CITYSCAPE COMMERCIAL OFFICE & WAREHOUSE

144 BENTLEY AVE, OTTAWA, ON
ISSUED FOR TENDER: 2021.01.15

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THE STIRLING GROUP

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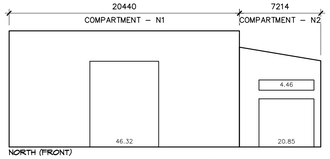
Email jack@thestirlinggroup.ca

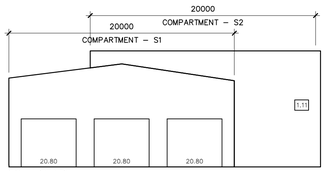
D07-12-20-0113

18226

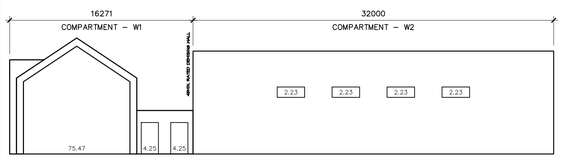
SPATIAL SEPARATION:



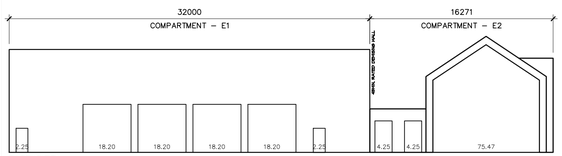
N1		N2	
AREA	210.39m2	AREA	59.54m2
LIMITING DISTANCE	24.37m	LIMITING DISTANCE	40.6m
ALLOWABLE % OF UPO	100%	ALLOWABLE % OF UPO	100%
ACTUAL AREA OF UPO	46.32m2	ACTUAL AREA OF UPO	25.31m2
ACTUAL % OF UPO	22.01%	ACTUAL % OF UPO	42.5%
EXT. WALL FRR	0 hr.	EXT. WALL FRR	0 hr.
EXT. WALL CONSTRUCTION	COMBUSTIBLE	EXT. WALL CONSTRUCTION	COMBUSTIBLE
EXT. WALL CLADDING	COMBUSTIBLE	EXT. WALL CLADDING	COMBUSTIBLE



S1		S2	
AREA	168.9m2	AREA	101.55m2
LIMITING DISTANCE	72.83m	LIMITING DISTANCE	104.83m
ALLOWABLE % OF UPO	100%	ALLOWABLE % OF UPO	100%
ACTUAL AREA OF UPO	62.4m2	ACTUAL AREA OF UPO	1.11m2
ACTUAL % OF UPO	36.94%	ACTUAL % OF UPO	1.09%
EXT. WALL FRR	0 hr.	EXT. WALL FRR	0 hr.
EXT. WALL CONSTRUCTION	COMBUSTIBLE	EXT. WALL CONSTRUCTION	COMBUSTIBLE
EXT. WALL CLADDING	COMBUSTIBLE	EXT. WALL CLADDING	COMBUSTIBLE



W1		W2	
AREA	117.21m2	AREA	292.95m2
LIMITING DISTANCE	14.7m	LIMITING DISTANCE	7.52m
ALLOWABLE % OF UPO	100%	ALLOWABLE % OF UPO	31.12%
ACTUAL AREA OF UPO	83.97m2	ACTUAL AREA OF UPO	8.92m2
ACTUAL % OF UPO	71.64%	ACTUAL % OF UPO	2.04%
EXT. WALL FRR	0 hr.	EXT. WALL FRR	0 hr.
EXT. WALL CONSTRUCTION	COMBUSTIBLE	EXT. WALL CONSTRUCTION	COMBUSTIBLE
EXT. WALL CLADDING	COMBUSTIBLE	EXT. WALL CLADDING	NON–COMBUSTIBLE



E1		E2	
AREA	292.25m2	AREA	117.21m2
LIMITING DISTANCE	18.51m	LIMITING DISTANCE	10.51
ALLOWABLE % OF UPO	100%	ALLOWABLE % OF UPO	100%
ACTUAL AREA OF UPO	77.3m2	ACTUAL AREA OF UPO	83.97m2
ACTUAL % OF UPO	26.44%	ACTUAL % OF UPO	71.64%
EXT. WALL FRR	0 hr.	EXT. WALL FRR	0 hr.
EXT. WALL CONSTRUCTION	COMBUSTIBLE	EXT. WALL CONSTRUCTION	COMBUSTIBLE
EXT. WALL CLADDING	COMBUSTIBLE	EXT. WALL CLADDING	COMBUSTIBLE

SHEET INDEX:

A000	–	COVER PAGE
A001	–	GENERAL NOTES, ASSEMBLIES, BUILDING MATRIX
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A2.0	–	FOUNDATION PLAN
A2.1	–	GROUND FLOOR PLAN
A2.2	–	SECOND FLOOR PLAN
A2.3	–	ROOF PLAN
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A4.0	–	ELEVATIONS
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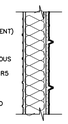
A8.0	–	SCHEDULES
A8.1	–	SCHEDULES

TYPICAL BUILDING ASSEMBLIES

EXTERIOR WALL ASSEMBLIES:

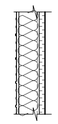
W1 – WALL TYPE
PRE–ENG. BUILDING WALL ASSEMBLY – STEELWAY THERMAL WALL SYSTEM: CAVITY FILLED – 1" THERMAL BLOCKS (OR EQUIVALENT)
R–VALUE = R30

EXTERIOR PRE–FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
RIGID INSULATION THERMAL BLOCKS – MIN. R5
200mm PRE–ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)



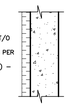
W2 – WALL TYPE
PRE–FINISHED METAL PANEL (SMOOTH)
R–VALUE = R13 + R13cl

75mm NORBEC NOREX H JOINT (MIN. R13)
200mm PRE–ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)



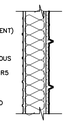
F1 – FOUNDATION WALL
INSULATED, POURED CONCRETE WALL
R–VALUE = R10cl

75mm RIGID INSULATION (EXTENDING FROM T/O FOOTING TO U/S OF SLAB) – MIN. R12.5
POURED CONCRETE FOUNDATION WALL – AS PER STRUCTURAL DWGS
DRAINAGE BOARD (IF NATIVE BACKFILL USED) – REFER TO GEOTECH REPORT
PARGING ON ALL EXPOSED CONCRETE (EXTENDING 100mm BELOW GRADE)



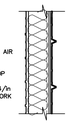
W3 – WALL TYPE
PRE–ENG. BUILDING WALL ASSEMBLY – STEELWAY THERMAL WALL SYSTEM: CAVITY FILLED – 1" THERMAL BLOCKS (OR EQUIVALENT)
R–VALUE = R30

EXTERIOR PRE–FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
RIGID INSULATION THERMAL BLOCKS – MIN. R5
200mm PRE–ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)



W4 – WALL TYPE
PRE–ENG. BUILDING RATED WALL ASSEMBLY
1HR F.R.R. AS PER ULC DESIGN No. W605 /
R–VALUE = R30

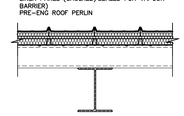
EXTERIOR PRE–FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
100mm X 13mm CERAMIC STRIPS
200mm PRE–ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm MINERAL WOOL INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)



ROOF ASSEMBLIES:

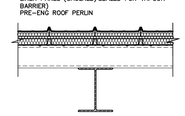
R1 – INSULATED ROOF ASSEMBLY (OFFICE)
THERMAL STANDING SEAM ROOF SYSTEM: HAT AND CHAIR STAND–OFF (STEELWAY OR EQUIVALENT)
MIN. R25 + R11 Ls

RTL–24 ROOF PANEL c/w CLIP
BATT INSULATION
STANDOFF HAT & CHAIR
BATT INSULATION
LINER PANEL (CAULKED/SEALED FOR VAPOUR BARRIER)
PRE–ENG ROOF PERLIN



R2 – INSULATED ROOF ASSEMBLY (WAREHOUSE)
THERMAL STANDING SEAM ROOF SYSTEM: HAT AND CHAIR STAND–OFF (STEELWAY OR EQUIVALENT)
MIN. R25 + R11 Ls

RTL–24 ROOF PANEL c/w CLIP
BATT INSULATION
STANDOFF HAT & CHAIR
BATT INSULATION
LINER PANEL (CAULKED/SEALED FOR VAPOUR BARRIER)
PRE–ENG ROOF PERLIN



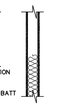
INTERIOR WALL PARTITIONS:

P1 – INTERIOR PARTITION
NON–RATED INTERIOR PARTITION

13mm GYPSUM BOARD
92mm METAL STUDS @400mm o.c.
13mm GYPSUM BOARD

P1 SIM. – INTERIOR PARTITION
NON–RATED, INSULATED INTERIOR PARTITION

13mm GYPSUM BOARD
92mm METAL STUDS @400mm o.c. c/w BATT INSULATION TO FILL VOID
13mm GYPSUM BOARD

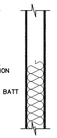


P2 – INTERIOR PARTITION
NON–RATED INTERIOR PARTITION

13mm GYPSUM BOARD
152mm METAL STUDS @400mm o.c.
13mm GYPSUM BOARD

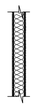
P1 SIM. – INTERIOR PARTITION
NON–RATED, INSULATED INTERIOR PARTITION

13mm GYPSUM BOARD
152mm METAL STUDS @400mm o.c. c/w BATT INSULATION TO FILL VOID
13mm GYPSUM BOARD



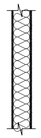
P3 – INTERIOR PARTITION
1HR RATED INTERIOR PARTITION
AS PER UL DESIGN No. U419

16mm GYPSUM BOARD
92mm METAL STUDS @610mm o.c. c/w MINERAL WOOL BATT INSULATION
16mm GYPSUM BOARD



P4 – INTERIOR PARTITION
1HR RATED INTERIOR PARTITION
AS PER UL DESIGN No. U419

16mm GYPSUM BOARD
92mm METAL STUDS @610mm o.c. c/w MINERAL WOOL BATT INSULATION
16mm GYPSUM BOARD



FLOOR ASSEMBLIES:

FLR 1 – SLAB ON GRADE (OFFICE BLDG)
IN FLOOR RADIANT HEAT
(MIN. R15 @ SLAB EDGE / R5 ENTIRE SLAB)

100mm POURED CONCRETE SLAB AS PER STRUCTURAL
HEAT TUBES AS PER MECHANICAL DWGS
125mm SR.HYDROPEX INSULATION (1200mm WIDE BAND)
50mm SR.HYDROPEX INSULATION (ENTIRE SLAB)
10mil VAPOUR BARRIER
COMPACTED GRANULARS AS PER GEOTECH

FLR 2 – SLAB ON GRADE (WAREHOUSE)
IN FLOOR RADIANT HEAT
(MIN.R15 @ SLAB EDGE / R5 ENTIRE SLAB)

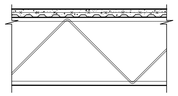
250mm POURED CONCRETE c/w REINFORCING & HARDENER AS PER STRUCTURAL DRAWINGS
HEAT TUBES AS PER MECHANICAL DWGS
125mm SR.HYDROPEX INSULATION (1200mm WIDE BAND)
50mm SR.HYDROPEX INSULATION (ENTIRE SLAB)
10mil VAPOUR BARRIER
COMPACTED GRANULARS AS PER GEOTECH

FLR 3 – SECOND FLOOR ASSEMBLY
NON–RATED/FIRE SEPARATION ONLY

50mm POLISHED POURED CONCRETE c/w W.W.M. AS PER STRUCTURAL DRAWINGS
METAL DECK
OWSJ AS PER STRUCTURAL DWGS
CEILING FINISH AS PER A3.0 RCP DWGS

FLR 3 SIM. – MEZZANINE FLOOR ASSEMBLY
NON–RATED/FIRE SEPARATION ONLY

50mm POURED CONCRETE c/w W.W.M. AS PER STRUCTURAL DRAWINGS
METAL DECK
OWSJ AS PER STRUCTURAL DWGS



GENERAL NOTES:

1. ALL WALLS TO BE CONTINUOUS FROM SLAB TO SLAB UNLESS NOTED OTHERWISE.
2. ALL INTERIOR CORRIDORS AND DEMISING WALLS BETWEEN SUITES TO BE TYPE W1 UNLESS OTHERWISE NOTED.
3. REFER TO FINISH SCHEDULE ON DRAWINGS. REPLACE GYPSUM BOARD WITH CEMENT BOARDS IN ALL AREAS HAVING CERAMIC TILE WALL FINISH.
4. INTERIOR STUD WALLS:
PROVIDE TWO ROWS OF CONTINUOUS ACCOUSITC CAULKING AT STUD TRACK AT TOP OF SLAB, UNDERSIDE OF SLAB AND AT VERTICAL FACE WHERE STUDS ABUT STRUCTURE.
5. PIECEMEAL OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
6. INNER LAYERS OF GYPSUM BOARD SHOULD HAVE NO GAPS OVER ¼".
7. INNER LAYERS OF GYPSUM BOARD SHOULD BE TAPED NOT SANDED.
8. JOINTS OF LAYERED GYPSUM BOARD SHOULD BE STAGGERED.
9. CAULK AT TOP AND BOTTOM OF WALLS AT EDGE OF GYPSUM BOARD PANELS.
10. PROVIDE CAULKING ROD BACKUP AT ANY GAP OVER ¼".
11. ELECTRICAL BOXES ON OPPOSING FACES OF WALL SHALL BE LOCATED IN SEPARATE STUD CAVITIES.
12. RUN FIBERGLASS BATT INSULATION BEHIND AND AROUND ALL ELECTRICAL BOXES. – NO BACK TO BACK ELECTRICAL BOXES.
13. BACKING TO BE PROVIDED AT ALL MILLWORK LOCATIONS, TO BE COORDINATED ON SITE.
14. ALL PENETRATIONS THROUGH ACOUSTICAL RATED WALLS (PARTY WALLS AND CORRIDOR WALLS) MUST BE SEALED TIGHT WITH A COMBINATION OF JOINT COMPOUND AND ACOUSTICAL CAULK.
15. ALL PENETRATIONS THROUGH FIRERATED WALLS (PARTY WALLS, CORRIDOR WALLS, ETC) MUST BE SEALED TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK, TO ENSURE A CONTINUOUS FIRE RATING.
16. PROVIDE WOOD BLOCKING WITHIN WALL TO PROVIDE ANCHORAGE FOR CABINETS, WASHROOM ACCESSORIES, HAND RAILINGS, ETC. BLOCKING SHALL NOT LINK BOTH SIDES OF A WALL. PLYWOOD MAY BE USED AS BLOCKING ON THE INNER LAYER OF DOUBLE LAYER WALL ASSEMBLIES. 18GA METAL STRIPS IN 6" IN WIDTH & CONTINUOUS THROUGHOUT LENGTH OF BLOCKING REQUIREMENT MAY ALSO BE USED.
17. PROVIDE ¾" DOUGLAS FIR PLYWOOD, GOOD ONE SIDE WITH FIRE RETARDANT PAINT, FOR MOUNTING OF ALL ELECTRICAL PANELS, CABLING, COMMUNICATION, BELL, AND SECURITY PANELS. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS.
18. ALL OPENINGS FOR DOORS WITHIN CONCRETE BLOCK WALLS WITH EXPOSED BLOCK JAMBS SHALL HAVE EXPOSED JAMBS CONSTRUCTED USING BULLNOSE BLOCK.
19. THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
20. PROVIDE WALL ASSEMBLY ABOVE ALL DOORS, WINDOWS, GLAZED SCREENS & GLASS BLOCK SIMILAR TO ADJACENT WALL TYPE UP TO U/S OF STRUCTURAL SLAB ABOVE.
21. ALL EXPOSED CONCRETE TO BE ENCLOSED WITH 12.7mm GYPSUM BOARD ON 22mm FURRING CHANNELS UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
22. FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED ULC/UL RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH ULC/UL IDENTIFICATION.
23. ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"–8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE LOCATION OF SWITCHES SHOWN ON ELECTRICAL DRAWINGS AND SUIT THE APPROVED SUITE MOCK–UP.
24. PROVIDE SCUPPERS AT EDGES OF ROOF WHERE OVER FLOW CONTROL ROOF DRAINS ARE SPECIFIED. CONFIRM LOCATIONS WITH ARCHITECT.
25. ALL FIRE DAMPER INSTALLATION TO BE PER MANUFACTURER INSTRUCTIONS – HVAC CONTRACTOR TO COORDINATE ON SITE WITH DRYWALL/FRAMING CONTRACTOR TO ENSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY.
26. PROVIDE ALL CLOSETS WITH MINIMUM 1 FULL WIDTH SHELF 12" DEEP AND WITH ONE FULL WIDTH HANGER ROD.
27. ANY WASHROOM WALLS ADJACENT TO LIVING SPACES/PUBLIC AREAS ARE TO HAVE SOUND ATTENUATING BATT INSULATION –ULC APPROVED– IN THE STUD CAVITIES (TO FILL CAVITY).
28. ALL STEEL STUDS TO BE FRAMED @ 400mm o/c U.N.O ON PLAN.
29. ALL STEEL STUDS ARE TO EXTEND TO UNDERSIDE OF CONC. SLAB U.N.O.
30. ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION U.N.O.

