ARE SPACED AT 400 O.C. MAX.
21. GALVANIZED METAL RESILIENT OR FURRING CHANNELS (0.5 MM MINIMUM THICKNESS SPACED NOT MORE THAN 610 MM) CAN BE USED TO ATTACH GYPSUM BOARD AS PART OF FIRE RATED FLOOR OR ROOF ASSEMBLY. ENSURE SPICES ARE OVERLAPPED AS REQUIRED BY CODE AND END CLEARANCE IS PROVIDED.
22. PROVIDE MINIMUM ALLOWABLE FASTENER PENETRATION INTO WOOD MEMBERS PER SB-2 TABLE 2.3.9. WHERE MEMBRANE USED FOR FIRE RATING.
23. SEAL ALL FIRE RATED PARTITIONS TO FLOOR SLAB AND TO UNDERSIDE OF STRUCTURE ABOVE WITH APPROVED FIRE STOP MATERIALS OR SYSTEMS. PROVIDE CONTINUOUS FIRE STOPPING AT JUNCTIONS OF FIRE RATED PARTITIONS AND SOLID CONCRETE/CMU WALLS.
24. REFER TO GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS DOCUMENT FOR ADDITIONAL INFORMATION.


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1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22





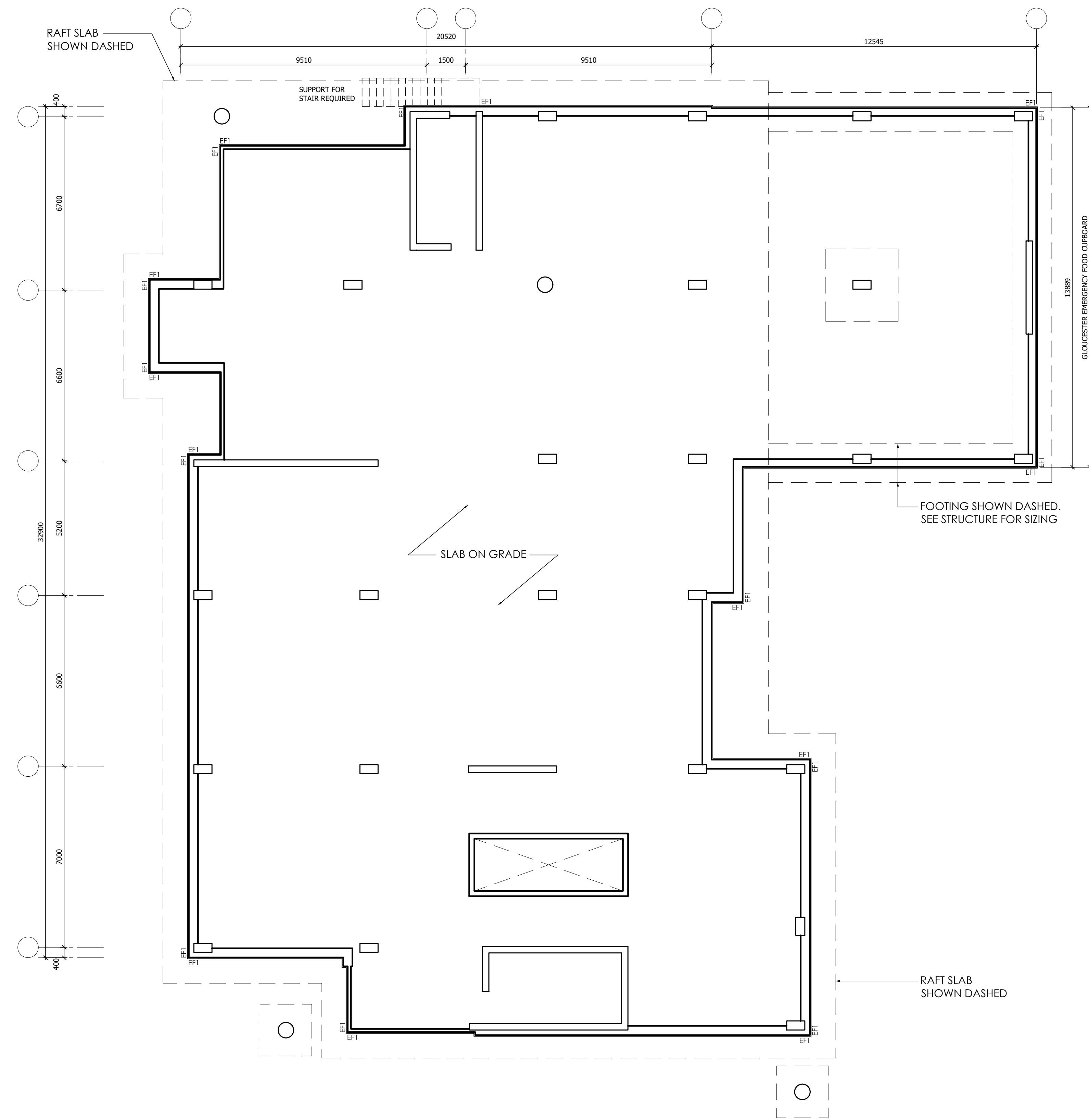
www.vandenberg-wildeboer.com Telephone: (613) 827-0141 Fax: (613) 871-8822 email: info@vandenberg-wildeboer.com  
 1780 OLD STONE LODGE + 160 FRANKLIN AVENUE + OTTAWA, ONTARIO, CANADA + K2K 3P9

PROJECT TITLE	WIGWAMEN 2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9
DRAWING TITLE	GENERAL NOTES
DESIGNED BY: DRAWN BY: START DATE: SCALE: PROJECT NO.	RV JN, NG 2022 AS SHOWN 2200



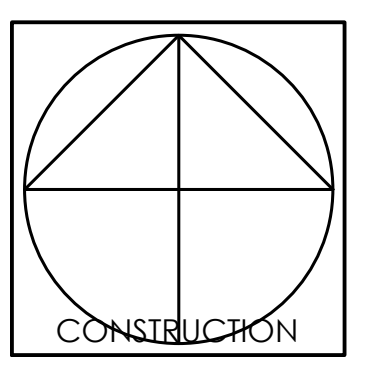


NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22



1 FOUNDATION PLAN  
A101 SCALE: 1:100

NOTE:  
 • PRELIMINARY STRUCTURE SHOWN. PLEASE REFER TO STRUCTURAL MARK-UP. DATED: NOV. 29, 2022  
 • MUD SLAB: 50mm CONCRETE PROJECTED 600mm BEYOND RAFT SLAB. SEE STRUCTURAL FOR MORE INFO



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PROJECT TITLE  
WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

DRAWING TITLE  
FOUNDATION PLAN

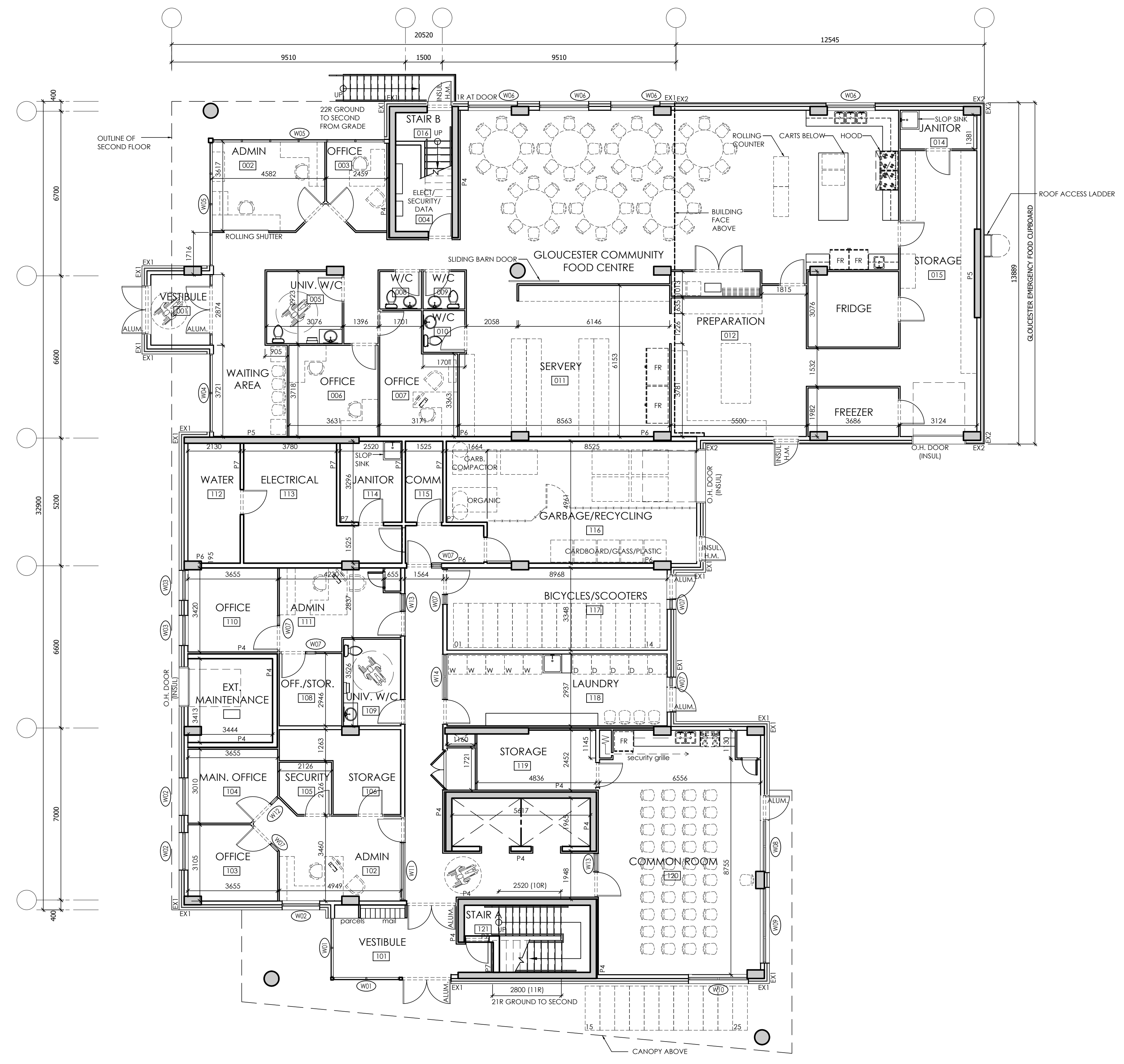
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 DRAWN BY: JN, NG  
 START DATE: 2022  
 SCALE: AS SHOWN  
 PROJECT NO. 2200

