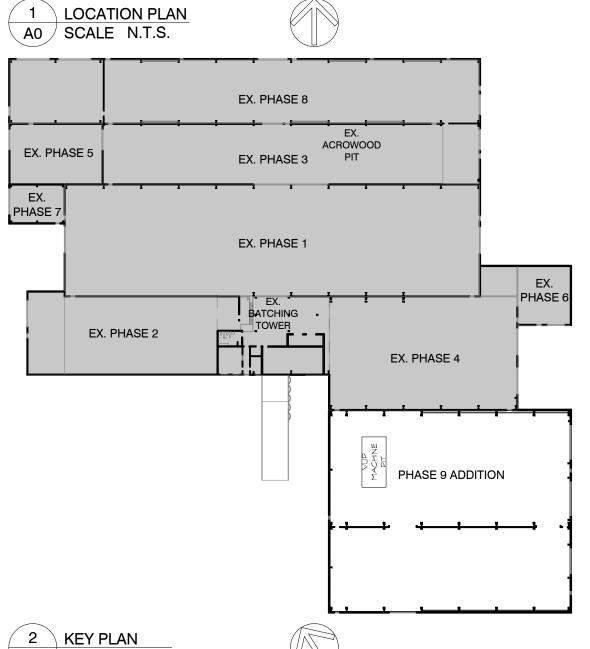
# M CON PRECAST PLANT PHASE 9 ADDITION 2460 CARP ROAD OTTAWA, ONTARIO





## **LIST OF CONTRACT DOCUMENTS:**

、A0 / SCALE N.T.S.

ELECTRICAL:

ED-1 ELECTRICAL: DEMOLITION

ELECTRICAL: LIGHTING LAYOUT

ELECTRICAL: SPECIFICATIONS

GRADING & SERVICING PLAN 10585-G59, Rev. 1

HOULE CHEVRIER ENGINEERING

HOULE CHEVRIER ENGINEERING

PROJECT 61846.09

PROJECT 61846.09

GEOTECHNICAL INVESTIGATION, SEPT / 2015

ELECTRICAL: LEGEND, DRAWING LIST AND SITE PLAN

ELECTRICAL: PARTIAL SINGLE LINE DIAGRAM, DETAILS AND SCHEDULES

ELECTRICAL: POWER AND SYSTEMS LAYOUT

ELECTRICAL: POWER AND SYSTEMS LAYOUT

MASW SEISMIC SITE CLASS ASSESSMENT, SEPT. 11 2015

STANDPI JENSEN I	TERNATIVE SOLUTION PROPOSAL PE SYSTEM / WATER SUPPLY HUGHES CONSULTING CANADA LTD. 5-0590.1 / DL153009.00 NOVEMBER 19, 2015
	CTURAL: LOCATION PLAN, KEYPLAN, LIST OF CONTRACT DOCUMENTS, OBC (2012) MATRIX, SPECIFICATIONS SITE PLAN
	GROUND FLOOR PLAN, PLAN DETALS EXITING PATHS OF TRAVEL & PERIMETER EXIT DIMENSIONS BUILDING ELEVATIONS, BUILDING SECTIONS
A4 A5	BUILDING ELEVATIONS, BUILDING SECTIONS WINDOW PLAN, ROOF DETAILS WALL SECTIONS WALL SECTIONS
STRUCTL	URAL:
5001 5002	GENERAL NOTES AND DETAILS GENERAL NOTES AND DETAILS GENERAL NOTES AND DETAILS
5101 CRA 5102ROC	··· · <del>-</del> · ·
S201SEC	SECTIONS AND DETAILS ITIONS AND DETAILS SECTIONS AND DETAILS
	BRACEFRAME / MOMENT FRAME ELEVATIONS CEFRAME / MOMENT FRAME ELEVATIONS
M-5	IICAL: MECHANICAL - LEGEND, DRAWING LIST, SCHEDULES, AND DETAILS MECHANICAL - PLUMBING AND FIRE PROTECTION MECHANICAL - PLUMBING AND FIRE PROTECTION MECHANICAL - HVAC MECHANICAL - ROOF MECHANICAL - SPECIFICATION