LIST OF ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
ASSY	ASSEMBLY
BD	BOARD
BG	BUILDING GRADE
BLDG	BUILDING
CB	CATCH BASIN
CC	CENTER TO CENTER
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CW	CURTAIN WALL
DIM	DIMENSION
DO	HANDICAP DOOR OPERATOR
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EIFS	EXTERIOR INSULATED & FINISH SYSTEM
EP	ELECTRICAL PANEL
EQ	EQUAL
ES	EMERGENCY SCUPPER
EXP	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FRR	FIRE RISISTANCE RATING
GL	GLASS/ GLAZING
GB	GRAB BAR
GYP	GYPSUM WALLBOARD
HM	HOLLOW METAL
HWT	HOT WATER TANK
INT	INTERIOR
JT	JOINT
LTG	LIGHTING
MAX	MAXIMUM
MECH	MECHANICAL
MC	MEDICINE CABINET
MIN	MINIMUM
NBC	NATIONAL BUILDING CODE
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
PT	PRESSURE TREATED
PLAM	PLASTIC LAMINATE
PSF	PRESSED STEEL FRAME
PVC	POLY VINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REINF	REINFORCED
REQD	REQUIRED
RWL	RAIN WATER LEADER
S	SHOWER
SIM	SIMILAR
SS	STAINLESS STEEL
T/O	TOP OF
TYP	TYPICAL
U/S	UNDERSIDE
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
WC	WATER CLOSET

DRAWING SYMBOLS

REFERENCE BUBBLE
A.001 — DRAWING NUMBER / SHEET NUMBER

ROOM LABEL
MECH. ROOM 128 — ROOM NAME / ROOM NUMBER

DOOR LABEL
116.1 — DOOR NUMBER

WINDOW LABEL
B2 — (B) – BASEMENT, (#) – WINDOW No.; (M) – MAIN FLOOR; (S) – SECOND FLOOR; (T) – THIRD FLOOR

CONSTRUCTION ASSEMBLY
W2 — (W) – WALL, (#) – ASSEMBLY No.; (EW) – EXISTING WALL; (P) – PARTITION; (F) – FLOOR; (R) – ROOF

CEILING ELEVATION
T–BAR 2200 — CEILING MATERIAL / CEILING FINISH HEIGHT

GRID REFERENCE
4 — GRID DESTINATION

ELEVATION HEIGHT
174.25 — ELEVATION HEIGHT

REVISION
REV 2 — REVISION LOCATION AND NUMBER

MECHANICAL UNIT
MECH. — (SYMBOL IS ONLY A DIAGRAMMIC REPRESENTATION OF THE ACTUAL UNIT VERIFY SIZE AND CONNECTION REQUIREMNTS) –REFER TO MECHANICAL

CLIENT NAME:
CITYSCAPE
Div A. Group Inc.

NOTES:

1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

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S.J.LAWRENCE ARCHITECT INCORPORATED
18 DEAKIN STREET
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LAWRENCE ARCHITECT INCORPORATED

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PROJECT:
CITYSCAPE COMMERCIAL WAREHOUSE
144 BENTLEY AVE, OTTAWA, ON

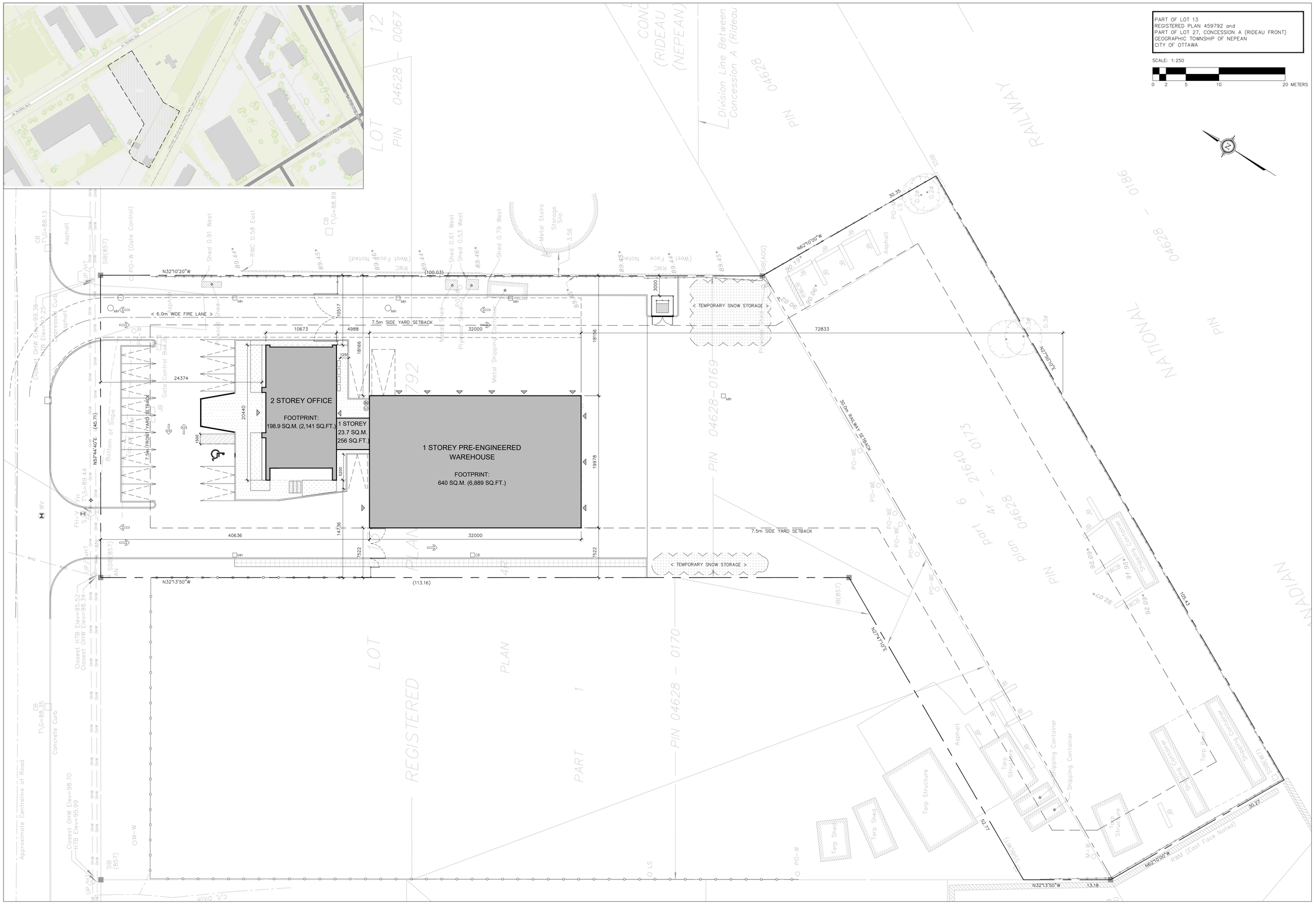
SHEET TITLE:
CONSTRUCITON ASSEMBLIES GENERAL NOTES

DRAWN BY: B.L.	CHECKED BY: S.L.
PLOT DATE: 2021.01.15	PROJECT DATE: 2020.06.29
JOB NUMBER: SL-1020-20	SCALE: AS SHOWN

SHEET NUMBER: A0.1

D07-12-20-0113

18226



01 A1.0 PROPOSED SITE PLAN
SCALE: 1:250

CLIENT NAME:
CITYSCAPE
Div A. Group Inc.

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CITYSCAPE COMMERCIAL WAREHOUSE
144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:
SITE PLAN

DRAWN BY: **B.L.**
CHECKED BY: **S.L.**
PLOT DATE: **2021.01.15**
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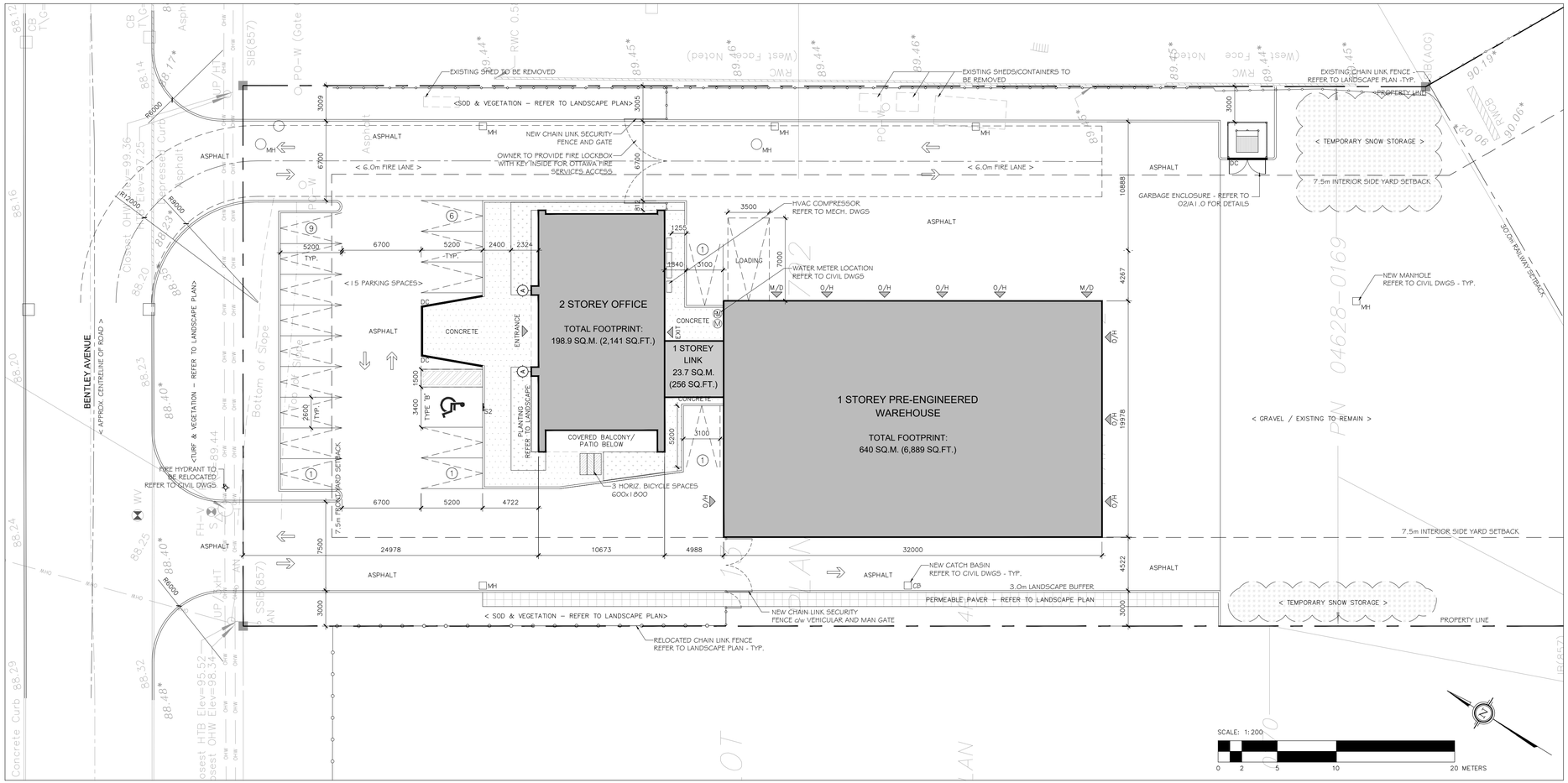
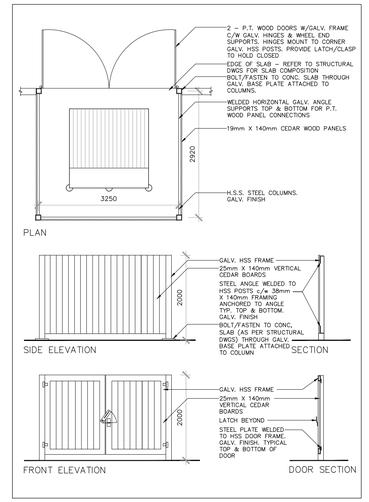


01 A1.0 PROPOSED SITE PLAN
SCALE: 1:200



02 A1.0 GARBAGE ENCLOSURE
SCALE: 1:65

LEGEND

- A — EXTERIOR WALL MOUNTED LIGHT SCONCE
- B — EXTERIOR WALL MOUNTED LIGHT PACK
- CONCRETE SIDEWALK (REFER TO LANDSCAPE PLAN)
- LANDSCAPE (REFER TO LANDSCAPE PLAN)
- PAVERS (REFER TO LANDSCAPE PLAN)
- SNOW STORAGE (REFER TO CIVIL DWGs)
- BUILDING ENTRANCE/EXIT
- M — GAS METER (REFER TO MECH. DWGs)
- PROPERTY LINES
- REQUIRED SETBACKS

Item	CITYSCAPE, 144 BENTLEY AVE., OTTAWA, ON - Building Data Matrix Part #3			OBC Reference
1	Project Description:	☐ New ☐ Addition ☐ Alteration ☐ Change of Use	☐ Part 11: 11.1 to 11.4 ☐ Part 3: 1.1.2. [A] ☐ Part 9: 1.1.2. [A]&9.10.1.3.	
2	Major Occupancy (s) Group "D" / "F2"			9.10.2.
3	Building Area (m²) Existing 0 New 860.2 Total 862.6 m²			1.4.1.2. [A] / 1.1.1.2. [A]
4	Gross Area (m²) Existing 0 New 1,113.48 Total 1,115.88 m²			1.4.1.2. [A] / 1.1.1.2. [A]
5	Number of Storeys Above Grade 2 Below Grade 0			1.4.1.2. [A] & 3.2.1.1. / 1.1.1.2. [A] & 9.10.4.
6	Height of Building (m) +/- 8.51m			
7	Number of Streets/ Fire Fighter Access 1			3.2.2.10. & 3.2.5. / 9.10.20.
8	Building Classification 3.2.2.56. OBC			3.2.2.20. - 83 / 9.10.2.
9	Sprinkler System Proposed	☐ Entire Building ☐ Selected Compartments ☐ Selected Floor Areas ☐ Basement ☐ In lieu of roof rating ☐ Not Required		3.2.2.20. - 83 3.2.1.5. 3.2.2.17. INDEX / 9.10.8.2. INDEX
10	Standpipe Required		☐ Yes ☐ No	3.2.9. / N/A
11	Fire Alarm Required		☐ Yes ☐ No	3.2.4. / 9.10.18.
12	Water Service/ Supply is adequate		☐ Yes ☐ No	3.2.5.7. / N/A
13	High Building		☐ Yes ☐ No	3.2.6. / N/A
14	Permitted Construction / Actual Construction	☐ Combustible ☐ Combustible	☐ Non-Combustible ☐ Non-Combustible	3.2.2.20. - 83 / 9.10.6.
15	Mezzanine(s) Area (m²) 54.38m²			3.2.1.1. (3)-(8) / 9.10.4.1.
16	Occupant load based on ☐ m²/person ☐ Design of building 1st Floor: Occupancy Group "C" Load 12 Persons 2nd Floor: Occupancy Group "C" Load 12 Persons 1st Floor: Occupancy Group "F3" Load 5 Persons			3.1.1.7. / 9.9.1.3.
17	Barrier-free Design	☐ Yes	☐ No (Ground floor Only)	3.8. / 9.5.2.
18	Hazardous Substances	☐ Yes	☐ No	3.3.1.2. & 3.3.1.19 / 9.10.1.3. (4)
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours): Floors 0 Hours; Roof 0 Hours; Mezzanine 0 Hours	Listed Design No. or Description (SG-2): Fire Separation Only	3.2.2.20. .83 & 3.2.1.4. / 9.10.8. 9.10.9.
		FRR of Supporting Members: Floors 0 Hours; Roof 0 Hours; Mezzanine 0 Hours	Listed Design No. or Description (SG-2)	
20	Spatial Separation - Construction of Exterior Walls			3.2.3. / 9.10.14.