A101

NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22

**GLOUCESTER COMMUNITY FOOD CENTRE FINISHES:**

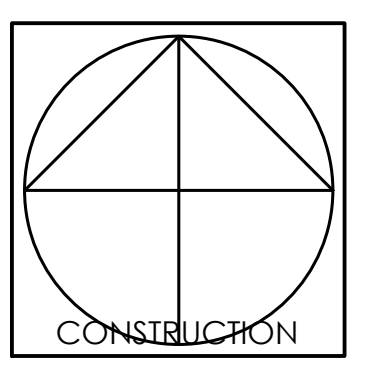
- ADMIN/OFFICES/WAITING:**
- CEILINGS: EXPOSED CONC. W/ FLOATING ACOUSTIC CEILING TILES, "CLOUDS"
  - FLOORS: CARPET TILE
  - WALLS: METAL STUD TO U/S OF STRUCTURE, SOUND BATTS, PAINTED GYPSUM
  - WALL BASE: RUBBER
- WASHROOMS:**
- CEILINGS: GYPSUM BOARD @ 2440
  - FLOORS: CERAMIC TILE
  - WALLS: METAL STUD TO U/S OF STRUCTURE, SOUND BATTS, PAINTED GYPSUM
  - WALL BASE: CERAMIC BASE
- VESTIBULE:**
- CEILINGS: GYPSUM BOARD @ 2440
  - FLOORS: POLISHED CONCRETE
  - WALLS: METAL STUD TO U/S OF STRUCTURE, SOUND BATTS, PAINTED GYPSUM
  - WALL BASE: SOLID PVC
- SERVERY/PERPARATION/STORAGE/DINING:**
- CEILINGS: EXPOSED CONCRETE AND EXPOSED STEEL JOISTS: PAINTED
  - FLOORS: POLISHED CONCRETE
  - WALLS: METAL STUD TO U/S OF STRUCTURE, PAINTED GYPSUM
  - WALL BASE: RUBBER



1 GROUND FLOOR PLAN  
A102 SCALE: 1:100

NOTE:

- PRELIMINARY STRUCTURE SHOWN, PLEASE REFER TO STRUCTURAL MARK-UP
- WALLS TO BE P3 CONSTRUCTION UNLESS NOTED OTHERWISE



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1788 OLD STONE LODGE • 10 RABBITCROFT WAY • OTTAWA, ONTARIO • K1S 5P4

PROJECT TITLE  
**WIGWAMEN**  
2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

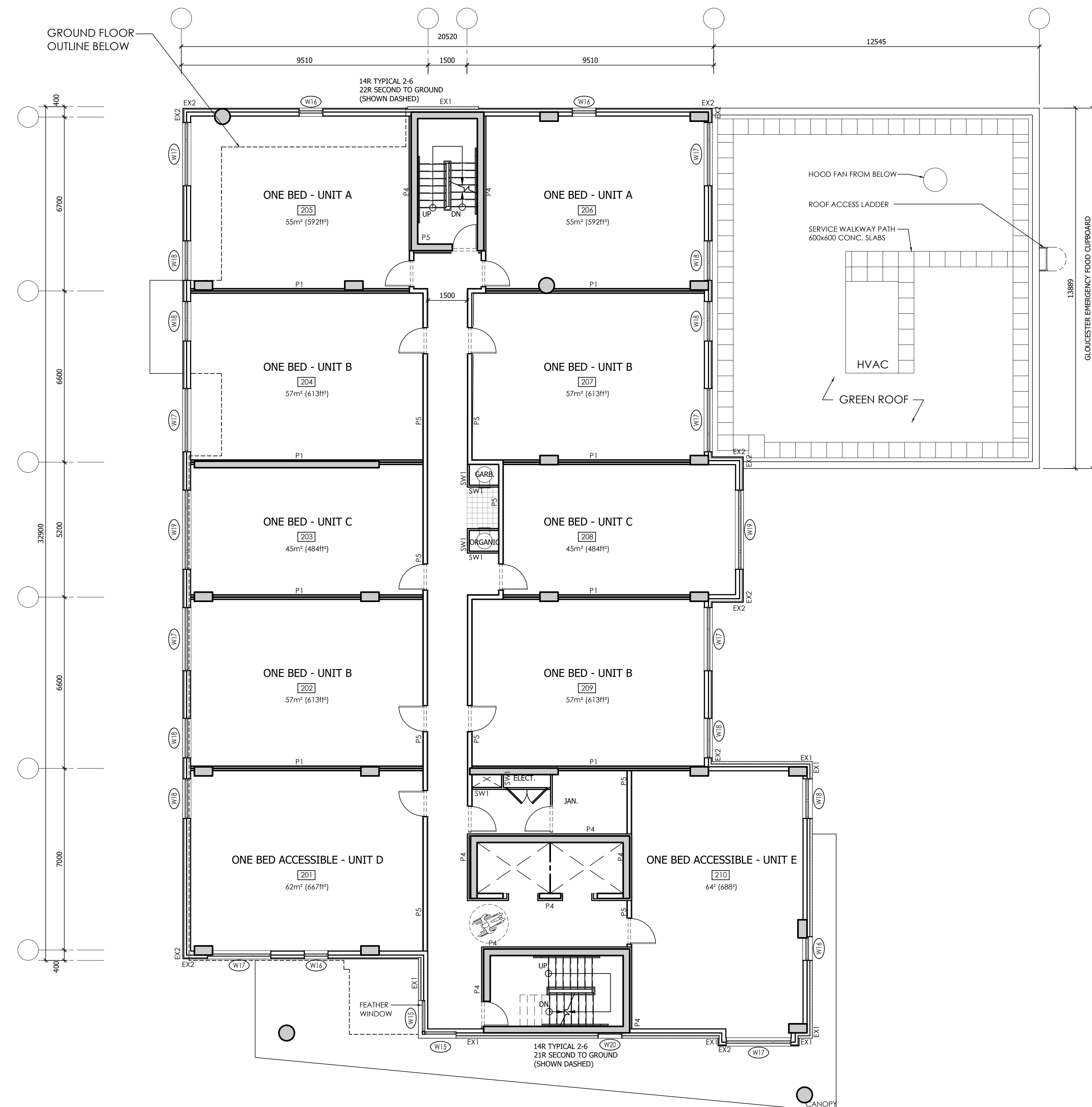
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**GROUND FLOOR PLAN**

DESIGNED BY: RV  
DRAWN BY: JN, NG  
START DATE: 2022  
SCALE: AS SHOWN  
PROJECT NO: 2200





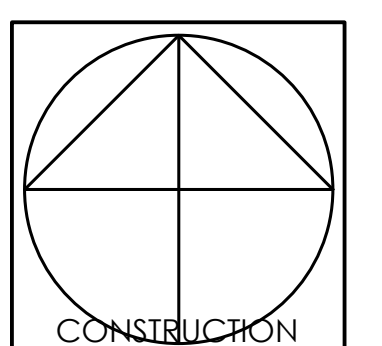
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1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22