tem				Matrix Parts 3 & 9		eference
	Project Descrip	tion:	☐ New	☐ Part 11	■ Part 3	Part 9
		☐ Change of Use	<ul><li>Addition</li><li>Alteration</li></ul>	11.1 to 11.4	2.1.1	2.1.1 9.10.1.3
1	A one-storey a	ddition to an existing o		st concrete plant.	1	9.10.1.3
		-	•			
2	Major Occupar	cie(s)	F3 (Low hazar	rd for combustible content)	3.1.2.1.(1)	9.10.2
	тиајог оссарат	olo(o)	Existing	6,541	0.1.2.1.(1)	0.10.2
3	Building Area (	m²)	New	2,032	1.1.3.2	1.1.3.2
			Total Existing	8,573 6,674		
4	Gross Area (m²	")	New	2,032	1.1.3.2	1.1.3.2
			Total	8,706		
5	Number of Stor	eys	Above Grade Below Grade	<u>1</u> 0	3.2.1.1 & 1.1.3.2	2.1.1.3
6	Number of Stre	ets/Fire Fighter Acces		1	3.2.2.10 & 3.2.5.	9.10.20.3
7	Building Classi			3.2.2.82	3.2.2.2083	9.10.2
			☐ entire build	ing	3.2.2.2083	9.10.8.2
8	Sprinkler Syste	m Proposed		☐ basement only		
			☐ in lieu of ro	_	3.2.2.17	
9	Standpipe requ	ired	■ not required	¤ No	3.2.9	N/A
•				See alternate solution	0.2.0	
				by JENSEN HUGHES		
10	Fire Alarm Req		☐Yes	■ No	3.2.4	9.10.18.2
	Adequate Wate Firefighting Pro		■ Yes	☐ No See alternate solution	2257	NIA
11	n rengining Pro	vided		See alternate solution by JENSEN HUGHES	3.2.5.7	N/A
12	High Building		☐Yes	■ No	3.2.6	N/A
-	Permitted	☐ Combustible	☐ Both		, · : <del>- : - :</del>	
13	Construction	■ Non-combustible			3 2 2 20 22	0.10.6
13	Actual	☐ Combustible	☐ Both		3.2.2.20-83	9.10.6
	Construction	■ Non-combustible				
	Mezzanine(s) A		D -:	133	3.2.1.1.(3)-(8)	9.10.4.1
15	Occupant Load		☐ m²/person	design of building	3.1.16	9.9.1.3
16	Barrier-free De	sign oposed to existing non	☐ Yes	■ No (Explain)	3.8	9.5.2/3.8
.5	nvo changes pro	oposed to existing non	-сотпрпати ассея	<b>33</b> .		3.0.270.0
17	Hazardous Sub	estances	☐Yes	■ No	3.3.1.2. & 3.3.1.19	9.10.1.3(4)
		Horizontal Assemblie	s	=		
		FRR (Hours)	Listed Design	n No. or Description (SG-2)		
4.~	Required Fire	Floors 0 Hour	s		3.2.2.2083 &	9.10.8
18	Resistance Rating (FRR)	Roof 0 Hour	s		3.2.1.4	9.10.9
		Mezzanine 0 Hour	_		1	
		FRR of Supportin Members 0 Hour				
	Spatial Sepa	ration / Construction o	f Exterior Walls		3.2.3	9.10.14
	Wall	Area of EBF (m²)	Limiting Distance	L/H or H/L	Permitted Max. %	Proposed % of
	North		Distance 85.48m	+	of Openings 100% @ 50m	Openings
	South	1,188	21.83m +/	/- 3:1 - 10:1	40%	26%
	East		116.45m		100% @ 50m	
19	West		150.00m		100% @ 50m	
10	) A /a !!	EDD (11)	Listed Design		Non-combustible	Non-combustible
	Wall	FRR (Hours)	No. or Description	Required for: Construction / Cladding or Neither	Construction Provided	Cladding Provide
	North	0				
	South	45 Min.	ULC W605	Cladding	Yes	Yes
	East	0				
	West	0 ments			2 7	
	Health Require Ventilation - se	ments e Mechanical Enginee	ring Drawings		3.7 3.7.3	
20		res - See drawing A2 o		ashroom notations.	3.7.4	9.9.1.3/3.7.4
	C-f-t-D					a.a. 1.3/3.7.4
21	Safety Require Separation of S	ments within Floor Are Suites	a5	N/A	3.3 3.3.1.1	9.10.9.14
_ '	Egress Require			See item 27	3.3.1.5	9.9.9.1.(1)
22		esign of Access Route	s		3.2.5.4, 5, & 6	
_	See dimension Protection of E	s on site plan SP1.		N/A	, ,	
23	TOLECTION OF E	ALL GOILLOS		IW/A	3.2.3.13	9.9.4
24	Wall Exposed t	o Another Wall		N/A	3 2 3 14	0 10 12 2
24					3.2.3.14	9.10.12.3
25	Canopy Protec	tion for Vertically Sepa	rated Openings	(E / F1 / F2) N/A	3.2.3.17	
∠ي	11:				J.Z.J. 17	
26		nergency Power Engineering Drawings			3.2.7	
27	Safety Require		Complies with	3.4.2.5.(2) - See drawing	3.4	0.0.9/0.0.0
27	, ,		A2 for details		J.4	9.9.8/9.9.9
	OBC SB-10		ysis, see OBC F	orm attached to Building		
		Pelitili Application			I	
28		Permit Application.  1. Project Information	/ Compliance S	ummary		
28				ummary		