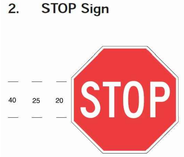
Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max % of openings	FRR (Hours)	Listed Design or Description	Construction Comb.	Construction NonComb.	Cladding Comb.	Cladding NonComb.
North							☐	☐	☐	☐
East	REFER TO CALCULATIONS ON SHEET A001 GENERAL NOTES						☐	☐	☐	☐
South							☐	☐	☐	☐
West							☐	☐	☐	☐

SIGN LEGEND

SYMBOL	DESCRIPTION
S1	STOP SIGN – REFER TO IMAGE BELOW FOR DETAILS
S2	HANDICAP PARKING STALL
S3	FIRE ROUTE SIGN (AS PER DETAIL) – MIN. 1 SIGN EVERY 45m ALONG FIRE ROUTE

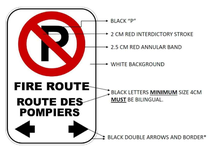
**EXACT PLACEMENT OF SIGNS TO BE COORDINATED ON SITE FOLLOWING MUNICIPAL GUIDELINES

2. STOP Sign



Ra-1	60 cm x 60 cm
Ra-101	75 cm x 75 cm
Ra-1101	120 cm x 120 cm
Font	Highway Gothic C
Colour	Legend & Border – White Reflective Background – Red Reflective

GUIDELINES FOR FIRE ROUTE SIGNAGE



CONSTRUCTION NOTES

1. PROVIDE SOILS 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 REINFORCING.
3. LAP & SEAL ALL JOINTS IN POLYETHYLENE VAPOUR BARRIER.
4. ALL GYPSUM BOARD WALLS & CEILINGS TO BE TAPED & SANDED FOR PAINT OR SPECIFIED INTERIOR FINISH. PECEMEAL OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
5. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL WET AREAS, WASHROOM, CEILINGS & WASHROOM WALLS. CEMENT BOARD TO BE USE ON ALL TUB DECKS & SHOWER ENCLOSURES.
6. BACKING TO BE PROVIDED FOR ALL MILLWORK, WASHROOM ACCESSORIES, HAND RAILINGS, ETC. & TO BE COORDINATED ON SITE.
25. ALL PENETRATIONS THROUGH FIRERATED WALLS (PARTY WALLS, CORRIDOR WALLS, ETC) MUST BE SEALED TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK, TO ENSURE A CONTINUOUS FIRE RATING.
26. THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
27. FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED ULC/UL RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH ULC/UL IDENTIFICATION.
32. ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION U.N.O.
33. WALL ASSEMBLIES ABOVE WALL OPENINGS, DOORS, WINDOWS, SHOWERS, ETC. TO MATCH ADJACENT WALL COMPOSITION U/N OTHERWISE.

DRAWING SYMBOLS

REFERENCE BUBBLE: A / A100 — DRAWING NUMBER / SHEET NUMBER

INTERIOR ELEVATION BUBBLE: 1 / 2 A101 / 3 — DRAWING NUMBER / SHEET NUMBER

ROOM LABEL: MECH. — ROOM NAME; 100 — ROOM NUMBER

DOOR LABEL: 116.1 — DOOR NUMBER

WINDOW LABEL: G2 — (B) =BASEMENT, (G) =GROUND FLOOR, (S) =SECOND FLOOR, # =WINDOW NUMBER

CONSTRUCTION ASSEMBLY LABEL: W2 — (W) = EXTERIOR WALL, (P) = INTERIOR WALL, (F) = ROOF, (R) = ROOF, # = ASSEMBLY NUMBER

CEILING ELEVATIONS: 114 — CEILING FINISH HEIGHT

GRID REFERENCE: 4 — GRID DESTINATION

ELEVATION HEIGHT: 174.25 — ELEVATION HEIGHT

LIST OF ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	FRR	FIRE RESISTANCE RATED
AFF	ABOVE FINISHED FLOOR	GL	GLASS OR GLAZING
ALUM	ALUMINUM	GB	GRAB BAR
ARCH	ARCHITECTURAL	GYP	GYPSUM WALLBOARD
ASSY	ASSEMBLY	HM	HOLLOW METAL
BD	BOARD	HWT	HOT WATER TANK
BG	BUILDING GRADE	INT	INTERIOR
BLDG	BUILDING	LTG	LIGHTING
CB	CATCH BASIN	MAX	MAXIMUM
CC	CENTRE TO CENTRE	MECH	MECHANICAL
CJ	CONTROL JOINT	MC	MEDICINE CABINET
CL	CENTRE LINE	MIN	MINIMUM
CLG	CEILING	NBC	NATIONAL BUILDING CODE
CLR	CLEAR	NO	NUMBER
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	OC	ON CENTRE
CPT	CARPET	OH	OVERHEAD
CR	CARD READER	PT	PAINT
CT	CERAMIC TILE	PLAM	PLASTIC LAMINATE
DIM	DIMENSIONS	PSF	PRESSED STEEL FRAME
DO	HANDICAP DOOR OPERATOR	PVC	POLY VINYL CHLORIDE
EL	ELEVATION	RCP	REFLECTIVE CEILING PLAN
ELECT	ELECTRICAL	RD	ROOF DRAIN
ELEC	ELEVATOR	REINF	REINFORCED
EIFS	EXTERIOR INSULATION FINISH SYSTEM	REQD	REQUIRED
EP	ELECTRICAL PANEL	SH	SHOWER
EQ	EQUAL	SIM	SIMILAR
EX	EXISTING	SS	STAINLESS STEEL
EXP	EXPOSED	T/O	TOP OF
EXT	EXTERIOR	TYP	TYPICAL
FA	FIRE ALARM	U/S	UNDERSIDE
FD	FLOOR DRAIN	VCT	VINYL COMPOSITION TILE
FEC	FIRE EXTINGUISHER CABINET	VEST	VESTIBULE
FHC	FIRE HOSE CABINET	WC	WATER CLOSET
FIN	FINISH		
FL	FLOOR		

PARKING COUNTS:

AUTOMOBILE PARKING

OFFICE: 2.4 SPACES PER 100m² 419.1m / 100 * 2.4	= 11 SPACES
WAREHOUSE: 0.8 SPACES PER 100m² 694.36m / 100 * 0.8	= 6 SPACES
TOTAL REQUIRED PARKING	= 17 SPACES
TOTAL PROVIDED PARKING	= 17 SPACES

** INCLUDING 1 TYPE B BARRIER FREE SPACE AS REQUIRED**

PROVIDED LOADING 1 SPACE PER 1,000m² – 1,999m² OF OFFICE/WAREHOUSE	= 1 SPACES

BICYCLE PARKING

OFFICE: 1 SPACE PER 250m² 419.1m / 250 * 1	= 2 SPACES
WAREHOUSE: 1 SPACE PER 1,500m² 694.38m / 1,500 * 1	= 1 SPACES
TOTAL REQUIRED PARKING	= 3 SPACES
TOTAL PROVIDED PARKING	= 3 SPACES

SITE INFORMATION:

PART OF LOT 13
REGISTERED PLAN 459792 and
PART OF LOT 27, CONCESSION A (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

BUILDING AREAS:

TWO–STOREY OFFICE
GND. FLR. = 198.9 SQ.M.
SEC. FLR. = 198.9 SQ.M.
TOTAL = 397.8 SQ.M.

ONE–STOREY LINK
GND. FLR. = 21.3 SQ.M.

WAREHOUSE W. MEZZ.
GND. FLR. = 640.0 SQ.M.
MEZZ. = 54.38 SQ.M.
TOTAL = 694.38 SQ.M.

BLD. TOTAL = 1,113.48 SQ.M.

TWO–STOREY OFFICE – GFA
GND. FLR. = 142.6 SQ.M.
SEC. FLR. = 140.5 SQ.M.
TOTAL = 283.1 SQ.M.

ONE–STOREY LINK – GFA
GND. FLR. = 13.1 SQ.M.

WAREHOUSE W. MEZZ. – GFA
GND. FLR. = 599.2 SQ.M.
MEZZ. = 62.5 SQ.M.
TOTAL = 661.7 SQ.M.

GFA TOTAL = 957.9 SQ.M.
(AS PER BY ZONING BY–LAW)

ZONING:

EXISTING ZONING = IH1 (HEAVY INDUSTRIAL)
PROPOSED ZONING = IH1 (HEAVY INDUSTRIAL)

	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000m²	8,967.02m²
MINIMUM LOT WIDTH	N/A	45.72m
FRONT YARD SETBACK (MIN):	7.5m	24.3m
REAR YARD SETBACK (MIN):	7.5m	72.8m
SIDE YARD SETBACK (EAST) (MIN)	7.5m	10.5m
SIDE YARD SETBACK (WEST) (MIN)	7.5m	7.5m
BUILDING HEIGHT (MAX):	22m	8.5m
LANDSCAPE ABUTTING ALL OTHER	3.0m	3.0m
MAXIMUM FLOOR SPACE INDEX	2	0.1

CLIENT NAME:
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Div A. Group Inc.

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144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:
SITE PLAN

DRAWN BY: B.L.	CHECKED BY: S.L.
PLOT DATE: 2021.01.15	PROJECT DATE: 2020.06.29
JOB NUMBER: SL-1020-20	SCALE: AS SHOWN

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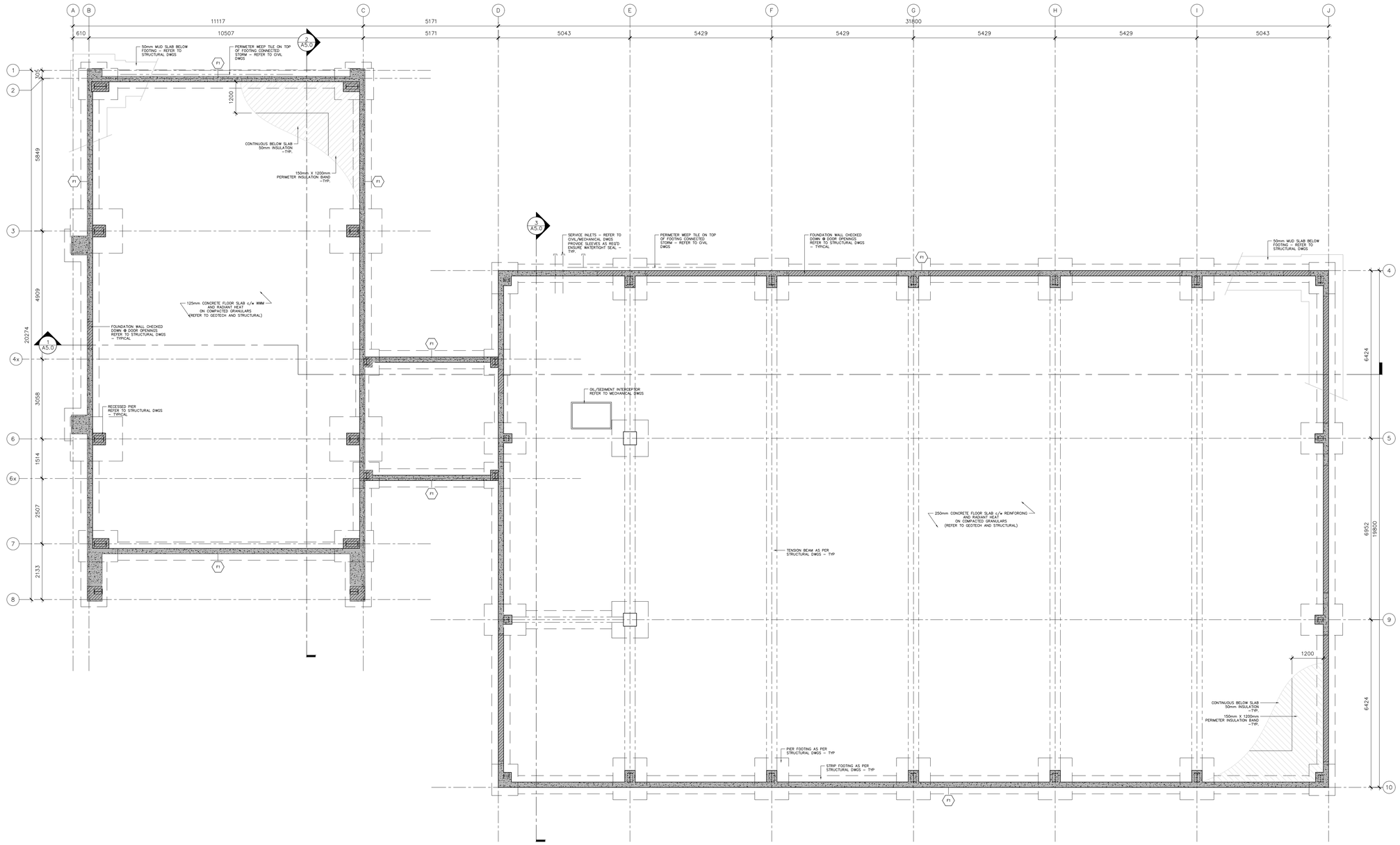

01 A2.1 PROPOSED GROUND FLOOR PLAN

SCALE: 1:75

CLIENT NAME:

CITYSCAPE
Div A. Group Inc.