- ALL UNIT AREAS MEASURED TO INSIDE SURFACE OF PERIMETER WALLS
- BUILDING TO BE CONSTRUCTED OF CONCRETE, SPRINKLERED
- FLOORS, SUPPORTING ELEMENTS, PARTY WALLS, CORRIDOR WALLS, EXITS TO BE 1HR RATED
- SECOND FLOOR TO BE 2HR RATED
- GROUND FLOOR TO SECOND FLOOR: 4m
- TYPICAL FLOOR TO FLOOR: 2.7m

**1** TYPICAL FLOOR PLAN  
A103 SCALE: 1:100

NOTE:  
 • PRELIMINARY STRUCTURE SHOWN, PLEASE REFER TO STRUCTURAL MARK-UP  
 • WALLS TO BE P3 CONSTRUCTION UNLESS NOTED OTHERWISE



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PROJECT TITLE: WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

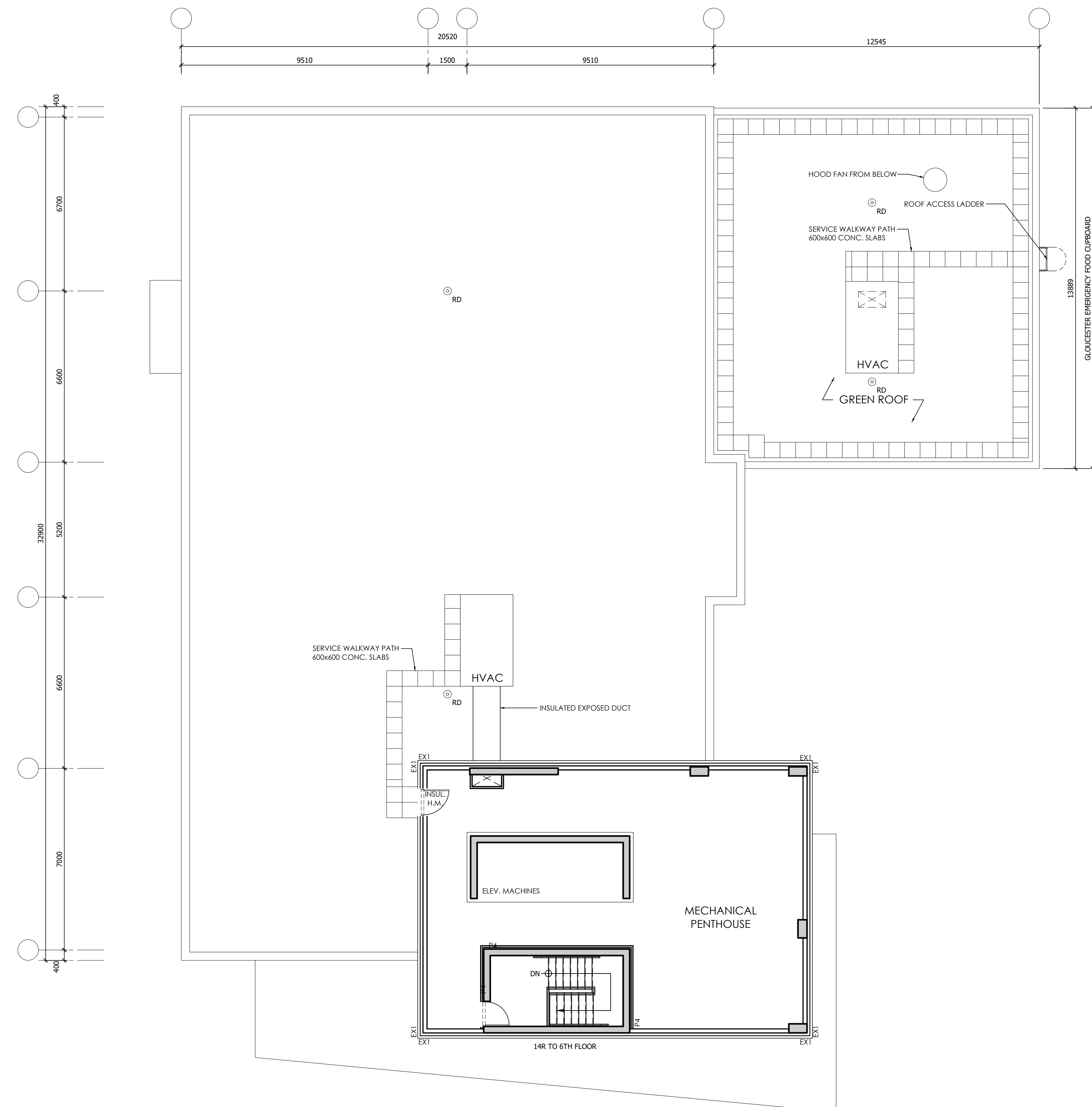
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DESIGNED BY: RV  
 DRAWN BY: JN, NG  
 START DATE: 2022  
 SCALE: AS SHOWN  
 PROJECT NO.: 2200

**A103**

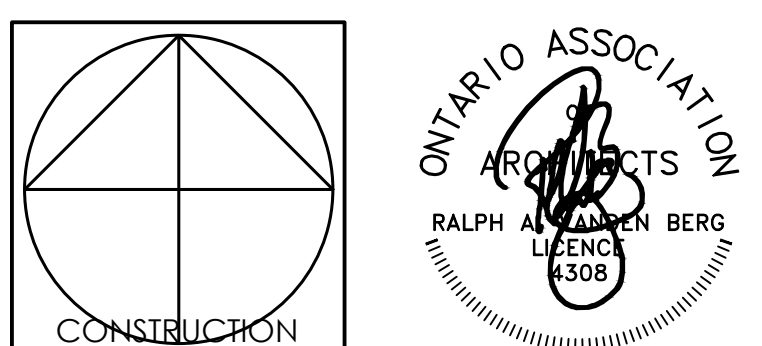


NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22



1 MECHANICAL PENTHOUSE FLOOR PLAN  
A104 SCALE: 1:100

NOTE:  
 • PRELIMINARY STRUCTURE SHOWN, PLEASE REFER TO STRUCTURAL MARK-UP  
 • WALLS TO BE P3 CONSTRUCTION UNLESS NOTED OTHERWISE



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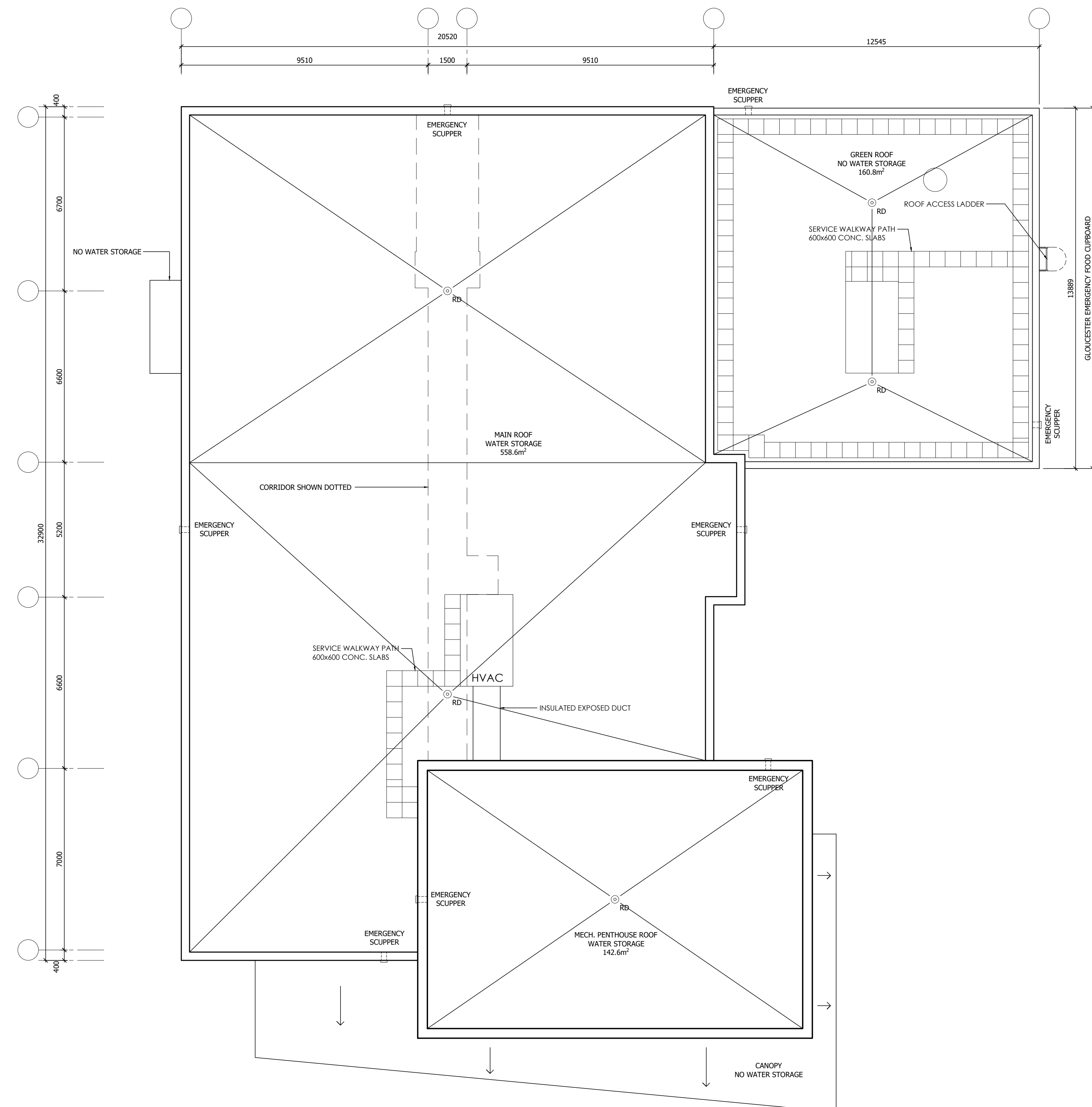
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WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