# CENTRAL PRECAST INC.

Ziad Sabha, P.Eng. M. Eng. Civil / Structural Design	Date: 2015-09-29
zsabha@centralprecast.com www.centralprecast.com T. (613) 225-9510 x122	

Re: M CON PHASE 9 ADDITION, CARP, ON.

CP #:

The Fire-Resistance Rating, (FRR) of sandwich wall panel is equivalent to the fire resistance of solid panel with a thickness equal to the sum of the thickness of two wythes. For a sandwich panel of (100x75x75) with type S concrete, the FRR would be 3h:55min

Reference: CPCI Design Manual 4, (Fig. 6.3.3)

# CENTRAL PRECAST INC.

Ziad Sabha, P.Eng. M. Eng.	Date: 2014-11-19
Civil / Structural Design	
zsabha@centralprecast.com	
www.centralprecast.com	
T. (613) 225-9510 x122	

## The R-Value calculation of the precast concrete insulated wall panel is carried out as

follow:		-
Reference: CPCI Design Manual 4, (6.1.5) and I	PCI Design h	andbook 7, (11.1.4)
Surface air film (exterior)	0.030	0.17
75 mm normal density concrete	0.039	0.30
75 Styrofoam (Panelmate) insulation	2.610	15.0
100 Normal density concrete	0.052	0.40
Surface air film interior	0.120	0.68
Total	2.851	16.55
	m <sup>2</sup> .°C/W	Ft².h.°F/Btu