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PROJECT:

CITYSCAPE COMMERCIAL WAREHOUSE

144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:

FOUNDATION PLAN

DRAWN BY: **B.L.**

CHECKED BY: **S.L.**

PLOT DATE: **2021.01.15**

PROJECT DATE: **2020.06.29**

JOB NUMBER: **SL-1020-20**

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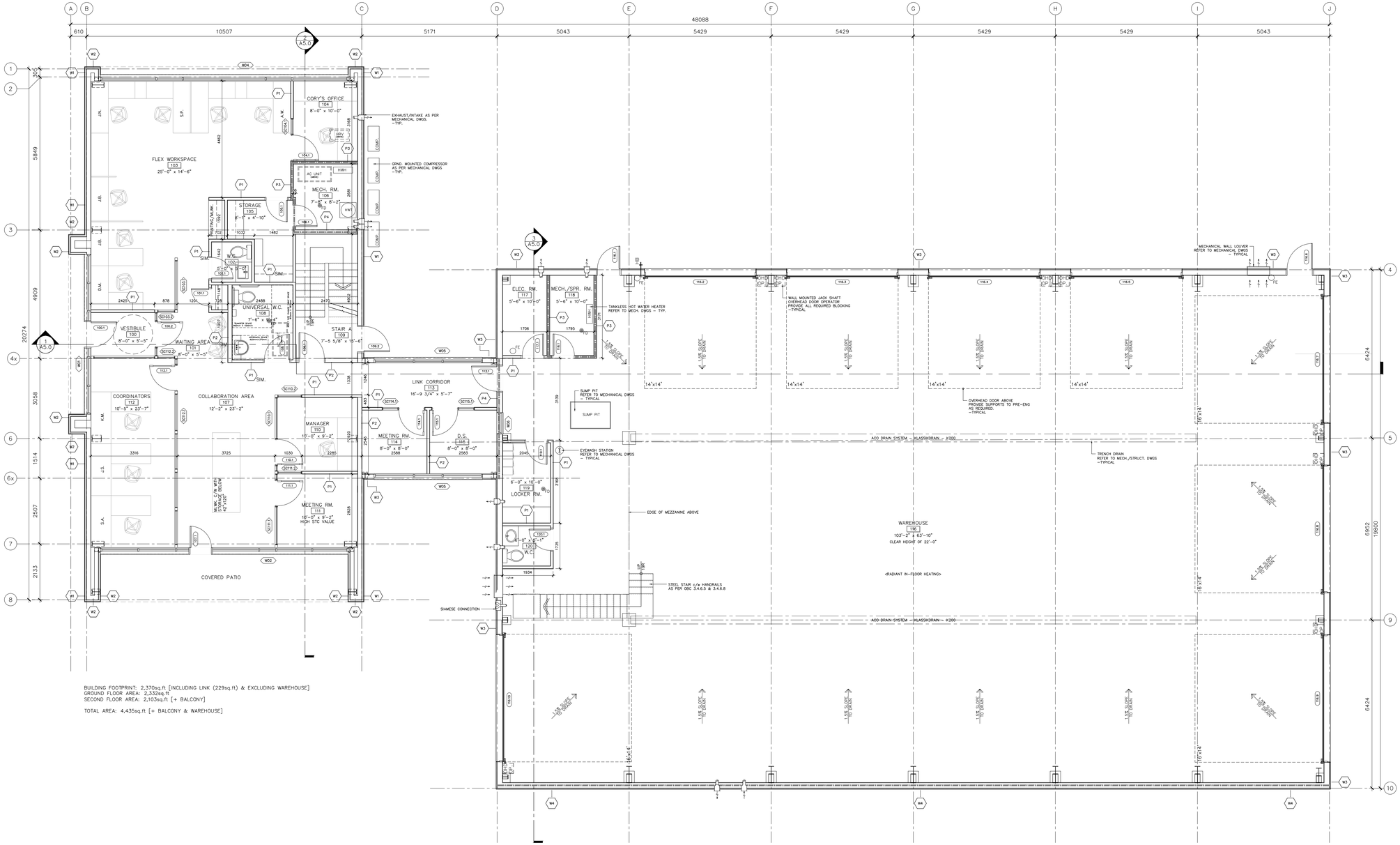

BUILDING FOOTPRINT: 2,370sq.ft [INCLUDING LINK (229sq.ft) & EXCLUDING WAREHOUSE]
GROUND FLOOR AREA: 2,332sq.ft
SECOND FLOOR AREA: 2,103sq.ft [+ BALCONY]

TOTAL AREA: 4,435sq.ft [+ BALCONY & WAREHOUSE]

01 PROPOSED GROUND FLOOR PLAN
A2.1 SCALE: 1:75

EXTERIOR WALL ASSEMBLIES:

W1 – WALL TYPE
PRE-ENG. BUILDING WALL ASSEMBLY – STEELWAY THERMAL WALL SYSTEM: CAVITY FILLED – 1" THERMAL BLOCKS (OR EQUIVALENT)
R-VALUE = R30

EXTERIOR PRE-FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
RIGID INSULATION THERMAL BLOCKS – MIN. R5
200mm PRE-ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)

W2 – WALL TYPE
PRE-FINISHED METAL PANEL (SMOOTH)
R-VALUE = R13 + R13ci

75mm NORBEC NOREX H JOINT (MIN. R13)
200mm PRE-ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)

F1 – FOUNDATION WALL
INSULATED, POURED CONCRETE WALL
R-VALUE = R10ci

75mm RIGID INSULATION (EXTENDING FROM T/O FOOTING TO U/S OF SLAB) – MIN. R12.5
POURED CONCRETE FOUNDATION WALL – AS PER STRUCTURAL DWGS
DRAINAGE BOARD (IF NATIVE BACKFILL USED) – REFER TO GEOTECH REPORT
PARGING ON ALL EXPOSED CONCRETE (EXTENDING 100mm BELOW GRADE)

W3 – WALL TYPE
PRE-ENG. BUILDING WALL ASSEMBLY – STEELWAY THERMAL WALL SYSTEM: CAVITY FILLED – 1" THERMAL BLOCKS (OR EQUIVALENT)
R-VALUE = R30

EXTERIOR PRE-FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
RIGID INSULATION THERMAL BLOCKS – MIN. R5
200mm PRE-ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)

W4 – WALL TYPE
PRE-ENG. BUILDING RATED WALL ASSEMBLY
1HR F.R.R. AS PER ULC DESIGN No. W605 / R-VALUE = R30

EXTERIOR PRE-FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
100mm X 13mm CERAMIC STRIPS
200mm PRE-ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm MINERAL WOOL INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)

INTERIOR WALL PARTITIONS:

P1 – INTERIOR PARTITION
NON-RATED INTERIOR PARTITION

13mm GYPSUM BOARD
92mm METAL STUDS @400mm o.c.
13mm GYPSUM BOARD

P1 SIM. – INTERIOR PARTITION
NON-RATED, INSULATED INTERIOR PARTITION

13mm GYPSUM BOARD
92mm METAL STUDS @400mm o.c. c/w BATT INSULATION TO FILL VOID
13mm GYPSUM BOARD

P2 – INTERIOR PARTITION
NON-RATED INTERIOR PARTITION

13mm GYPSUM BOARD
152mm METAL STUDS @400mm o.c.
13mm GYPSUM BOARD

P1 SIM. – INTERIOR PARTITION
NON-RATED, INSULATED INTERIOR PARTITION

13mm GYPSUM BOARD
152mm METAL STUDS @400mm o.c. c/w BATT INSULATION TO FILL VOID
13mm GYPSUM BOARD

P3 – INTERIOR PARTITION
1HR RATED INTERIOR PARTITION AS PER UL DESIGN No. U419

16mm GYPSUM BOARD
92mm METAL STUDS @610mm o.c. c/w MINERAL WOOL BATT INSULATION
16mm GYPSUM BOARD

P4 – INTERIOR PARTITION
1HR RATED INTERIOR PARTITION AS PER UL DESIGN No. U419

16mm GYPSUM BOARD
92mm METAL STUDS @610mm o.c. c/w MINERAL WOOL BATT INSULATION
16mm GYPSUM BOARD

FLOOR ASSEMBLIES:

FLR 1 – SLAB ON GRADE (OFFICE BLDG)
IN FLOOR RADIANT HEAT
(MIN. R15 @ SLAB EDGE / R5 ENTIRE SLAB)

100mm POURED CONCRETE SLAB AS PER STRUCTURAL HEAT TUBES AS PER MECHANICAL DWGS
125mm SR.HYDROPEX INSULATION (1200mm WIDE BAND)
50mm SR.HYDROPEX INSULATION (ENTIRE SLAB)
10mil VAPOUR BARRIER
COMPACTED GRANULARS AS PER GEOTECH

FLR 2 – SLAB ON GRADE (WAREHOUSE)
IN FLOOR RADIANT HEAT
(MIN.R15 @ SLAB EDGE / R5 ENTIRE SLAB)

250mm POURED CONCRETE c/w REINFORCING & HARDENER AS PER STRUCTURAL DRAWINGS
HEAT TUBES AS PER MECHANICAL DWGS
125mm SR.HYDROPEX INSULATION (1200mm WIDE BAND)
50mm SR.HYDROPEX INSULATION (ENTIRE SLAB)
10mil VAPOUR BARRIER
COMPACTED GRANULARS AS PER GEOTECH

FLR 3 – SECOND FLOOR ASSEMBLY
NON-RATED/FIRE SEPARATION ONLY

50mm POLISHED POURED CONCRETE c/w W.W.M. AS PER STRUCTURAL DRAWINGS
METAL DECK
OWSJ AS PER STRUCTURAL DWGS

FLR 3 SIM. – MEZZANINE FLOOR ASSEMBLY
NON-RATED/FIRE SEPARATION ONLY

50mm POURED CONCRETE c/w W.W.M. AS PER STRUCTURAL DRAWINGS
METAL DECK
OWSJ AS PER STRUCTURAL DWGS
CEILING FINISH AS PER A3.0 RCP DWGS

ROOF ASSEMBLIES:

R1 – INSULATED ROOF ASSEMBLY (OFFICE)
THERMAL STANDING SEAM ROOF SYSTEM
HAT AND CHAIR STAND-OFF (STEELWAY OR EQUIVALENT)
MIN. R25 + R11 Ls

RTL-24 ROOF PANEL c/w CLIP
BATT INSULATION
STANDOFF HAT & CHAIR
BATT INSULATION
LINER PANEL (CAULKED/SEALED FOR VAPOUR BARRIER)
PRE-ENG ROOF PERLIN

R2 – INSULATED ROOF ASSEMBLY (WAREHOUSE)
THERMAL STANDING SEAM ROOF SYSTEM
HAT AND CHAIR STAND-OFF (STEELWAY OR EQUIVALENT)
MIN. R25 + R11 Ls

RTL-24 ROOF PANEL c/w CLIP
BATT INSULATION
STANDOFF HAT & CHAIR
BATT INSULATION
LINER PANEL (CAULKED/SEALED FOR VAPOUR BARRIER)
PRE-ENG ROOF PERLIN

CLIENT NAME:
CITYSCAPE
Div A. Group Inc.

NOTES:

1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS.

4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY

5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:

NORTH ARROW:
N

No.	DATE	REVISION
14	2021.01.15	ISSUED FOR TENDER
13	2021.01.11	ISSUED FOR FINAL SPC APPLICATION
12	2020.12.14	ISSUED FOR TENDER OF PRE-ENG BUILDING STRUCTURE ONLY
11	2020.11.09	ISSUED FOR COORDINATION
10	2020.11.06	ISSUED FOR COORDINATION
09	2020.10.21	ISSUED FOR COORDINATION
08	2020.10.14	ISSUED FOR COORDINATION
07	2020.10.07	ISSUED FOR COORDINATION
06	2020.09.03	ISSUED FOR COORDINATION
05	2020.08.25	ISSUED FOR REVIEW
04	2020.08.20	ISSUED FOR REVIEW
03	2020.07.30	ISSUED FOR REVIEW
02	2020.07.28	ISSUED FOR COORDINATION
01	2020.07.14	ISSUED FOR REVIEW

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PROJECT:
CITYSCAPE COMMERCIAL WAREHOUSE

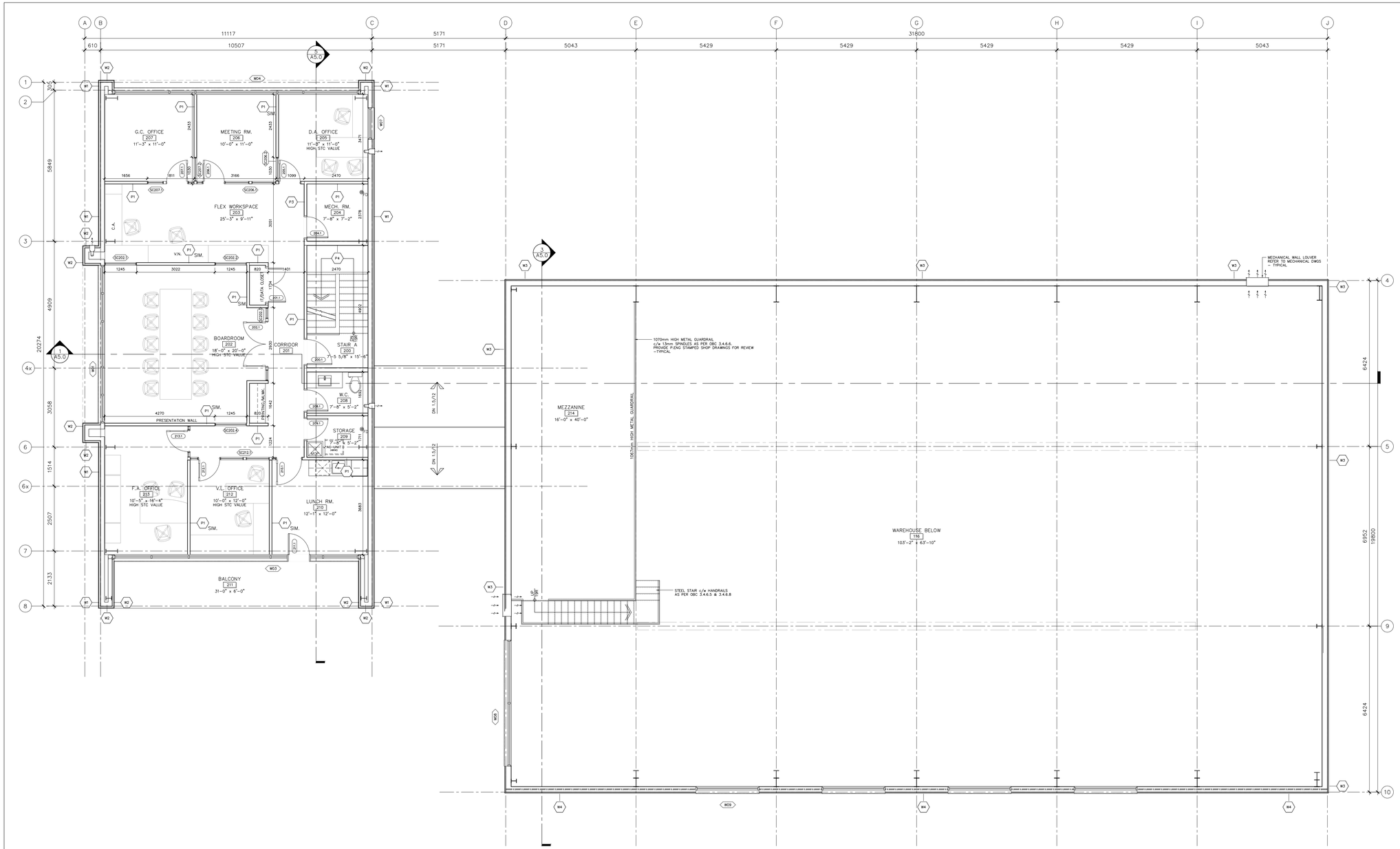
144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:
FLOOR PLANS
OPTION 'A' ASSEMBLIES

DRAWN BY: B.L.
CHECKED BY: S.L.
PLOT DATE: 2021.01.15
PROJECT DATE: 2020.06.29
JOB NUMBER: SL-1020-20
SCALE: AS SHOWN
SHEET NUMBER: A2.1

D07-12-20-0113

18226



01 A2.2 PROPOSED SECOND FLOOR PLAN
SCALE: 1:75

EXTERIOR WALL ASSEMBLIES:

W1 – WALL TYPE
PRE-ENG. BUILDING WALL ASSEMBLY – STEELWAY THERMAL WALL SYSTEM: CAVITY FILLED – 1" THERMAL BLOCKS (OR EQUIVALENT)
R-VALUE = R30

EXTERIOR PRE-FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
RIGID INSULATION THERMAL BLOCKS – MIN. R5
200mm PRE-ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)

W2 – WALL TYPE
PRE-FINISHED METAL PANEL (SMOOTH)
R-VALUE = R13 + R13ci

75mm NORBEC NOREX H JOINT (MIN. R13)
200mm PRE-ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)

F1 – FOUNDATION WALL
INSULATED, POURED CONCRETE WALL
R-VALUE = R10ci

75mm RIGID INSULATION (EXTENDING FROM T/O FOOTING TO U/S OF SLAB) – MIN. R12.5
POURED CONCRETE FOUNDATION WALL – AS PER STRUCTURAL DWGS
DRAINAGE BOARD (IF NATIVE BACKFILL USED) – REFER TO GEOTECH REPORT
PARGING ON ALL EXPOSED CONCRETE (EXTENDING 100mm BELOW GRADE)