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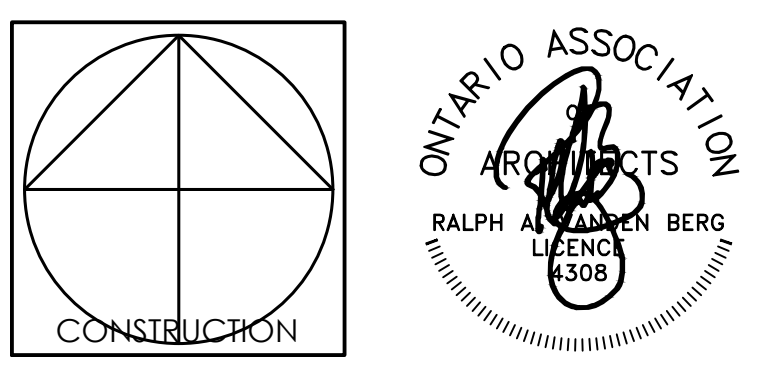
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 DRAWN BY: JN, NG  
 START DATE: 2022  
 SCALE: AS SHOWN  
 PROJECT NO. 2200

A104

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1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22



1 ROOF PLAN  
A105 SCALE: 1:100



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PROJECT TITLE  
WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

DRAWING TITLE  
ROOF PLAN

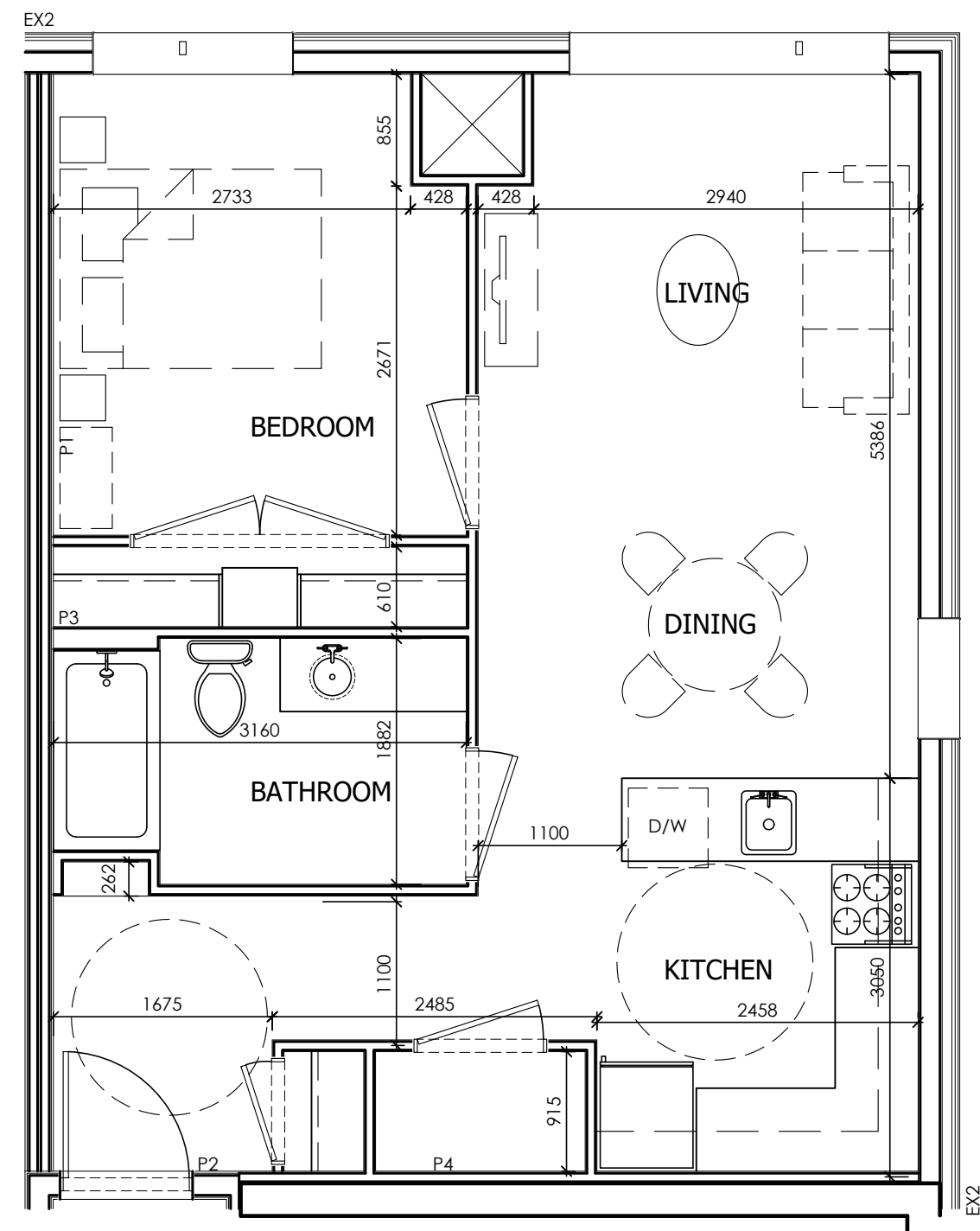
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PROJECT NO.: 2200