#### **SPECIFICATIONS**

#### GENERAL

- SEE PROJECT DESCRIPTION UNDER 'ONTARIO BUILDING CODE (2012) DATA MATRIX
- ALL CONTRACTORS SHALL READ AND COMPLY WITH SB-10 PROJECT INFORMATION DETAILED FORMS IDENTIFIED IN ITEM 28 OF THE O.B.C. DATA MATRIX.
- 3. TIME IS OF THE ESSENCE IN THE EXECUTION AND COMPLETION OF THIS WORK. 4. WARRANTY- A 12 MONTH WARRANTY FOR THE WORK OF ALL CONTRACTORS SHALL APPLY
- FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, PROVIDE EXTENDED WARRANTIES AS CALLED FOR HEREIN, ON ANY OF THE DRAWINGS OR BY CONTRACT.
- 5. PROVIDE LIABILITY INSURANCE \$/OR BONDING AS REQUIRED BY THE PROJECT MANAGER. 6. ALL TENDERS ARE TO BE COMPLETE, INCLUDING ALL TAXES, RELATED PERMITS, FEES, ETC. AND ARE TO BE BASED ON COMPLETE EXAMINATION OF THE DRAWINGS, THE SITE, AND ALL CONDITIONS ESTABLISHED BY THE PROJECT MANAGER AND/OR THE
- DOCUMENTS. THE MAIN BUILDING PERMIT FEE WILL BE PAID DIRECTLY BY THE OWNER. 7. ALL CONTRACTORS SHALL CO-ORDINATE AND CO-OPERATE WITH EACH OTHER. ALLOW
- 8 PROTECT ALL WORK FROM DAMAGE. KEEP ALL MATERIALS SECURE, ERECT ALL HOARDING, FENCING, BARRIERS AND SCAFFOLDING AS REQUIRED.
- 9. WORKMANSHIP SHALL BE TO THE BEST STANDARD FOR EACH RESPECTIVE TRADE. ERECT ALL WORK ACCURATELY, SQUARE, SECURE, PLUMB, STRAIGHT, TRUE AND TO ACCEPTED TOLERANCES. PROVIDE AND COMPLY WITH MANUFACTURERS PRINTED INSTRUCTIONS. CARRY ON WORK ONLY IN WEATHER, TEMPERATURE OR ENVIRONMENTAL CONDITIONS ACCEPTABLE TO INDUSTRY STANDARDS. MAKE GOOD ALL EXISTING CONDITIONS AS REQUIRED FOR A COMPLETE JOB. CLEAN ALL WORK AND WORK AREAS ON AN ONGOING
- 10. CO-ORDINATE WITH THE PROJECT MANAGER FOR PHASING OF THE WORK AND OVER-ALL CONSTRUCTION SCHEDULE. 11. CONTRACTORS SHALL ARRANGE FOR & PAY FOR ALL NECESSARY TEMPORARY SERVICES AND FACILITIES. CONSULT WITH THE PROJECT MANAGER ON THESE.

#### 2. SITEWORK

- LEGALLY DISPOSE OFF-SITE ALL DEMOLISHED MATERIAL & ITEMS REQUIRING REMOVAL, EXCAVATION, ETC.
- 2. PROTECT ALL EXISTING STRUCTURE AND UTILITIES, CONTACT ALL REQUISITE MUNICIPAL
- 3. REPLACE AND/OR REPAIR ANY DAMAGE TO PUBLIC OR PRIVATE PROPERTY CAUSED BY
- HIS CONTRACT AT NO EXPENSE TO THE OWNER.
- 4. PROVIDE HOARDINGS, BRACING, SHORING, COVERS, ETC. AS REQUIRED.
- 5. CO-ORDINATE AND CARRY OUT ALL NEW ARCHITECTURAL STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL ENGINEERING & LANDSCAPE REQUIREMENTS. 6. SITE WORK INCLUDES ALL ITEMS SHOWN ON OR READILY INFERABLE FROM THE
- ARCHITECTURAL, LANDSCAPE, & ENGINEERING SITE PLANS & DETAILS. INCLUDE ALL EXCAVATION, REMOVALS, DEWATERING, SEWER & DRAIN CONNECTIONS, UTILITIES, BACKFILLING, COMPACTION, ROUGH & FINISHED GRADING, PAVING, CURBING, LANDSCAPING, ETC. FOR A COMPLETE JOB.
- 7. LAY OUT THE BUILDING BY SURVEY, OBSERVING ALL SETBACKS AND DIMENSIONS
- 8. DO NOT COVER-UP ANY WORK UNTIL PROPERLY INSPECTED BY THE PERTINENT
- OBTAIN APPROVAL FROM THE GEOTECHNICAL ENGINEER FOR ALL BEARING SURFACES, BACKFILL MATERIALS AND COMPACTION. SEE ALSO STRUCTURAL DETAILS.