W3 – WALL TYPE
PRE-ENG. BUILDING WALL ASSEMBLY – STEELWAY THERMAL WALL SYSTEM: CAVITY FILLED – 1" THERMAL BLOCKS (OR EQUIVALENT)
R-VALUE = R30

EXTERIOR PRE-FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
RIGID INSULATION THERMAL BLOCKS – MIN. R5
200mm PRE-ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm BATT INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)

W4 – WALL TYPE
PRE-ENG. BUILDING RATED WALL ASSEMBLY
1HR F.R.R. AS PER U/C DESIGN No. W605 /
R-VALUE = R30

EXTERIOR PRE-FINISHED METAL SIDING (CAULKED/SEALED TO WORK AS A CONTINUOUS AIR BARRIER)
100mm X 13mm CERAMIC STRIPS
200mm PRE-ENG BUILDING GIRTS (AS PER SHOP DWGS)
200mm MINERAL WOOL INSULATION – MIN. R3.4/in
INTERIOR LINER PANEL (CAULKED/SEALED TO WORK AS THE VAPOUR BARRIER)

INTERIOR WALL PARTITIONS:

P1 – INTERIOR PARTITION
NON-RATED INTERIOR PARTITION

13mm GYPSUM BOARD
92mm METAL STUDS @400mm o.c.
13mm GYPSUM BOARD

P1 SIM. – INTERIOR PARTITION
NON-RATED, INSULATED INTERIOR PARTITION

13mm GYPSUM BOARD
92mm METAL STUDS @400mm o.c. c/w BATT INSULATION TO FILL VOID
13mm GYPSUM BOARD

P2 – INTERIOR PARTITION
NON-RATED INTERIOR PARTITION

13mm GYPSUM BOARD
152mm METAL STUDS @400mm o.c.
13mm GYPSUM BOARD

P1 SIM. – INTERIOR PARTITION
NON-RATED, INSULATED INTERIOR PARTITION

13mm GYPSUM BOARD
152mm METAL STUDS @400mm o.c. c/w BATT INSULATION TO FILL VOID
13mm GYPSUM BOARD

P3 – INTERIOR PARTITION
1HR RATED INTERIOR PARTITION
AS PER UL DESIGN No. U419

16mm GYPSUM BOARD
92mm METAL STUDS @610mm o.c. c/w MINERAL WOOL BATT INSULATION
16mm GYPSUM BOARD

P4 – INTERIOR PARTITION
1HR RATED INTERIOR PARTITION
AS PER UL DESIGN No. U419

16mm GYPSUM BOARD
92mm METAL STUDS @610mm o.c. c/w MINERAL WOOL BATT INSULATION
16mm GYPSUM BOARD

FLOOR ASSEMBLIES:

FLR 1 – SLAB ON GRADE (OFFICE BLDG)
IN FLOOR RADIANT HEAT
(MIN. R15 @ SLAB EDGE / R5 ENTIRE SLAB)

100mm POURED CONCRETE SLAB AS PER STRUCTURAL HEAT TUBES AS PER MECHANICAL DWGS
125mm SR.HYDROPEX INSULATION (1200mm WIDE BAND)
50mm SR.HYDROPEX INSULATION (ENTIRE SLAB)
10mil VAPOUR BARRIER
COMPACTED GRANULARS AS PER GEOTECH

FLR 2 – SLAB ON GRADE (WAREHOUSE)
IN FLOOR RADIANT HEAT
(MIN. R15 @ SLAB EDGE / R5 ENTIRE SLAB)

250mm POURED CONCRETE c/w REINFORCING & HARDENER AS PER STRUCTURAL DRAWINGS
HEAT TUBES AS PER MECHANICAL DWGS
125mm SR.HYDROPEX INSULATION (1200mm WIDE BAND)
50mm SR.HYDROPEX INSULATION (ENTIRE SLAB)
10mil VAPOUR BARRIER
COMPACTED GRANULARS AS PER GEOTECH

FLR 3 – SECOND FLOOR ASSEMBLY
NON-RATED/FIRE SEPARATION ONLY

50mm POLISHED POURED CONCRETE c/w W.W.M. AS PER STRUCTURAL DRAWINGS
METAL DECK
OWSJ AS PER STRUCTURAL DWGS
CEILING FINISH AS PER A3.0 ROOF DWGS

FLR 3 SIM. – MEZZANINE FLOOR ASSEMBLY
NON-RATED/FIRE SEPARATION ONLY

50mm POURED CONCRETE c/w W.W.M. AS PER STRUCTURAL DRAWINGS
METAL DECK
OWSJ AS PER STRUCTURAL DWGS

ROOF ASSEMBLIES:

R1 – INSULATED ROOF ASSEMBLY (OFFICE)
THERMAL STANDING SEAM ROOF SYSTEM:
HAT AND CHAIR STAND-OFF (STEELWAY OR EQUIVALENT)
MIN. R25 + R11 Ls

RTL-24 ROOF PANEL c/w CLIP
BATT INSULATION
STANDOFF HAT & CHAIR
BATT INSULATION
LINER PANEL (CAULKED/SEALED FOR VAPOUR BARRIER)
PRE-ENG ROOF PERLIN

R2 – INSULATED ROOF ASSEMBLY (WAREHOUSE)
THERMAL STANDING SEAM ROOF SYSTEM:
HAT AND CHAIR STAND-OFF (STEELWAY OR EQUIVALENT)
MIN. R25 + R11 Ls

RTL-24 ROOF PANEL c/w CLIP
BATT INSULATION
STANDOFF HAT & CHAIR
BATT INSULATION
LINER PANEL (CAULKED/SEALED FOR VAPOUR BARRIER)
PRE-ENG ROOF PERLIN

CLIENT NAME:
CITYSCAPE
Div A. Group Inc.

NOTES:

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3) DO NOT SCALE DRAWINGS.

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5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:

NORTH ARROW: N

No.	DATE	REVISION
14	2021.01.15	ISSUED FOR TENDER
13	2021.01.11	ISSUED FOR FINAL SPC APPLICATION
12	2020.12.14	ISSUED FOR TENDER OF PRE-ENG BUILDING STRUCTURE ONLY
11	2020.11.09	ISSUED FOR COORDINATION
10	2020.11.06	ISSUED FOR COORDINATION
09	2020.10.21	ISSUED FOR COORDINATION
08	2020.10.14	ISSUED FOR COORDINATION
07	2020.10.07	ISSUED FOR COORDINATION
06	2020.09.03	ISSUED FOR COORDINATION
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03	2020.07.30	ISSUED FOR REVIEW
02	2020.07.28	ISSUED FOR COORDINATION
01	2020.07.14	ISSUED FOR REVIEW

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PROJECT:
CITYSCAPE COMMERCIAL WAREHOUSE

144 BENTLEY AVE, OTTAWA, ON

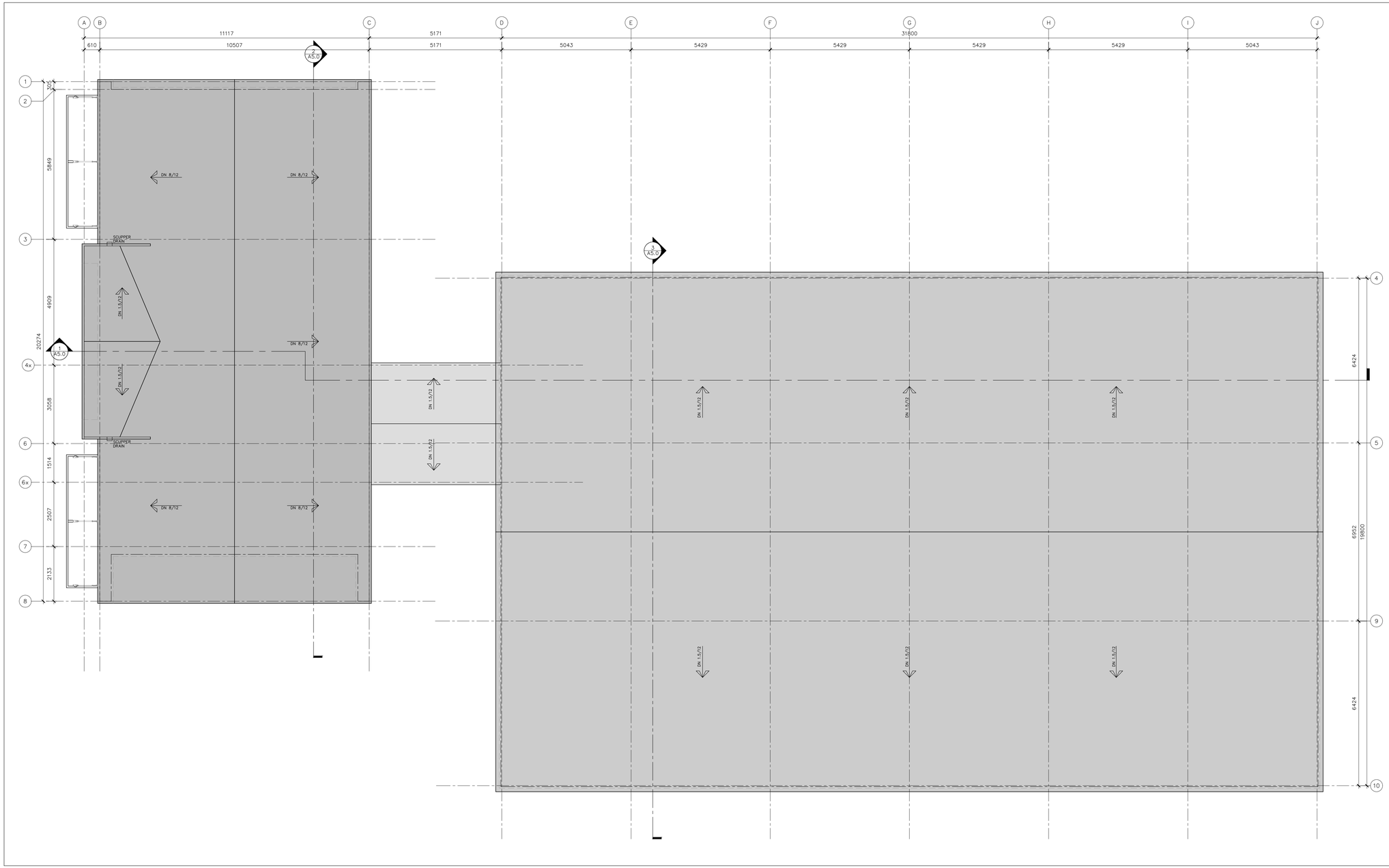
SHEET TITLE:
FLOOR PLANS
OPTION 'A' ASSEMBLIES

DRAWN BY: B.L.	CHECKED BY: S.L.
PLOT DATE: 2021.01.15	PROJECT DATE: 2020.06.29
JOB NUMBER: SL-1020-20	SCALE: AS SHOWN

SHEET NUMBER: A2.2

D07-12-20-0113

18226



01 A2.3 PROPOSED ROOF PLAN
SCALE: 1:75

CLIENT NAME:

CITYSCAPE
Div A. Group Inc.

NOTES:

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SEAL:

NORTH ARROW:
N

No.	DATE	REVISION
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10	2020.11.06	ISSUED FOR COORDINATION
09	2020.10.21	ISSUED FOR COORDINATION
08	2020.10.14	ISSUED FOR COORDINATION
07	2020.10.07	ISSUED FOR COORDINATION
06	2020.09.03	ISSUED FOR COORDINATION
05	2020.08.25	ISSUED FOR REVIEW
04	2020.08.20	ISSUED FOR REVIEW
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PROJECT:
CITYSCAPE COMMERCIAL WAREHOUSE

144 BENTLEY AVE, OTTAWA, ON

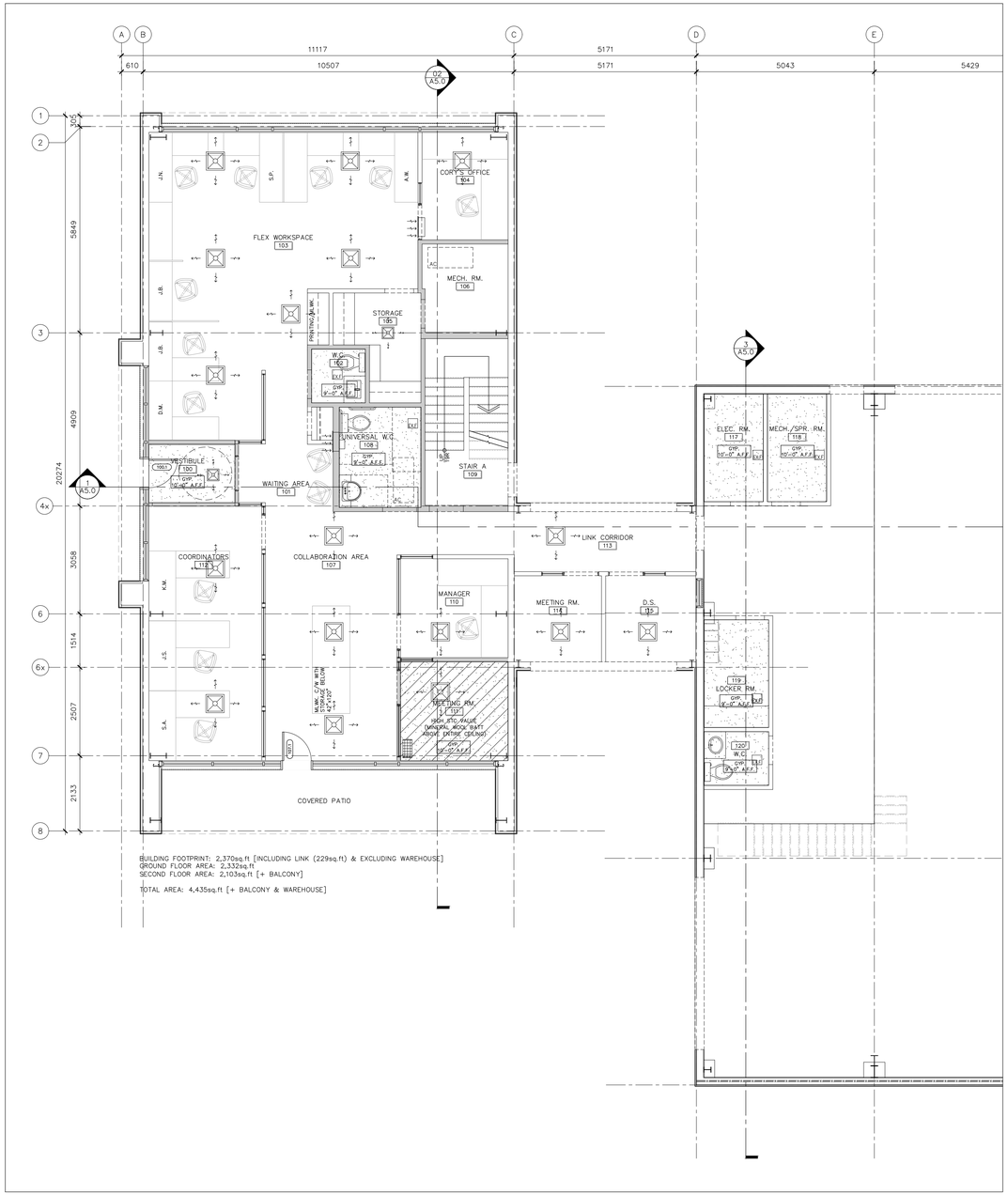
SHEET TITLE:
ROOF PLAN

DRAWN BY: **B.L.**
CHECKED BY: **S.L.**
PLOT DATE: **2021.01.15**
PROJECT DATE: **2020.06.29**
JOB NUMBER: **SL-1020-20**
SCALE: **AS SHOWN**
SHEET NUMBER:

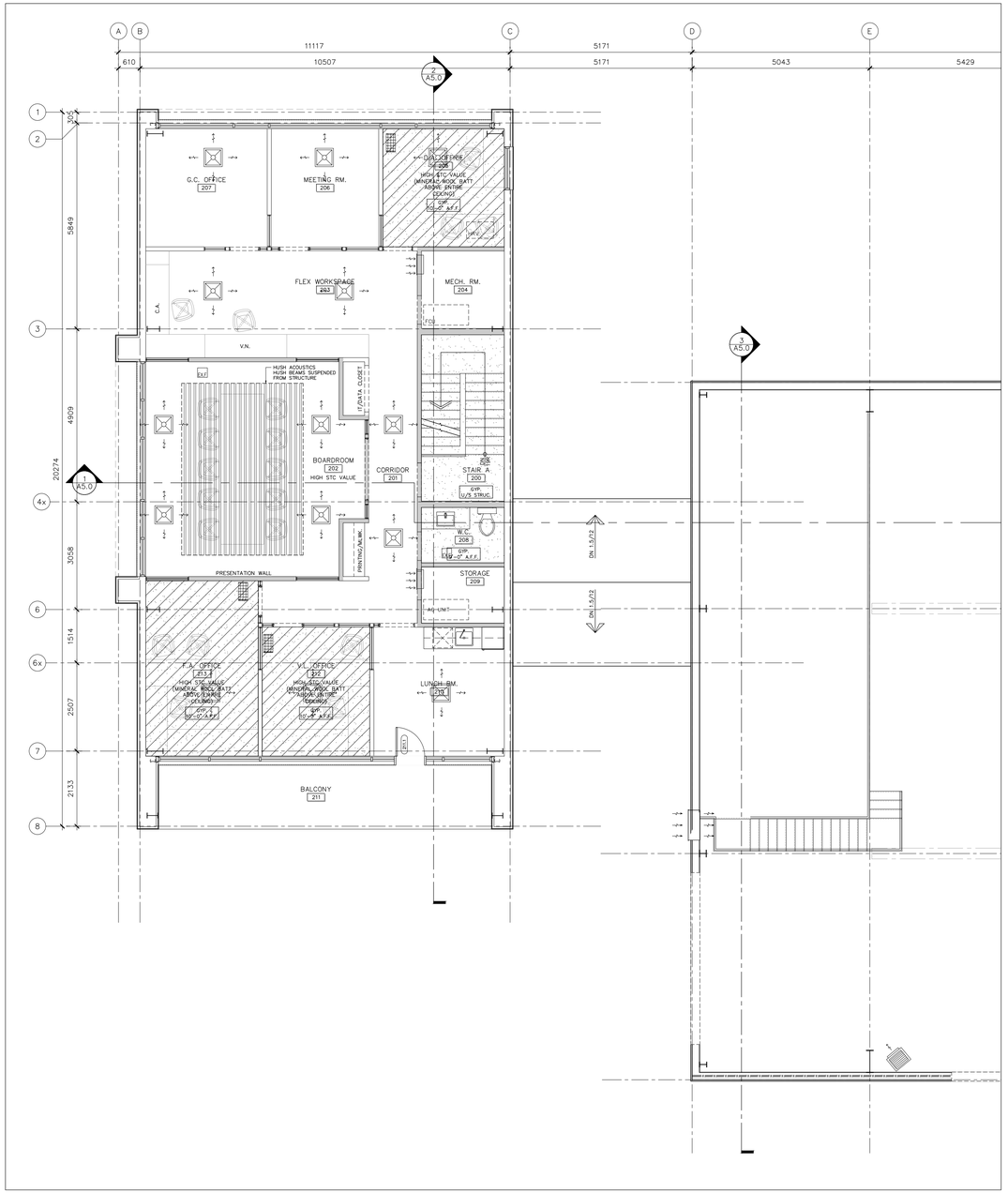
A2.3

D07-12-20-0113

18226



01 A3.0 PROPOSED GROUND FLOOR RCP
SCALE: 1:75



02 A3.0 PROPOSED SECOND FLOOR RCP
SCALE: 1:75

CLIENT NAME:

CITYSCAPE
Div A. Group Inc.

NOTES:

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CEILING LEGEND

- WALLS TERMINATED @ U/S OF FLOOR/ROOF SLAB ABOVE
- WALLS TERMINATED @ U/S OF STRUCTURE
- GYPSUM CEILING
- GYPSUM CEILING c/w MINERAL WOOL BATT BLANKET ON TOP
- ACOUSTIC SUSPENDED BULKHEAD HUSH ACOUSTICS – HUSH BEAM
- OPEN TO PAINTED STRUCTURE ABOVE (BLACK)

SEAL:

NORTH ARROW: N

No.	DATE	REVISION
14	2021.01.15	ISSUED FOR TENDER
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12	2020.12.14	ISSUED FOR TENDER OF PRE-ENG BUILDING STRUCTURE ONLY
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07	2020.10.07	ISSUED FOR COORDINATION
06	2020.09.03	ISSUED FOR COORDINATION
05	2020.08.25	ISSUED FOR REVIEW
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03	2020.07.30	ISSUED FOR REVIEW
02	2020.07.28	ISSUED FOR COORDINATION
01	2020.07.14	ISSUED FOR REVIEW

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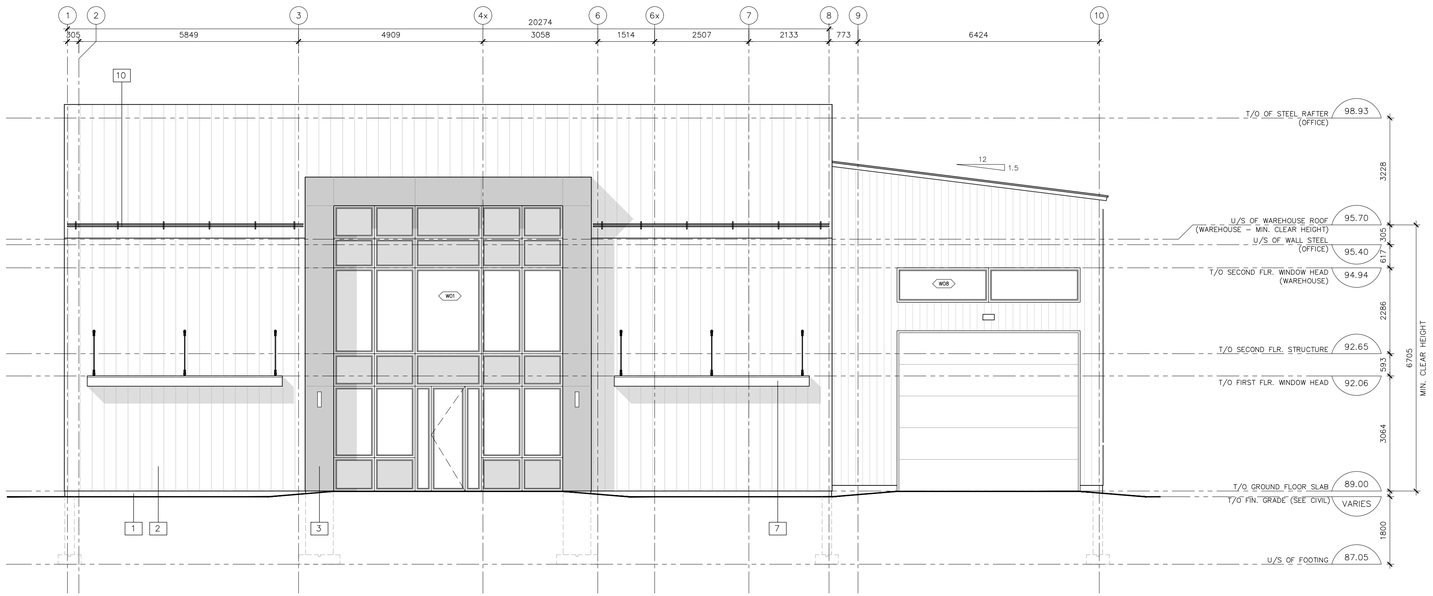
PROJECT:
CITYSCAPE COMMERCIAL WAREHOUSE
144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:
GROUND & SECOND FLOOR REFLECTIVE CEILING PLAN

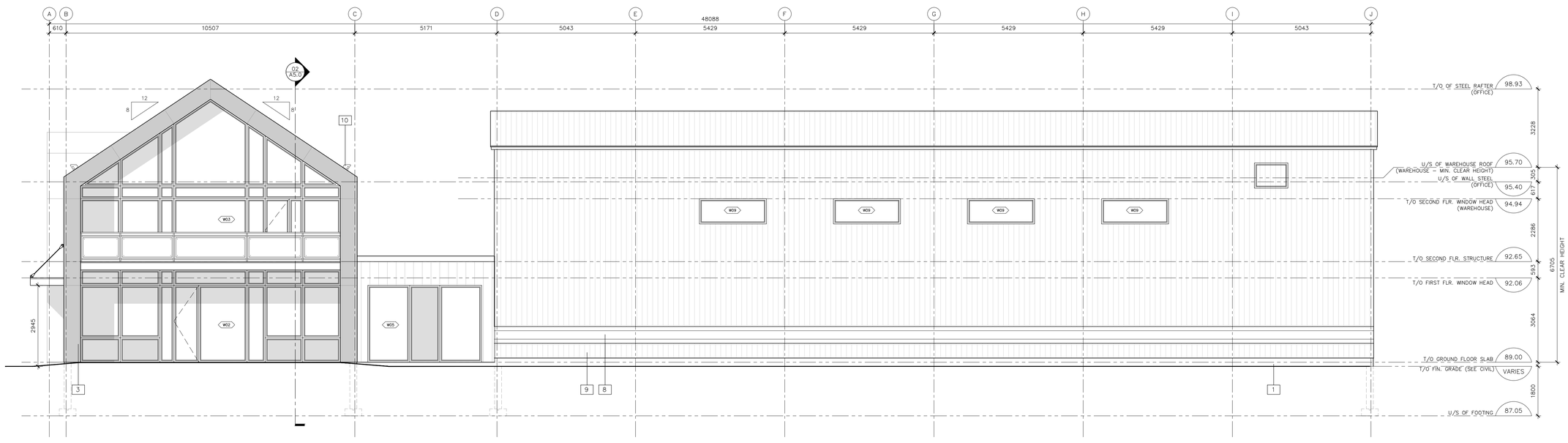
DRAWN BY: **B.L.**
CHECKED BY: **S.L.**
PLOT DATE: **2021.01.15**
PROJECT DATE: **2020.06.29**
JOB NUMBER: **SL-1020-20**
SCALE: **AS SHOWN**
SHEET NUMBER: A3.0

D07-12-20-0113

18226



01 A4.0 FRONT [NORTH] ELEVATION
SCALE: 1:75



02 A4.0 SIDE [WEST] ELEVATION
SCALE: 1:75

CLIENT NAME:

CITYSCAPE
Div A. Group Inc.

NOTES:

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3) DO NOT SCALE DRAWINGS.

4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY

5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

EXTERIOR FINISH LEGEND

1. CEMENT PAGING ON ALL EXPOSED FOUNDATION TO 8" BELOW GRADE
2. IDEAL ROOFING – 20" HERITAGE SERIES (DEEP GREY) C/W KINGSPAN KARRIER SYSTEM
3. ACM PANEL – COLOUR & PROFILE TBD
4. STONE VENEER – PERMACON
5. 3" PRECAST CONCRETE SILL
6. WALL SCONCE
7. ARCHITECTURAL CANOPIES C/W CABLES
8. STEEL BUMPER GUARD AS PER STRUCTURAL
9. PRE-FINISHED INSULATED WALL PANELS – COLOUR AND PROFILE TBD
10. PRE-FINISHED 2 BAR ICE GUARD

NOTE:
ALL COLOUR & FINISH SELECTIONS TO BE COORDINATED, FINALIZED & APPROVED BY OWNER.

SEAL:

NORTH ARROW: N

No.	DATE	REVISION
14	2021.01.15	ISSUED FOR TENDER
13	2021.01.11	ISSUED FOR FINAL SPC APPLICATION
12	2020.12.14	ISSUED FOR TENDER OF PRE-ENG BUILDING STRUCTURE ONLY
11	2020.11.09	ISSUED FOR COORDINATION
10	2020.11.06	ISSUED FOR COORDINATION
09	2020.10.21	ISSUED FOR COORDINATION
08	2020.10.14	ISSUED FOR COORDINATION
07	2020.10.07	ISSUED FOR COORDINATION
06	2020.09.03	ISSUED FOR COORDINATION
05	2020.08.25	ISSUED FOR REVIEW
04	2020.08.20	ISSUED FOR REVIEW
03	2020.07.30	ISSUED FOR REVIEW
02	2020.07.28	ISSUED FOR COORDINATION
01	2020.07.14	ISSUED FOR REVIEW

S.J.LAWRENCE ARCHITECT INCORPORATED
18 DEAKIN STREET
SUITE 205
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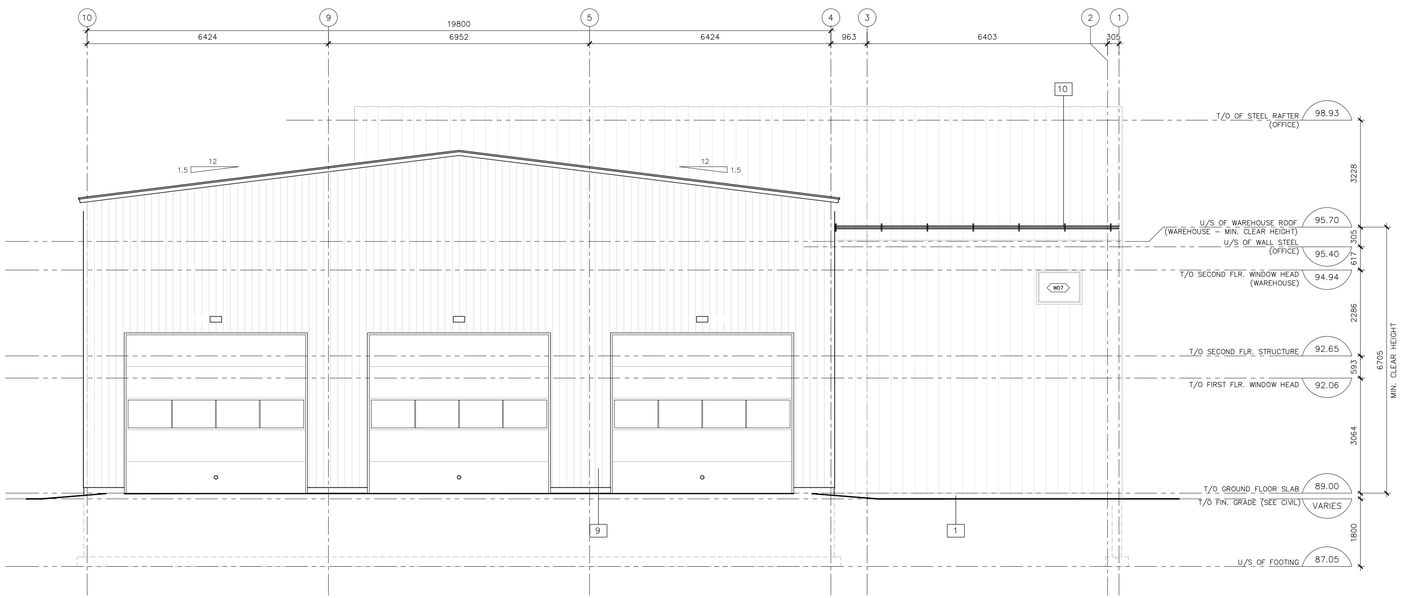
PROJECT:
CITYSCAPE COMMERCIAL WAREHOUSE
144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:
ELEVATIONS

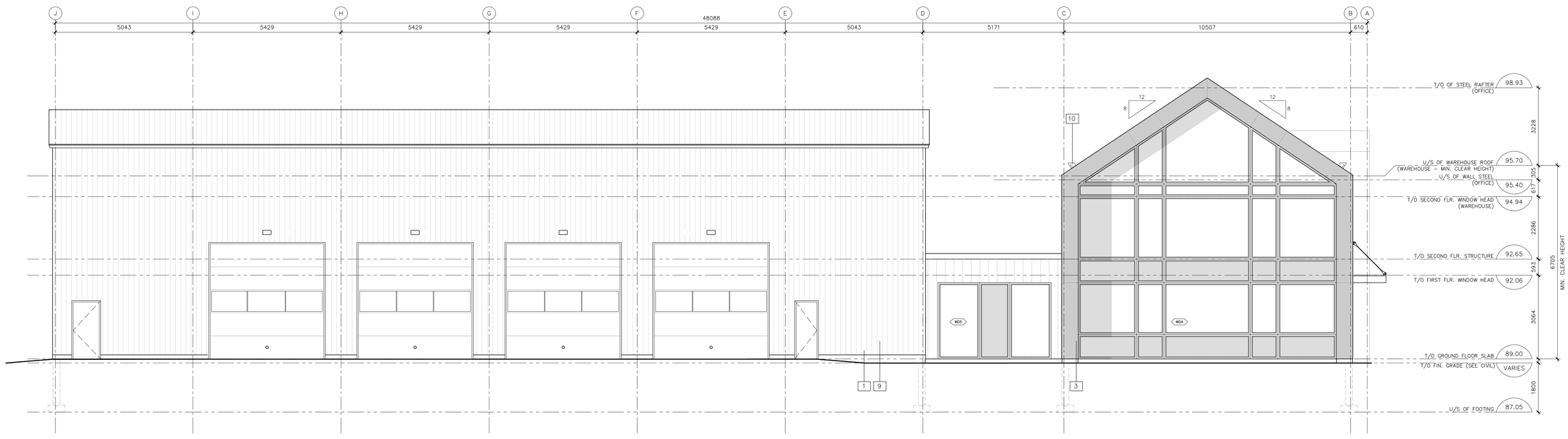
DRAWN BY: **B.L.**
CHECKED BY: **S.L.**
PLOT DATE: **2021.01.15**
PROJECT DATE: **2020.06.29**
JOB NUMBER: **SL-1020-20**
SCALE: **AS SHOWN**
SHEET NUMBER: A4.0

D07-12-20-0113

18226



01 A4.1 BACK [SOUTH] ELEVATION
SCALE: 1:75



02 A4.1 SIDE [EAST] ELEVATION
SCALE: 1:75

CLIENT NAME:

CITYSCAPE
Div A. Group Inc.