A105

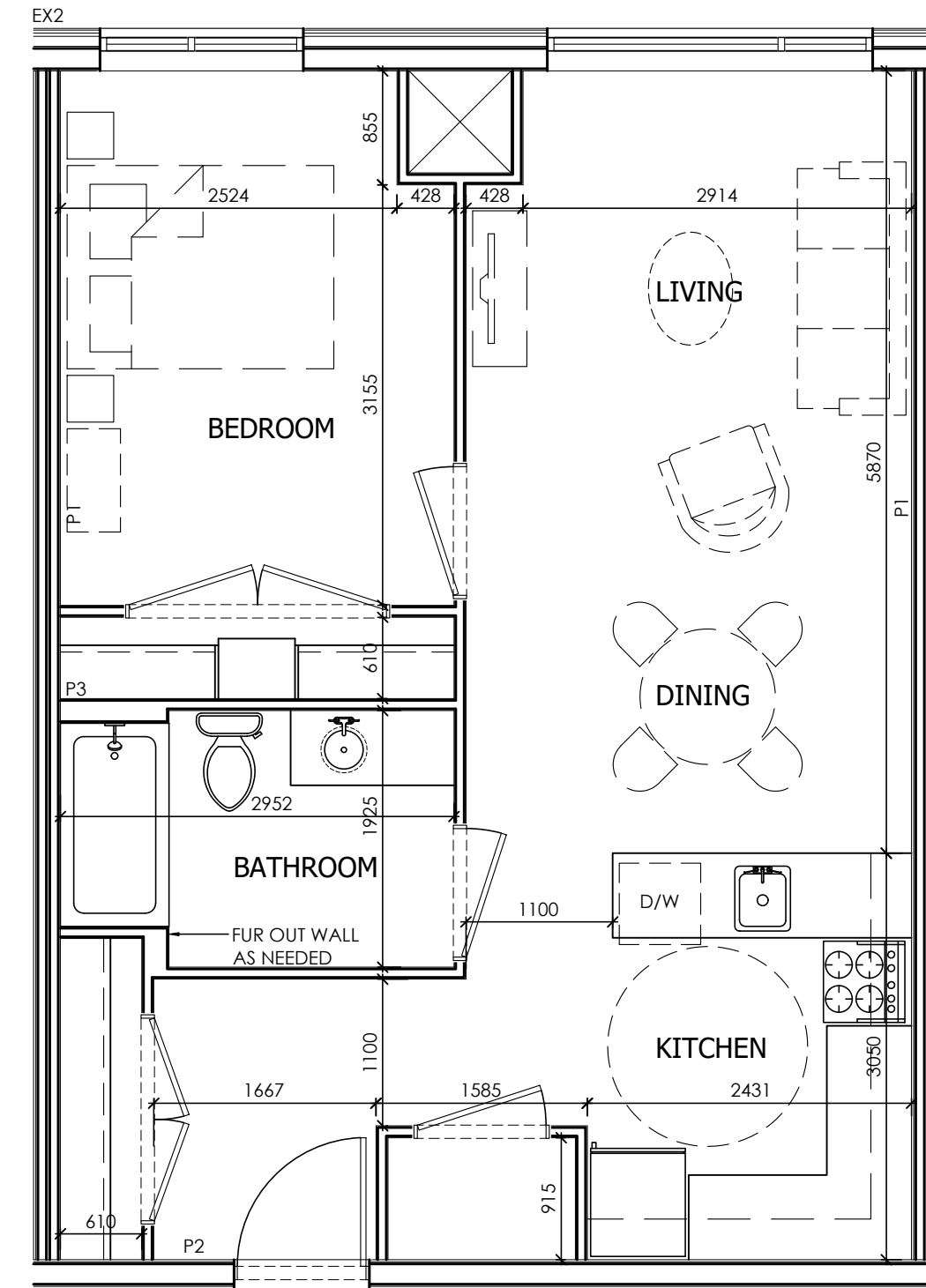


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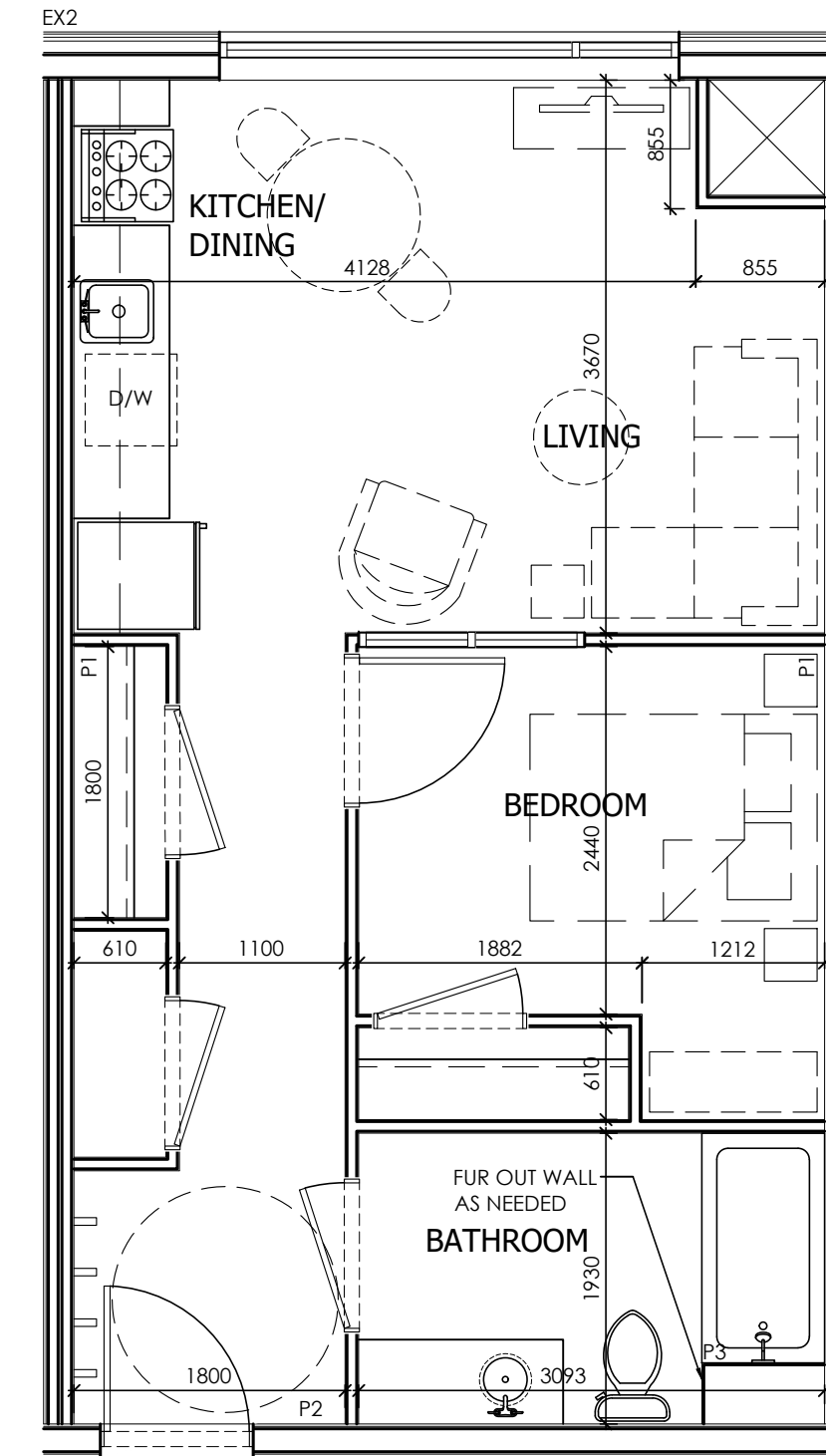
NOTE: WALLS TO BE P3 CONSTRUCTION UNLESS NOTED OTHERWISE



VISITABLE  
ONE BED END UNIT  
55m<sup>2</sup> (+/- 592ft<sup>2</sup>)



VISITABLE  
ONE BED UNIT  
57m<sup>2</sup> (+/- 613ft<sup>2</sup>)