#### 3. CONCRETE

- . SEE APPLICABLE STRUCTURAL AND CIVIL ENGINEERING DRAWINGS & DETAILS.
- NEW PRECAST CONCRETE:
   TO BE MANUFACTURED BY AN APPROVED
- MANUFACTURE IE HEMS TO BE MANUFACTURED BY AN APPROVED MANUFACTURER ACCEPTABLE BY THE OWNER

  PROVIDE AND INSTALL PRECAST CONCRETE WHERE SHOWN ON OR IMPLIED BY THE DRAWINGS. THE PRECAST CONCRETE SUB-CONTRACTOR AND HIS AGENTS SHALL BE FULLY RESPONSIBLE FOR THE DESIGN AND ADEQUACY OF THE PRECAST CONCRETE TO CARRY ALL LOADS TO WHICH IT WILL BE SUBJECTED.

  OUTLINES OF PRECAST CONCRETE SECTIONS ARE SHOWN ON THE DRAWINGS.
- NOT SHOWN, PROVIDE THIS INFORMATION AS REQUIRED ON SHOP DRAWINGS BEARING THE SEAL AND SIGNATURE OF AN ONTARIO STRUCTURAL ENGINEER. 4 PROVIDE SAMPLE UNITS FOR THE APPROVAL OF THE ARCHITECT, THE PROJECT
- .5 PROVIDE INSPECTIONS, AND CERTIFICATION OF THE PRECAST INSTALLATIONS BY AN ONTARIO STRUCTURAL ENGINEER.

### 4. MASONRY - N/A

## 5. METALS

- 1. SEE APPLICABLE STRUCTURAL ENGINEERING DRAWINGS & DETAILS
- 2. INTERIOR METAL WALL W3: SEE DETAILS ON DRAWINGS SUPPLY AND INSTALL ALL MISCELLANEOUS METAL AS SHOWN ON THE DRAWINGS.
   SHOP PRIME AND TOUCH UP WELDS IN THE FIELD.
- 4. PROVIDE SHOP DRAWINGS OF ALL ITEMS FOR THE ARCHITECTS REVIEW.
- 5. RAILINGS & STEEL STAIRS: (AS APPLICABLE)
  MANUFACTURER TO PROVIDE:
- ALL CONNECTIONS, LOADS, ETC. AS REQUIRED BY SECTION 4 OF THE ONTARIO BUILDING CODE, AND INSPECTIONS DURING CONSTRUCTION AND FINAL CERTIFICATION BY THE ENGINEER THAT THE INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE REVIEWED DESIGN DRAWINGS.

### 6. CARPENTRY

18'-0" 20'-0"

16'-0" 20'-0"