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LAWRENCE ARCHITECT INCORPORATED

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PROJECT:
CITYSCAPE COMMERCIAL WAREHOUSE

144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:
ELEVATIONS

DRAWN BY: **S.L.**
CHECKED BY: **S.L.**
PLOT DATE: **2021.01.15**
PROJECT DATE: **2020.06.29**
JOB NUMBER: **SL-1020-20**
SCALE: **AS SHOWN**
SHEET NUMBER: **A4.1**

D07-12-20-0113

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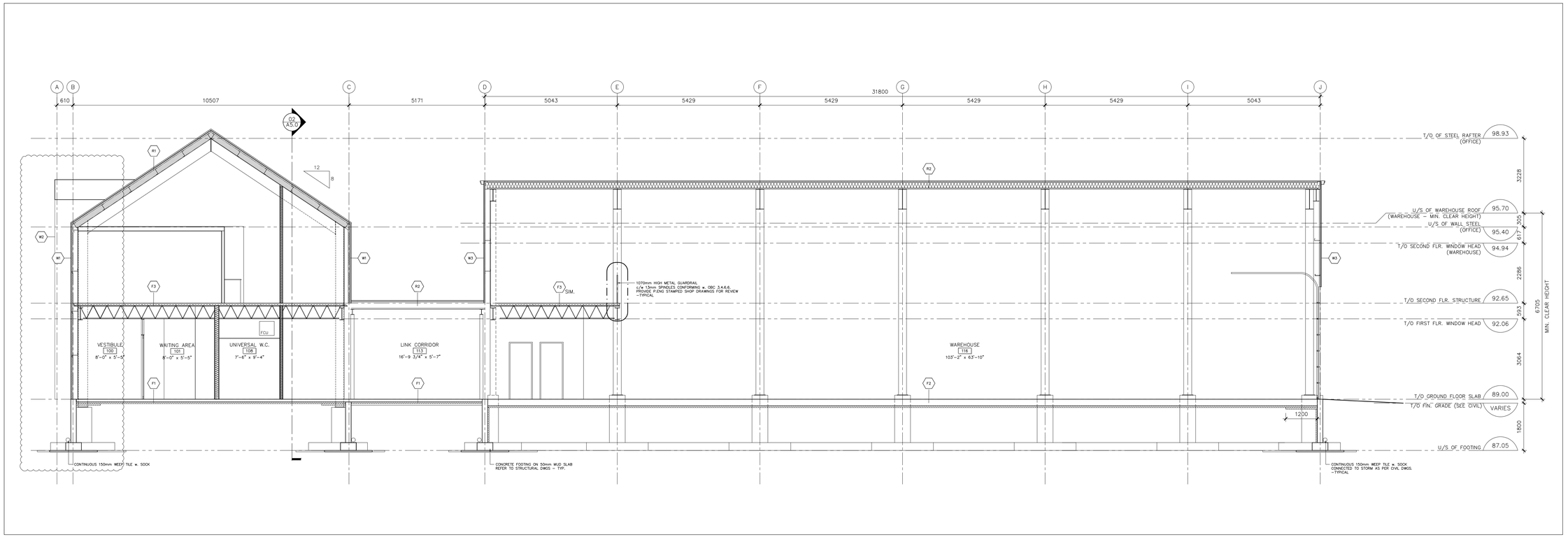
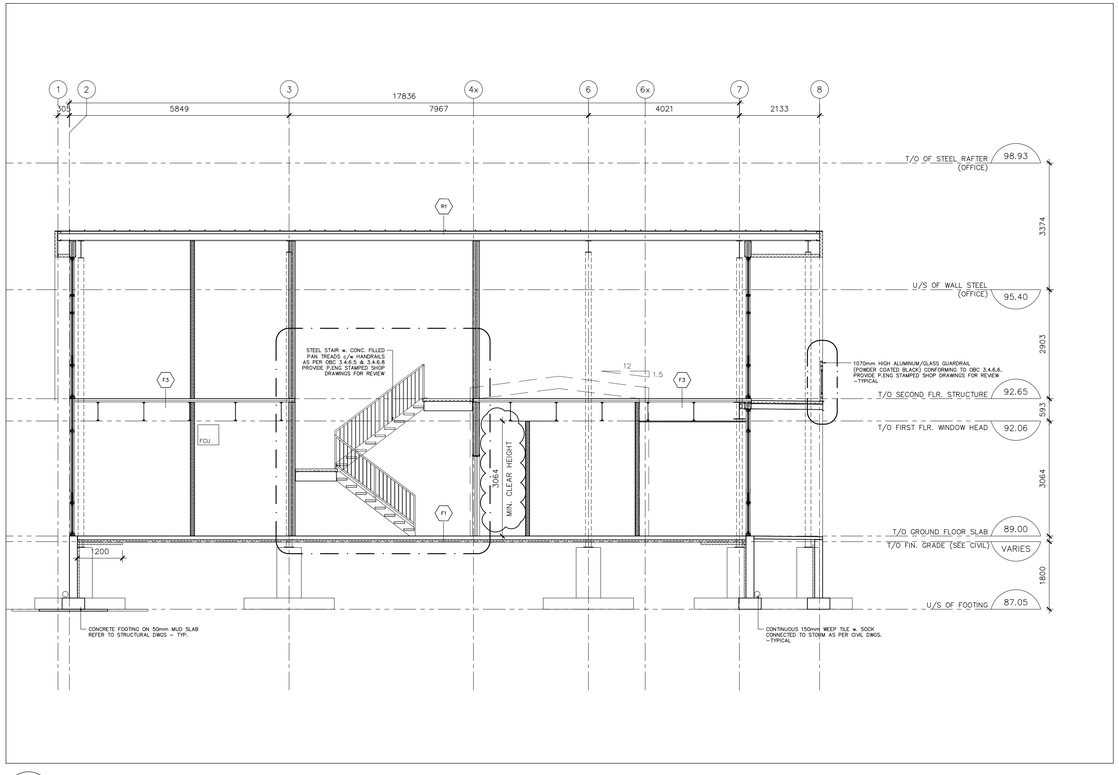
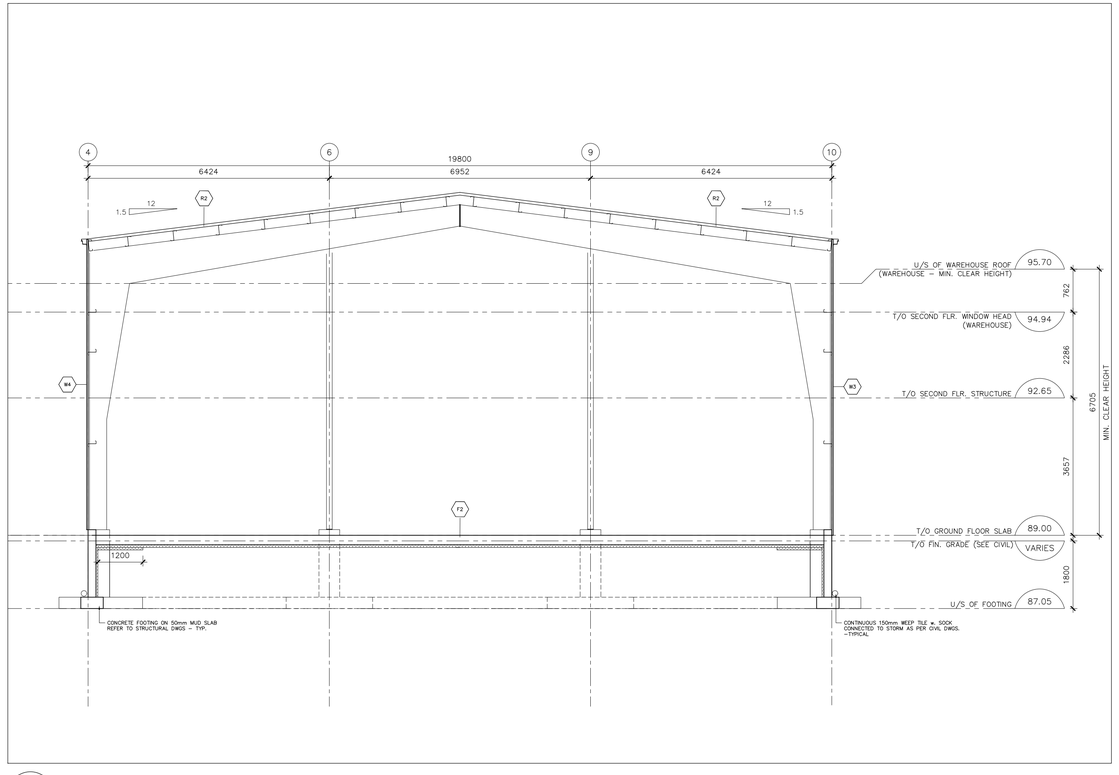


01 A5.0 BUILIDNG SECTION
SCALE: 1:75



02 A5.0 BUILIDNG SECTION
SCALE: 1:75



03 A5.0 BUILIDNG SECTION
SCALE: 1:75

CLIENT NAME:

CITYSCAPE
Div A. Group Inc.

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PROJECT:
CITYSCAPE COMMERCIAL WAREHOUSE

144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:
BUILDING SECTIONS

DRAWN BY: **S.L.**
CHECKED BY: **S.L.**

PLOT DATE: **2021.01.15**
PROJECT DATE: **2020.06.29**

JOB NUMBER: **SL-1020-20**
SCALE: **AS SHOWN**

SHEET NUMBER:
A5.0

D07-12-20-0113

18226

DOOR SCHEDULE

No.	LOCATION FROM	LOCATION TO	DOOR SIZE	DOOR	DOOR TYPE	DOOR FINISH TO/INT	DOOR FINISH FROM/EXT	FRR	FRAME TYPE	FRAME FINISH TO/INT	FRAME FINISH FROM/EXT	HARDWARE	REMARKS
100.1	EXTERIOR	VESTIBULE	REFER TO W1	–	INSUL. ALUM.	CLEAR ANODIZED		–	INSUL. ALUM.	CLEAR ANODIZED		[A] [B] [H] [I] [J] [K] [L]	DOOR TO BE EQUIP. W. B.F. OPERATOR
100.2	VESTIBULE	WAITING AREA	965" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [B] [H] [I] [L]	DOOR TO BE EQUIP. W. B.F. OPERATOR
101.1	CLOSET	WAITING AREA	660" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [F]	
102.1	FLEX WORKSPACE	W.C.	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [D]	
104.1	FLEX WORKSPACE	CORY'S OFFICE	965" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [E]	
105.1	FLEX WORKSPACE	STORAGE	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [E]	
106.1	STORAGE	MECH. RM.	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		45M	HOLLOW METAL	PAINTED		[A] [C] [L] [M]	
107.1	COVERED PATIO	COLLAB. AREA	REFER TO W2	–	ALUM.	CLEAR ANODIZED		–	ALUM.	CLEAR ANODIZED		[A] [B] [C] [J] [K] [L]	
108.1	COLLAB. AREA	UNV. W.C.	965" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [D] [O]	
109.1	COLLAB. AREA	STAIR A	965" x 2084" x 44"	A	HOLLOW METAL INS.	PAINTED		F.S.	HOLLOW METAL	PAINTED		[A] [H] [L] [N] [Q]	
109.2	STAIR A	EXTERIOR	965" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL INS.	PAINTED		[A] [H] [J] [K] [L] [N]	
110.1	COLLAB. AREA	MANAGER	965" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [C] [H] [I] [L]	
111.1	COLLAB. AREA	MEETING RM.	965" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [H] [I] [L]	
112.1	COLLAB. AREA	COORDINATIORS	965" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [C] [L]	
113.1	WAREHOUSE	LINK CORRIDOR	965" x 2440" x 44"	A	HOLLOW METAL	PAINTED		45M	HOLLOW METAL INS.	PAINTED		[A] [C] [L] [M] [Q]	
114.1	LINK CORRIDOR	MEETING RM.	965" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [H] [I] [L]	
115.1	LINK CORRIDOR	D.S.	965" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [C] [H] [I] [L]	
116.1	EXTERIOR	WAREHOUSE	965" x 2084" x 44"	A	HOLLOW METAL INS.	PAINTED		–	HOLLOW METAL	PAINTED		[A] [H] [J] [K] [L] [N]	
116.2	WAREHOUSE	EXTERIOR	4167" x 4217" x 44"	C	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	WALL MOUNTED JACK SHAFT OPERATOR C/W PULL CHAIN – REFER TO ELECTRICAL DWGS FOR MOTOR SIZE
116.3	WAREHOUSE	EXTERIOR	4167" x 4217" x 44"	C	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	
116.4	WAREHOUSE	EXTERIOR	4167" x 4217" x 44"	C	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	
116.5	WAREHOUSE	EXTERIOR	4167" x 4217" x 44"	C	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	
116.6	WAREHOUSE	EXTERIOR	4777" x 4217" x 44"	D	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	
116.7	WAREHOUSE	EXTERIOR	4777" x 4217" x 44"	D	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	
116.8	WAREHOUSE	EXTERIOR	4777" x 4217" x 44"	D	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	
116.9	WAREHOUSE	EXTERIOR	4777" x 4217" x 44"	D	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	
116.10	WAREHOUSE	EXTERIOR	4777" x 4217" x 44"	D	INSULATED METAL OVERHEAD DOOR	PAINTED		–	HOLLOW METAL	PAINTED		[P]	
117.1	WAREHOUSE	ELEC. RM.	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [C] [L] [M]	
118.1	WAREHOUSE	MECH./SPR. RM.	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		45M	HOLLOW METAL	PAINTED		[A] [C] [L] [M]	
119.1	WAREHOUSE	LOCKER RM.	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [E]	
120.1	WAREHOUSE	W.C.	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [D]	
200.1	CORRIDOR	STAIR A	965" x 2440" x 44"	A	HOLLOW METAL INS.	PAINTED		F.S.	HOLLOW METAL	PAINTED		[A] [L] [N] [Q]	
201.1	IT/DATA CLOSET	CORRIDOR	(X2) 660" x 2440" x 44"	F	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [F]	
202.1	CORRIDOR	BOARD ROOM	(X2) 864" x 2440" x 44"	E	TEMPER. GLASS	CLEAR GLASS		–				[A] [H] [I] [L]	
204.1	FLEX WORKSPACE	MECH. RM.	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [C]	
205.1	FLEX WORKSPACE	D.A OFFICE	813" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [C] [L]	
206.1	FLEX WORKSPACE	MEETING RM.	813" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [H] [I] [L]	
207.1	FLEX WORKSPACE	G.C.OFFICE	813" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [C] [L]	
208.1	CORRIDOR	W.C.	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [D]	
209.1	CORRIDOR	STORAGE	813" x 2440" x 44"	A	HOLLOW METAL	PAINTED		–	HOLLOW METAL	PAINTED		[A] [E]	
210.1	CORRIDOR	LUNCH ROOM	965" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [H] [I] [L]	
211.1	BALCONY	LUNCH ROOM	REFER TO W3	–	INSUL. ALUM.	CLEAR ANODIZED		–	INSUL. ALUM.	CLEAR ANODIZED		[A] [H] [I] [J] [K] [L]	
212.1	CORRIDOR	V.C.OFFICE	813" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [C] [L]	
213.1	CORRIDOR	F.A.OFFICE	813" x 2440" x 44"	B	TEMPER. GLASS	CLEAR GLASS		–				[A] [C] [L]	