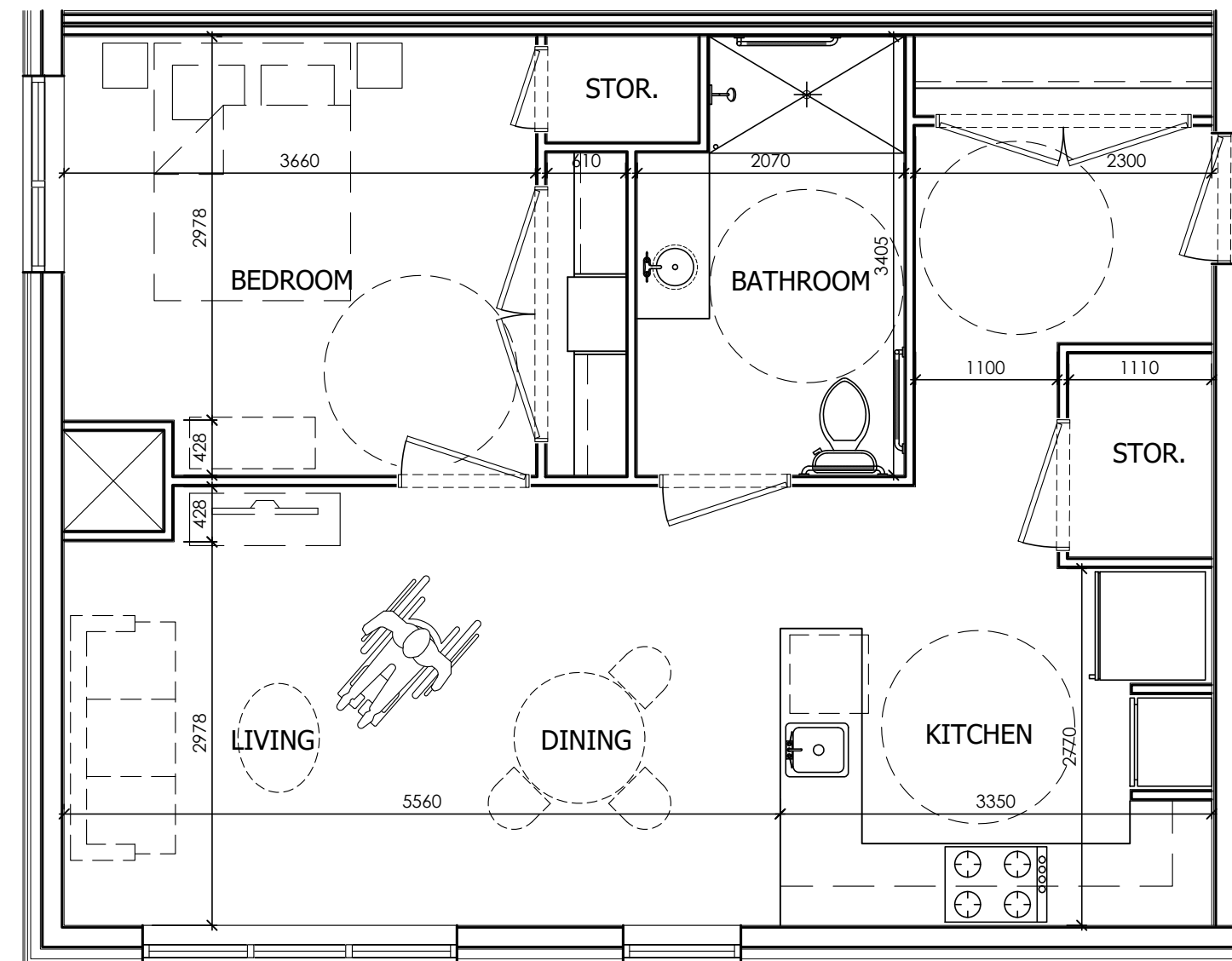


VISITABLE  
ONE BED UNIT  
45m<sup>2</sup> (484ft<sup>2</sup>)

1 UNIT A FLOOR PLAN  
A110 SCALE: 1:50

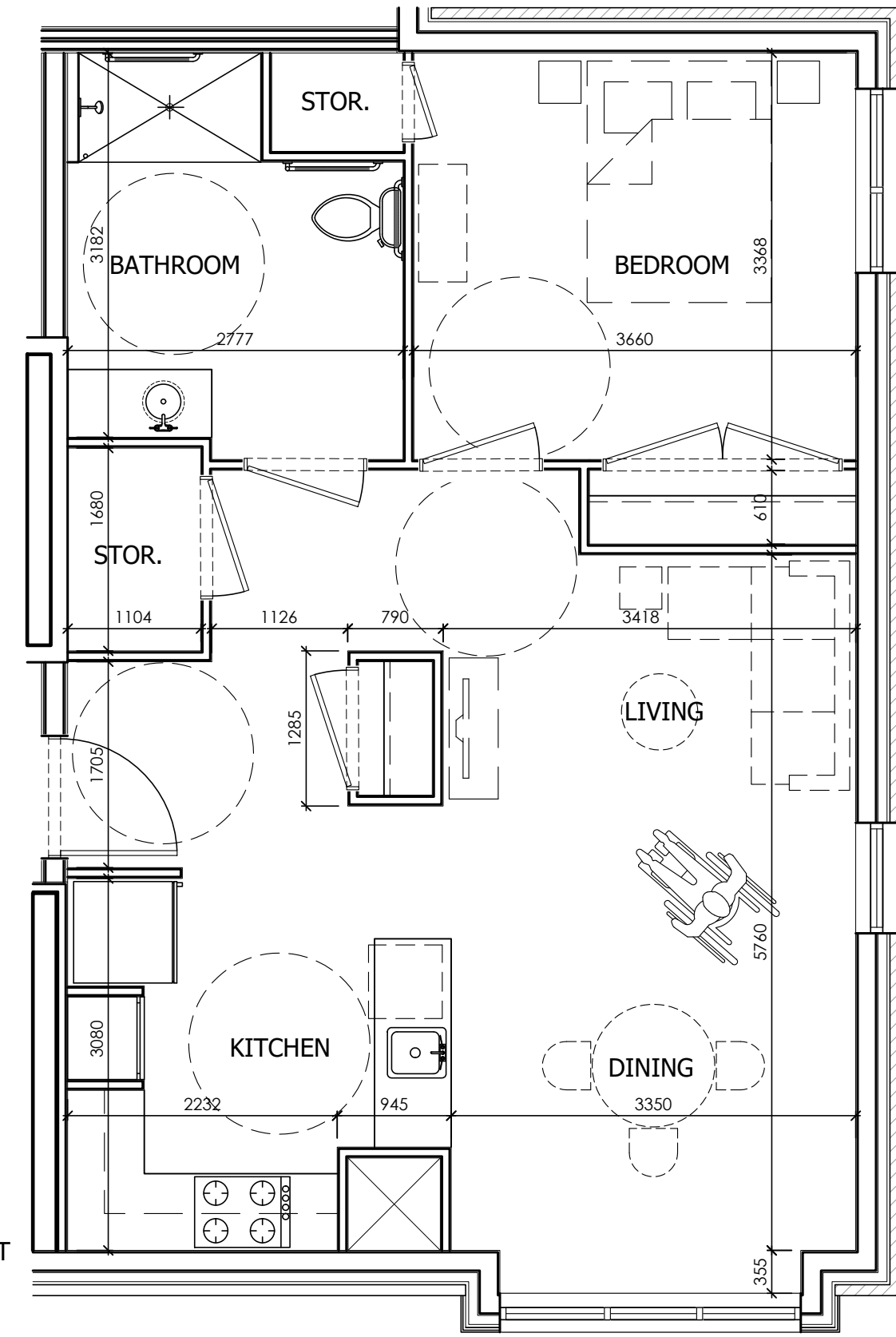
2 UNIT B FLOOR PLAN  
A110 SCALE: 1:50

3 UNIT C FLOOR PLAN  
A110 SCALE: 1:50



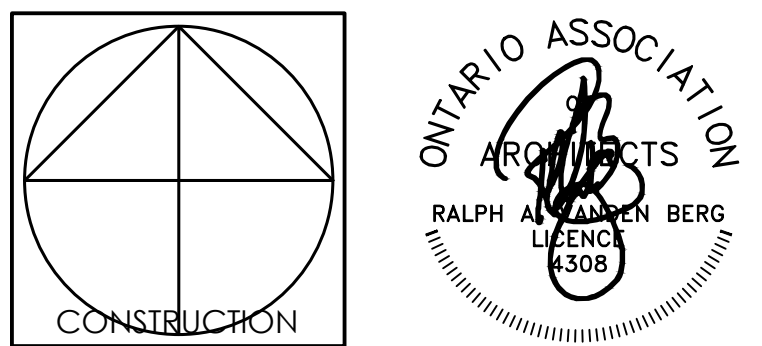
ACCESSIBLE  
ONE BED (WEST)  
62m<sup>2</sup> (667ft<sup>2</sup>)

4 UNIT D FLOOR PLAN  
A110 SCALE: 1:50



ACCESSIBLE  
ONE BED EAST  
64m<sup>2</sup> (688ft<sup>2</sup>)

5 UNIT E FLOOR PLAN  
A110 SCALE: 1:50



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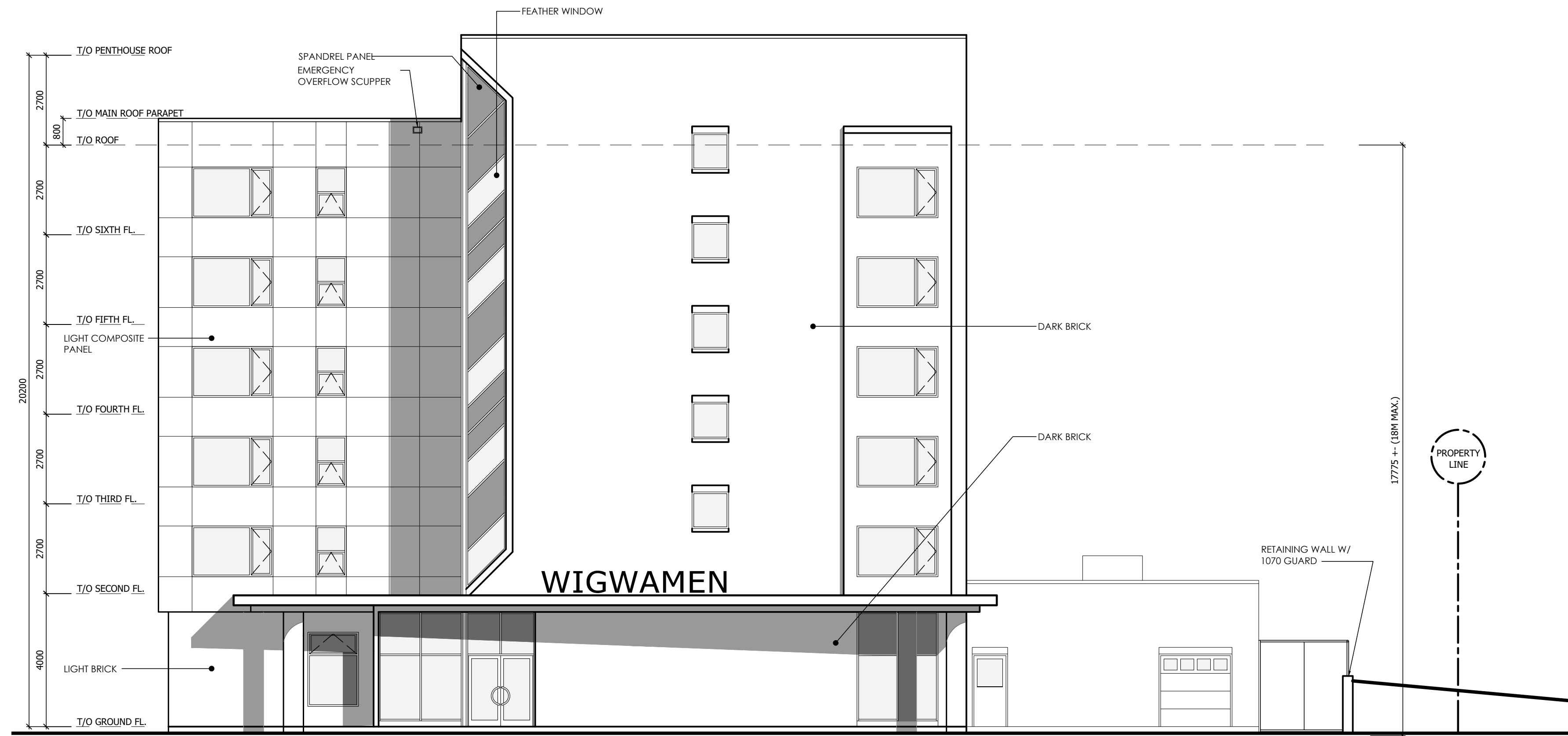
PROJECT TITLE  
WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