MBK BAY

DOOR/FRAME/HARDWARE SCHEDULE

OH6

VUP BAY

- SUPPLY & INSTALL ROUGH CARPENTRY AS REQUIRED FOR A COMPLETE PROJECT, INCLUDING ALL FRAMING, PLYWOOD, SHEATHING,
  SETTING OF ROUGH BUCKS, CANTS, CURBS, SLEEPERS, VAPOUR BARRIER, HATCHWAYS,
  STRAPPING, FURRING, METER EQUIPMENT BOARDS, DOORS AND TRIM, HARDWARE, STAPPING, INSULATION, ETC. INSTALL NAILS,
  FLASHING, INSULATION, ETC. INSTALL NAILS,
  SCREWS, BOLITS AND SUNDRY ANCHORS AS REQUIRED FOR SOUND CONSTRUCTION.
  USE APPROVED NON-CORROSIVE FASTENERS WHEREVER THERE IS THE POSSIBILITY OF
  STAINING OR CORROSION. EXAMINE THE DRAWINGS TO DETERMINE THE TOTAL SCOPE OF
  THIS WORK. AND PROVIDE SHOP DRAWINGS FOR THE ARCHITECTS REVIEW.
- 2. ALL BUILT-IN WOOD BLOCKING, CURBS, GROUNDS, NAILERS, ROUGH BUCKS, ETC. TO BE BUILT OF PRESSURE-TREATED LUMBER OR PLYWOOD. APPLY WOOD PRESERVATIVE TO
- 3. ALL POLY VAPOUR/MOISTURE BARRIER TO CONFORM TO CGSB-51.34. ENSURE CONTINUOUS SEAL TO STRUCTURE. SEAL ALL JOINTS WITH 4" MIN. LAP.

#### 7. THERMAL AND MOISTURE PROTECTION

#### 1. MEMBRANE ROOFING

- ROOFING SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS
   INSTRUCTIONS, GOOD PRACTICE AND THE CODE OF THE CANADIAN ROOFING
   CONTRACTORS ASSOCIATION. COMPLY WITH TERMS OF REFERENCE ESTABLISHED
- 2. PROVIDE A 24 MONTH CRCA WARRANTY FOR MATERIAL AND LABOUR, AND A 20-YEAR ROOF SYSTEM WARRANTY.
- 3. SEE DIVISION 15, "MECHANICAL" FOR ROOF DRAIN HARDWARE AND OTHER ROOFTOP EQUIPMENT, VENTS, PENETRATIONS, ETC.
- 4. STANDARD OF ACCEPTANCE HYBRID 4-PLY MEMBRANE ROOFING
- 5. SUPPLY AND INSTALL SELF ADHERED MODIFIED BITUMEN VAPOR BARRIER IKO MVP. 6. MECHANICALLY FASTEN ISO-BOARD INSULATION TO R30 WITH FM RATED FASTENERS AND PLATES.
- 7. MOP INTO PLACE 1/2" HIGH DENSITY FIBER BOARD WITH TYPE III ASPHALT AT A RATE OF 30 LBS PER 100 SQUARE FEET.
- 8. SUMP ALL ROOF DRAINS BY BY USING TAPERED FIBREBOARD SUMPS FOR A 4'x4' PERIMETER.
- 9. SUPPLY AND INSTALL IKO MP 180 SS (3.0MM THICK) SANDED MODIFIED BITUMEN BASE SHEET
- MOPPED INTO PLACE WITH TYPE III ASPHALT AT A RATE OF 25 LBS PER 100 SQUARE FEET. 10. MOP INTO PLACE 4-PLYS OF IKO TYPE VI GLASS MEMBRANE WITH TYPE III ASPHALT AT A RATE
- OF 25LBS PER 100SF PER PLY. 11. SUPPLY AND INSTALL ROCKWOOL CANTS ON PERIMETERS AND INSTALL 2-PLY MODIFIED BITUMEN
- FLASHINGS (IKO MP 180SS BASE SHEET TORCHED INTO PLACE AND IKO TP 250 GR TORCHED INTO PLACE CAP SHEET) AT ALL PARAPETS, PENETRATIONS AND ALL BUILDING EXPANSION JOINTS. COMPLETE WITH 26-GAUGE PREFINISHED METAL CAP. 12. TOP POUR ENTIRE ROOF SURFACE WITH 60LBS PER 100SF FLOOD COAT WITH IKO MODI-MELT SEBS
- RUBBERIZED ASPHALT. WHILE HOT IMBED 3/8" PEA GRAVEL AT A RATE OF 550LBS PER 100SF. 13. SUPPLY AND INSTALL NEW PLUMBING STACKS, TALL CONES, PITCH POCKETS AND ROOF DRAINS WITH COPPER INSERTS, U-FLOW SEALS AND BASKETS.
- 14. FABRICATE AND INSTALL NEW 26 GAUGE PRE-FINISHED METAL FLASHING THROUGHOUT PERIMETER AND CURBS, NEW PERIMETER FLASHING FASCIA PROFILE TO BE EXTENDED TO 12'. COLOR TO BE SPECIFIED BY MCON (IDEAL ROOFING).