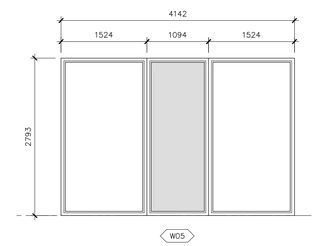
HARDWARE

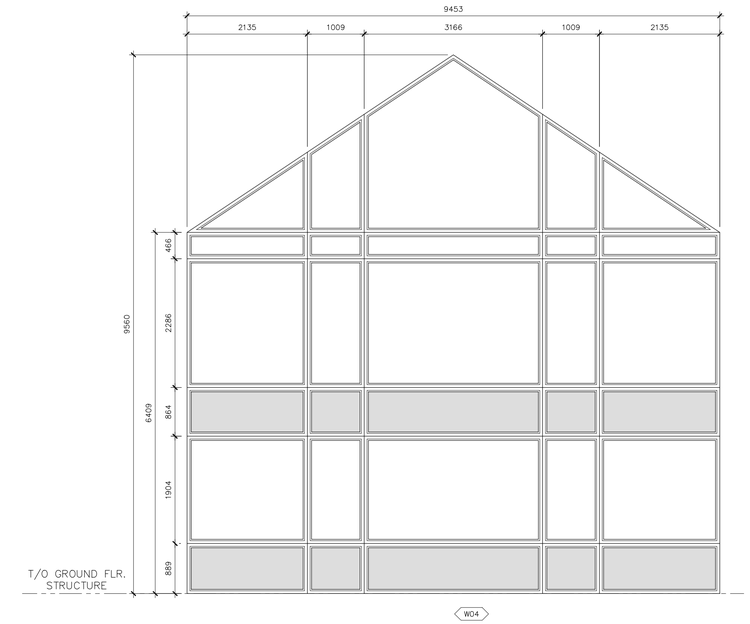
[A] – HINGES
[B] – DEADBOLT LOCK
[C] – LOCKSET
[D] – PRIVACY SET
[E] – PASSAGE SET
[F] – DUMMY SET W. BALL CATCH
[G] – FLUSH BOLT
[H] – PULL
[I] – PUSH
[J] – WEATHER STRIPPING C/W DOOR SWEEPS
[K] – THRESHOLD
[L] – SELF CLOSER
[M] – FIRE LABEL
[N] – PANIC SET W. CYLINDER LOCK
[O] UNIVERSAL WASHROOM HARDWARE SET
[P] O/H DOOR HARDWARE
[Q] – SMOKE SEAL

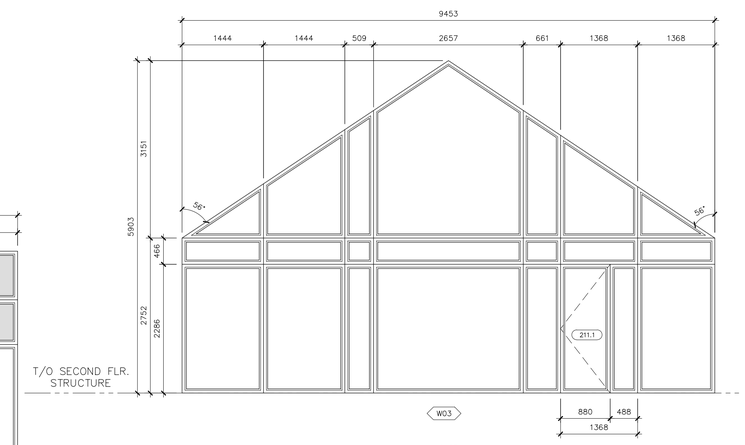
NOTE:

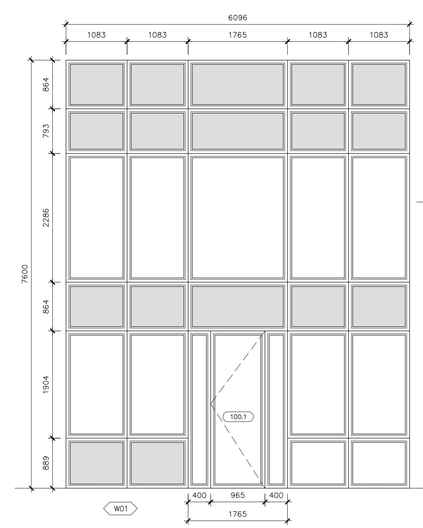
ALL INTERIOR DOOR HARDWARE TO BE MATTE BLACK TO MATCH ABI DOOR PULLS.

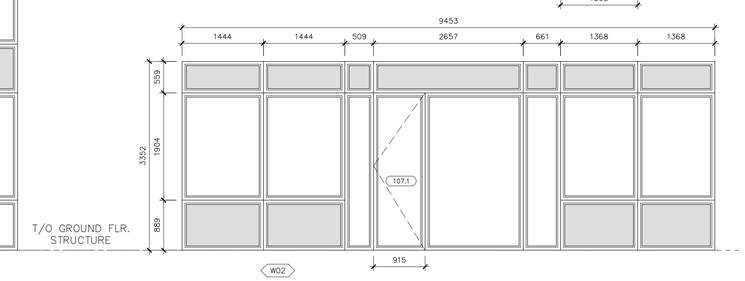
F.S. – FIRE SEPARATION ONLY (NO RATING) – SMOKE SEAL REQUIRED



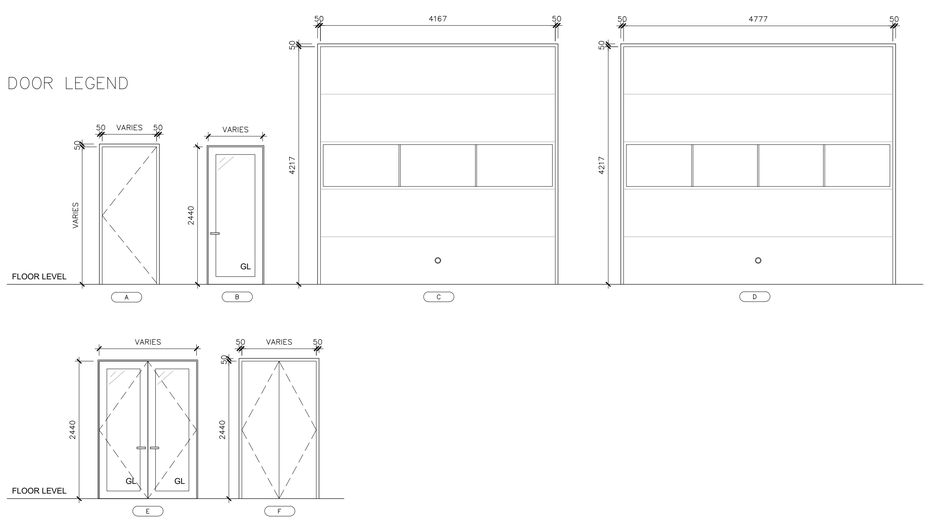




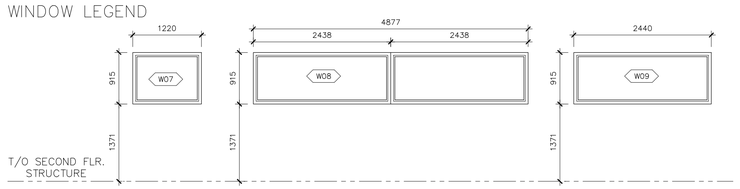


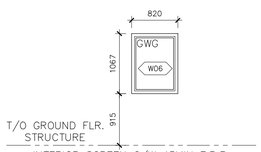


DOOR LEGEND



WINDOW LEGEND





WINDOW SCHEDULE

NO.	WIDTH (mm)	HEIGHT (mm)	FRAME MATERIAL	FRAME FINISH	GLAZING	MAX. SHGC	NOTES
W06	820	1067	ALUMINUM	PRE-FINISHED CLEAR ANODIZED	GLASS, CLEAR, DOUBLE GLAZING	0.40	
W07	1220"	915	ALUMINUM	PRE-FINISHED CLEAR ANODIZED	GLASS, CLEAR, DOUBLE GLAZING	0.40	
W08	4877	915	ALUMINUM	PRE-FINISHED CLEAR ANODIZED	GLASS, CLEAR, DOUBLE GLAZING	0.40	
W09	2440"	915"	ALUMINUM	PRE-FINISHED CLEAR ANODIZED	GLASS, CLEAR, DOUBLE GLAZING	0.40	

CLIENT NAME:

CITYSCAPE
Div A. Group Inc.

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LEGEND

SPANDREL PANEL
GL= GLASS

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NORTH ARROW:
N

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10	2020.11.06	ISSUED FOR COORDINATION
09	2020.10.21	ISSUED FOR COORDINATION
08	2020.10.14	ISSUED FOR COORDINATION
07	2020.10.07	ISSUED FOR COORDINATION
06	2020.09.03	ISSUED FOR COORDINATION
05	2020.08.25	ISSUED FOR REVIEW
04	2020.08.20	ISSUED FOR REVIEW
03	2020.07.30	ISSUED FOR REVIEW
02	2020.07.28	ISSUED FOR COORDINATION
01	2020.07.14	ISSUED FOR REVIEW

S.J.LAWRENCE ARCHITECT INCORPORATED

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PROJECT:

CITYSCAPE COMMERCIAL WAREHOUSE

144 BENTLEY AVE, OTTAWA, ON

SHEET TITLE:

SCHEDULES

DRAWN BY: **B.L.**
CHECKED BY: **S.L.**
PLOT DATE: **2021.01.15**
PROJECT DATE: **2020.06.29**
JOB NUMBER: **SL-1020-20**
SCALE: **1:50**

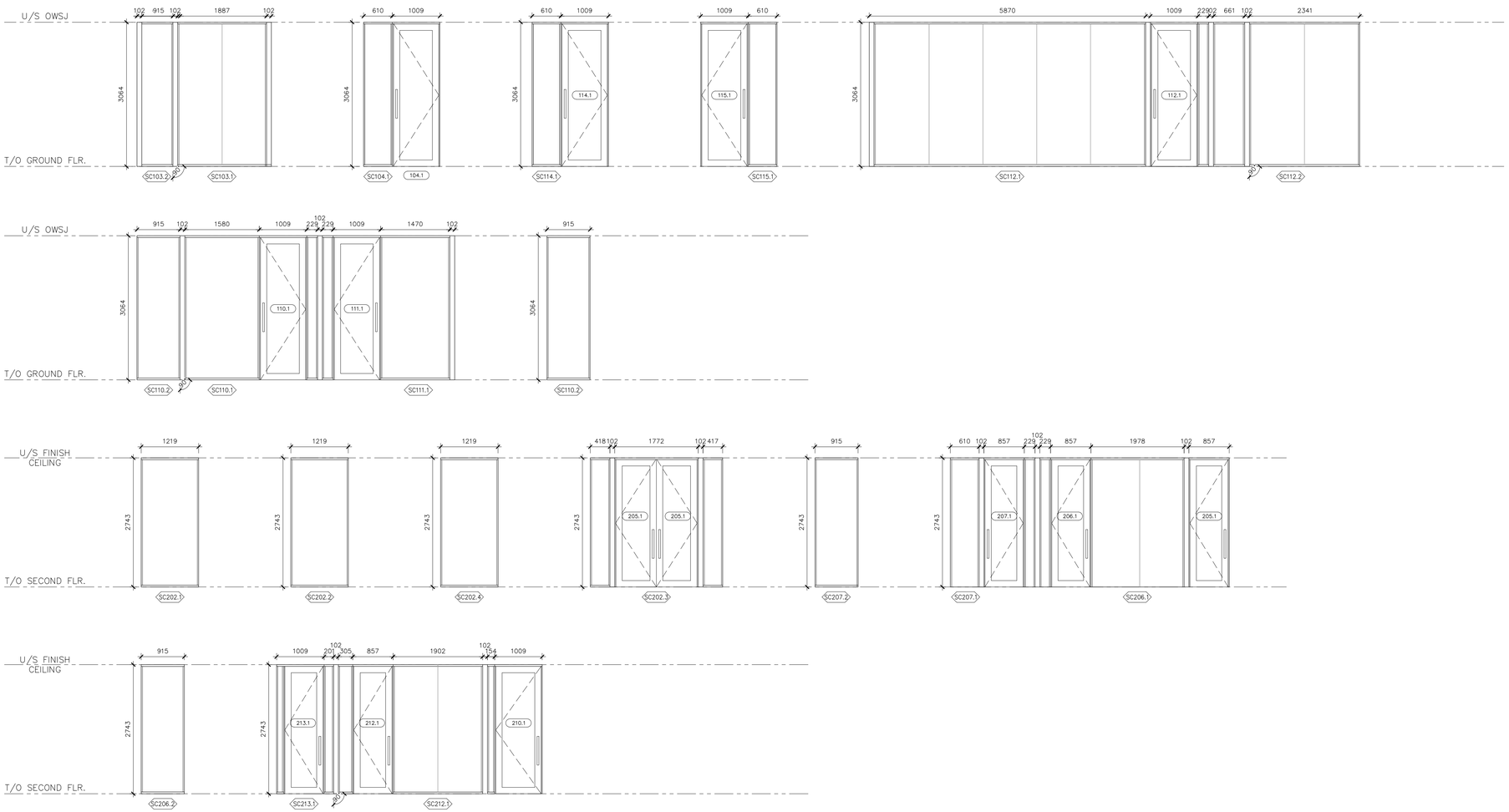
SHEET NUMBER:

A8.0

D07-12-20-0113

18226

INTERIOR GLASS PARTITIONS



CLIENT NAME:

CITYSCAPE
Div A. Group Inc.

NOTES:

1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXEQUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS.

4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY

5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:

NORTH ARROW:
N

No.	DATE	REVISION
14	2021.01.15	ISSUED FOR TENDER
13	2021.01.11	ISSUED FOR FINAL SPC APPLICATION
12	2020.12.14	ISSUED FOR TENDER OF PRE-ENG BUILDING STRUCTURE ONLY
11	2020.11.09	ISSUED FOR COORDINATION
10	2020.11.06	ISSUED FOR COORDINATION
09	2020.10.21	ISSUED FOR COORDINATION
08	2020.10.14	ISSUED FOR COORDINATION
07	2020.10.07	ISSUED FOR COORDINATION
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PROJECT:
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144 BENTLEY AVE, OTTAWA, ON

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