DRAWING TITLE  
UNIT PLANS

DESIGNED BY: Ralph Vandenberg  
DRAWN BY: JN, NG  
START DATE: 2022  
SCALE: AS SHOWN  
PROJECT NO. 2200

**A110**

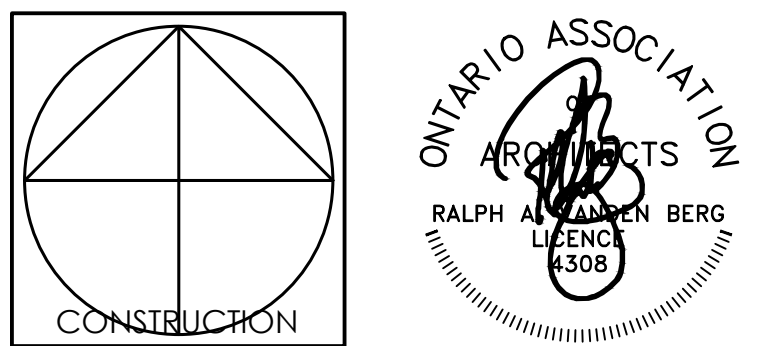
NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22



1 SOUTH ELEVATION  
A200 SCALE: 1:100



2 WEST ELEVATION  
A200 SCALE: 1:100



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PROJECT TITLE  
WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

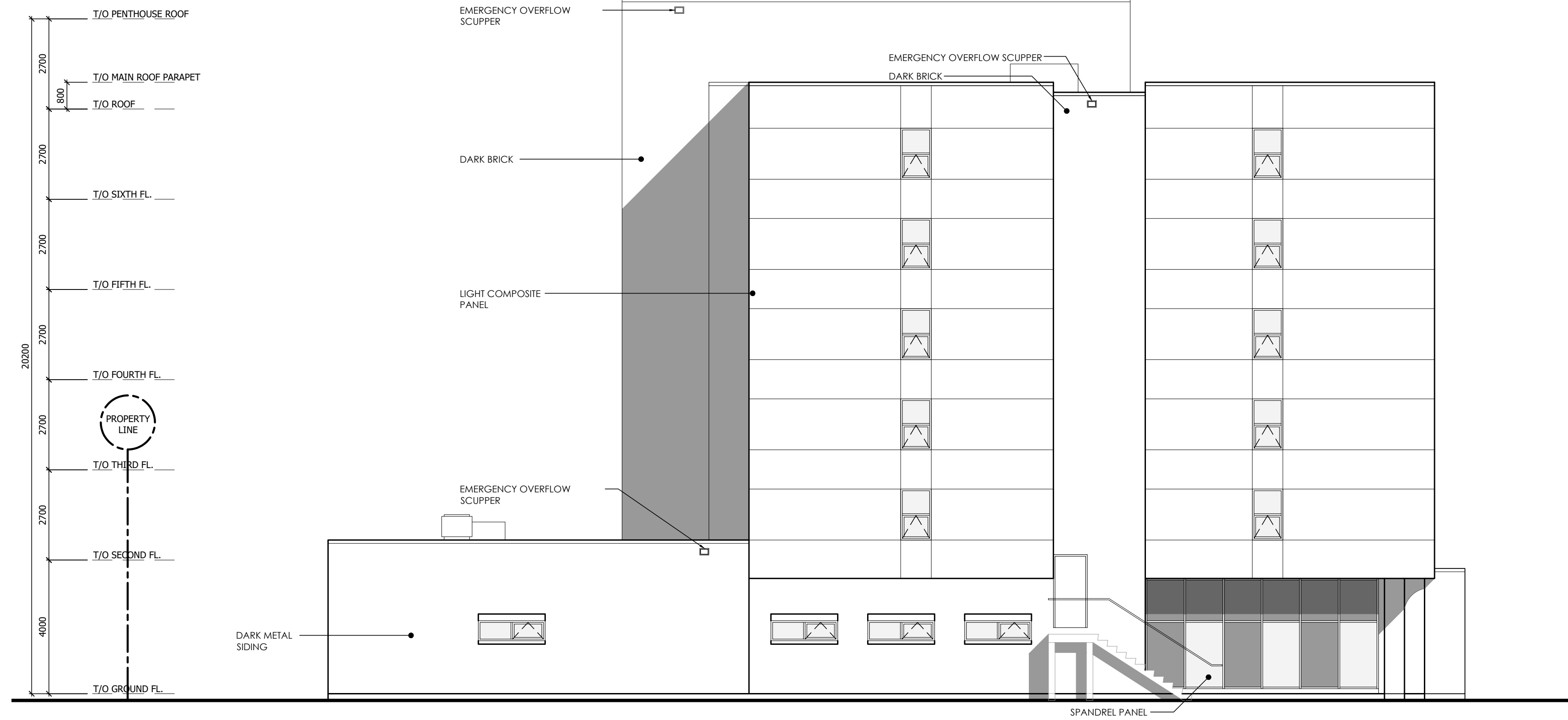
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ELEVATIONS