#### 2. INSULATION

- INSULATE WHERE INDICATED ON OR REASONABLY INFERABLE FROM THE DRAWINGS AS NECESSARY FOR A COMPLETE JOB, INCLUDING BUT NOT NECESSARILY LIMITED TO THE
- FOUNDATIONS STYROFOAM BY DOW CHEMICAL OF CANADA LTI
- 1. FOUNDATIONS 51 YEARDA BY DOW CHEMICAL OF CANADA LTD.
  2. THERMAL INSULATION WHERE REQUIRED.
  CSA A101, TYPE 1, BATT OF BLANKETS, INORGANIC
  GLASS OR MINERAL FIBRE BY ROXUL INC. OR THERMAC BATT BY OWENS
  CORNING. MIN. MASS 1.22 KG/SQ M.
- 3. FIRE RATED/ACOUSTICAL INSULATION N/A 4. ROOF SEE 7.1 ABOVE.
- 5. DIV. 15 ITEMS (SEE MECHANICAL DRAWINGS AND SPECIFICATIONS).

#### 3. FIRESTOPPING - N/A

#### 4. CAULKING AND SEALING

CAULK AND SEAL TO ENGLIRE A COMPLETE WEATHER AND WATERTIGHT PROJECT. INCLUDING AROUND ALL EXTERIOR DOOR AND WINDOW FRAMES, LOUVRES, VENTS, THRESHOLDS, ETC., AND BETWEEN DIFFERENT EXTERIOR MATERIALS. PACK SPACES DEEPER THAN 13 MM ( $^{\prime}$ 2) AND WIDER THAN 6 MM ( $^{\prime}$ 4) WITH CLOSED-CELL POLYETHYLENE ROD FILLER. FIRESTOP AS PER SPECIFICATIONS ABOVE.

- EXTERIOR SEALANT: TWO PART POLYTREMCLYNE TERPOLYMER. EQUAL TO 'DYMERIC' BY TREMCO CANADA LTD. OR DOW CORNING 790 SILICONE BUILDING
- 2. WASHROOM SEALANT: N/A
- INTERIOR SEALANTS EQUAL TO 'ACRYLIC LATEX CAULK' BY TREMCO CANADA LTD.
- BEDDING MATERIAL: ETHAFOAM CLOSED-CELL POLYETHYLENE ROPE, SIZED TO ALLOW 25% (MIN) COMPRESSION WHEN INSERTED IN JOINT.
- 5. PRIMERS: AS RECOMMENDED BY THE SEALING MANUFACTURERS. 6. COLOURS: TO MATCH ADJACENT MATERIALS AND TO ARCHITECTS APPROVAL.

- SUBMIT SHOP DRAWINGS & SCHEDULES OF ALL ITEMS HEREIN FOR ARCHITECTS REVIEW. 2. SUPPLY AND INSTALL ALL PRESSED STEEL FRAMES AND HOLLOW METAL DOORS AS SHOWN
- 3. PRESSED STEEL FRAMES TO BE 16 GA., SATIN-COATED GALVANIZED STEEL A25, READY FOR
- 4. HOLLOW METAL DOORS TO BE 20 GA, SATIN-COATED GALVANIZED STEEL A25,
- READY FOR PAINT. 5. ALL EXTERIOR FRAMES & DOORS TO BE INSULATED.
- 6. PROVIDE 5-YEAR WARRANTY FOR ALL SEALED GLASS UNITS AGAINST FAILURE OF SEAL AND/OR DEPOSITS ON INNER FACE DETRIMENTAL TO VISION.
- $^{7.}$  SUPPLY & INSTALL ALL HARDWARE AS PER THE GENERIC D/F/H SCHEDULE. SUBMIT HARDWARE SCHEDULE FOR ARCHITECT'S REVIEW. PROVIDE KEY SYSTEMS & KEYS AS REQUIRED BY THE OWNER. 8. OVERHEAD DOORS - SUPPLY & INSTALL SECTIONAL OVERHEAD DOORS AS SHOWN FOR A COMPLETE JOB.
- INCLUDE SUPPLY AND INSTALLATION OF ALL STEEL PLATES, BLOCKING, ETC. REQUIRED FOR MOUNTING.