DESIGNED BY: RV  
DRAWN BY: JN, NG  
START DATE: 2022  
SCALE: AS SHOWN  
PROJECT NO. 2200

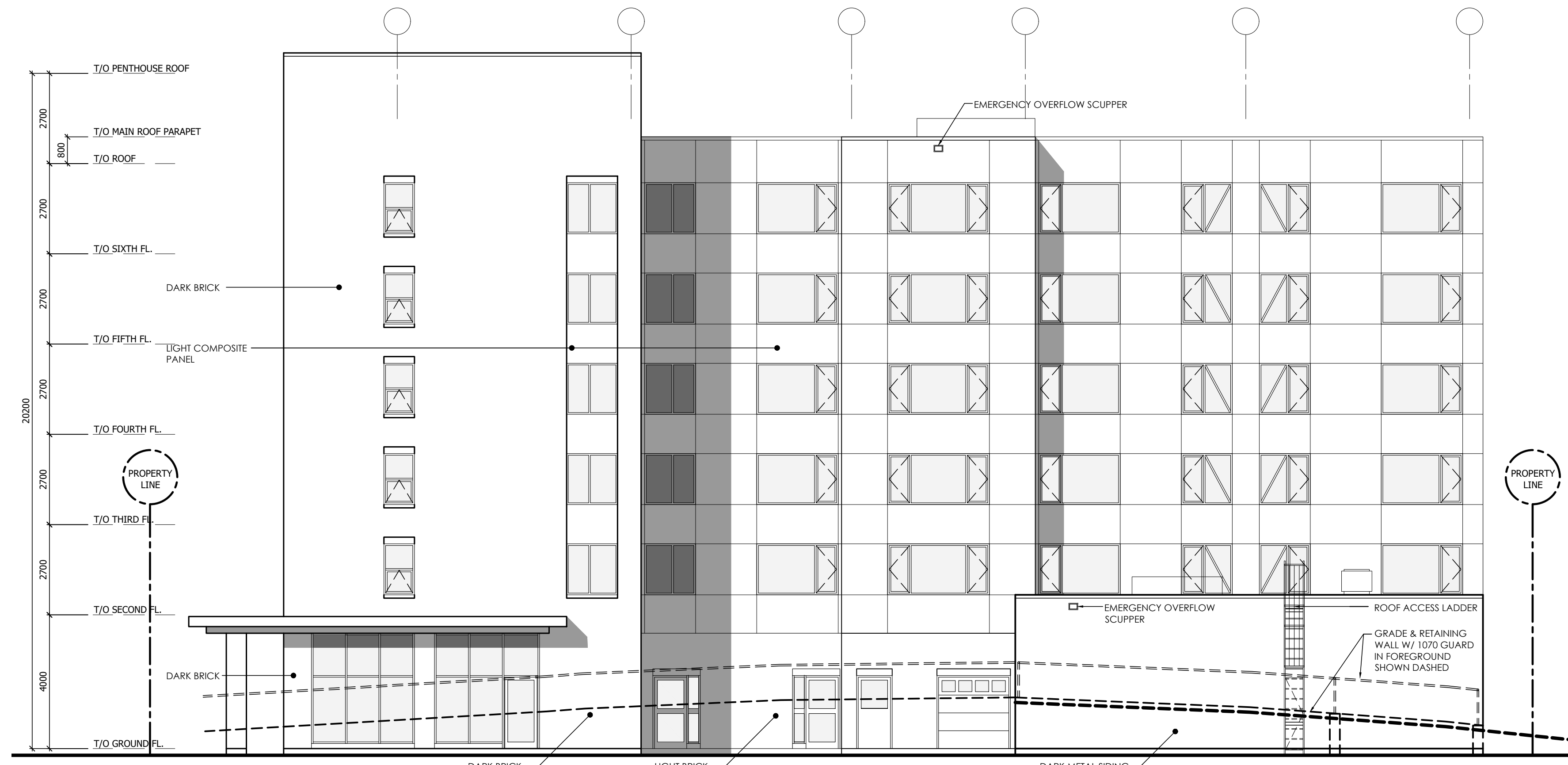
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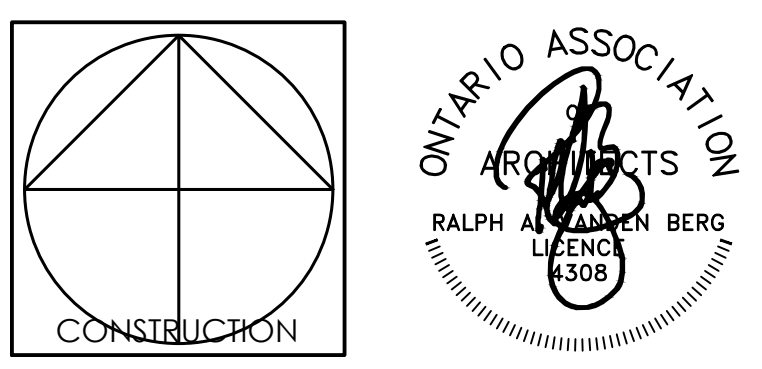
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1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22



1 NORTH ELEVATION  
A201 SCALE: 1:100



2 EAST ELEVATION  
A201 SCALE: 1:100



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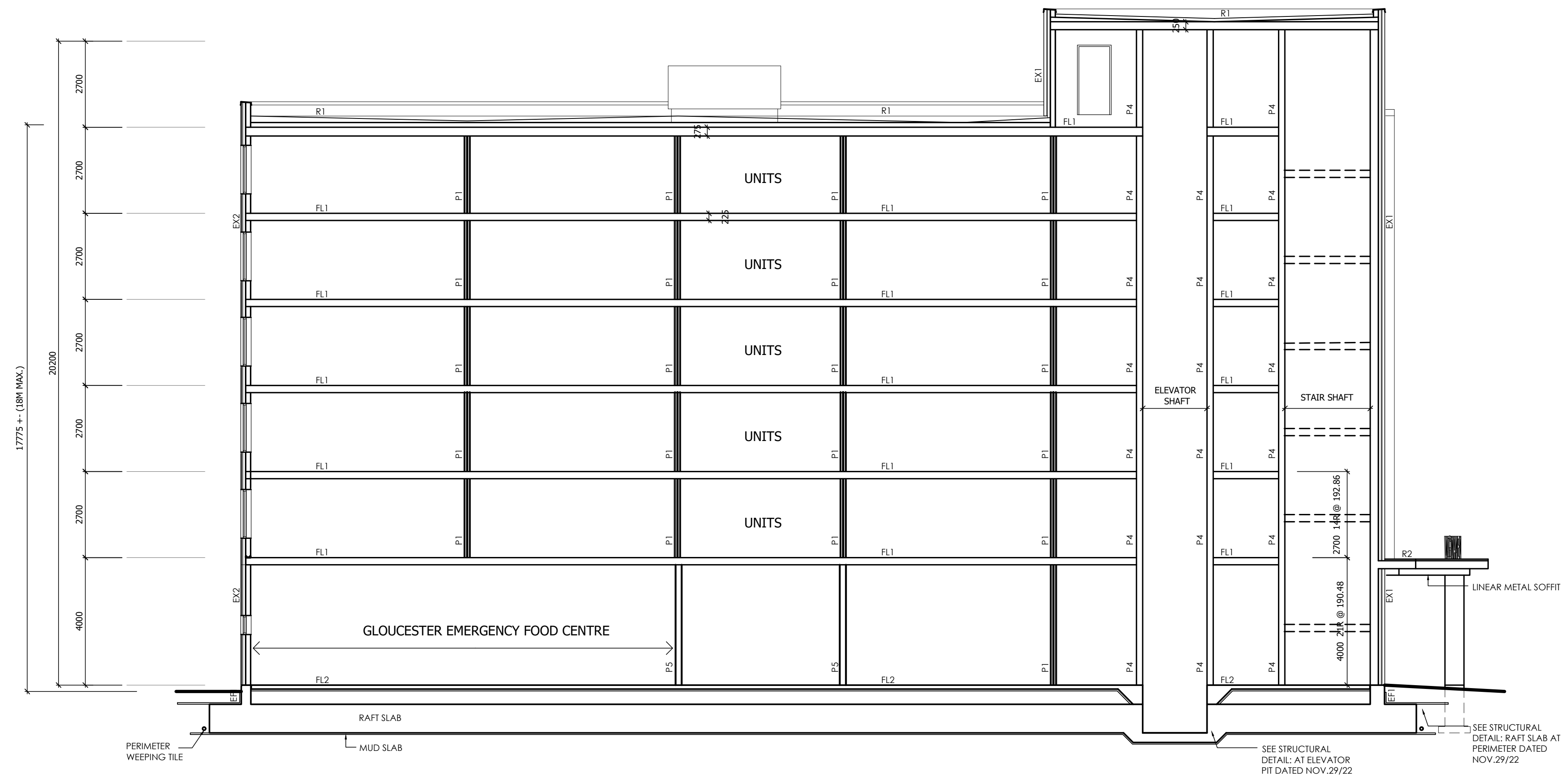
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2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

DRAWING TITLE  
ELEVATIONS

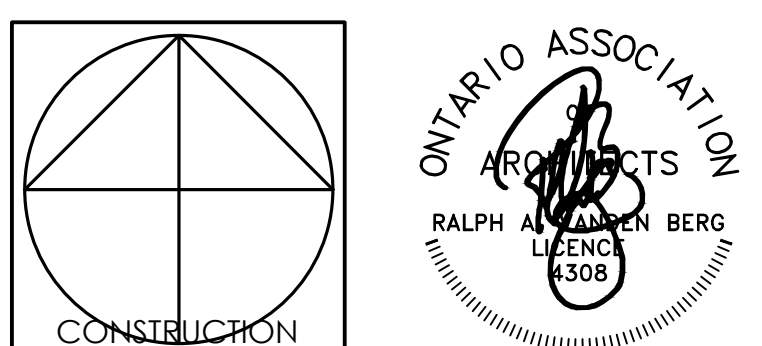
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DRAWN BY: JN, NG  
START DATE: 2022  
SCALE: AS SHOWN  
PROJECT NO.: 2200

DRAWING NO. **A201**

NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22



1 BUILDING SECTION  
A300 SCALE: 1:100



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PROJECT TITLE  
WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

DRAWING TITLE  
BUILDING SECTIONS

DESIGNED BY: RV  
DRAWN BY: JN, NG  
START DATE: 2022  
SCALE: AS SHOWN  
PROJECT NO. 2200

A300