## 9. FINISHES - N/A

### 10. SPECIALTIES - N/A

3'-0"

REMARKS

DOOR STYLE 'A'

DOOR STYLE 'B'

M CON PRODUCTS INC.

LOUILLE ,

Registered Owner:

||Project Manager:

Structural Engineer:

M CON PRODUCTS INC

Fax: (613) 831-2048

M CON PRODUCTS INC

Fax: (613) 831-2048

CLELAND JARDINE ENGINEERING LTD. 200-580 TERRY FOX DRIVE OTTAWA, ONTARIO, K2L 4B9

Fax: (613) 591-1703

| Mechanical/Electrical Engineer:

R.J. MCKEE ENGINEERING LTD.

1785 WOODWARD DRIVE

Tel: (613) 723-9585

Fax: (613) 723-9584

NOVATECH ENGINEERING CONSULTANTS LIMITED

Building Code Consultant:

**RBA ENGINEERING** 

Tel: (416) 492-5886 Fax: (416) 492-1258

DESCRIPTION

APR 6/16

IS THE RESPONSIBILITY OF THE APPROPRIATE

CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

EXCLUSIVE PROPERTY OF LEONARD P KOFFMAN

ARCHITECT AND SHALL NOT BE USED WITHOUT TH

Suite 301, 1300 Carling Avenue OTTAWA. Ontario K1Z 7L2

E-mail: lkoffman@koffmanarchitect.ca

Phone (613) 729-2211 Fax (613) 729-1558

OF

LEONARD KOFFMAN S

LICENCE 2265

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PERTINENT CODES AND BY-LAWS.

LEONARD KOFFMAN

DO NOT SCALE DRAWINGS.

ARCHITECT'S CONSENT.

ARCHITECT

ALL CONTRACTORS MUST COMPLY WITH ALL

SUED FOR THE PURPOSE OF:

105 - 6 LANSING SQUARE TORONTO, ONTARIO M2J 1T5

|| Planning/Civil Engineer:

OTTAWA, ONTARIO K2C 0P9

e-mail: john.stevens@mckeeottawa.a

240 MICHAEL COWPLAND DRIVE, SUITE 2

OTTAWA, ONTARIO K2M 1P6

Tel: (613) 254-9643 ext. 270

e-mail: a.thompson@novatech-eng.cor

2150 RICHARDSON SIDE ROAD

e-mail:john.mion@mconproducts.co

2150 RICHARDSON SIDE ROAD OTTAWA, ONTARIO, KOA 1LO Tel: (613) 831-1736 ext. 262

e-mail:john.mion@mconproducts.com

Tel: (613) 591-1533 ext. 226

e-mail: bjohnson@clelandjardine.co

OTTAWA, ONTARIO, KOA 1LO Tel: (613) 831-1736 ext. 262

No. DATE

CONSTRUCTION

M CON PRECAST PLANT PHASE 9 ADDITION 2460 CARP ROAD OTTAWA, ONTARIO

DRAWING TITLE

LOCATION PLAN, KEY PLAN, LIST OF CONTRACT DOCUMENTS, OBC (2012) MATRIX, SPECIFICATIONS

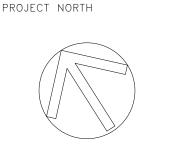
DEC 21/15

AS NOTED

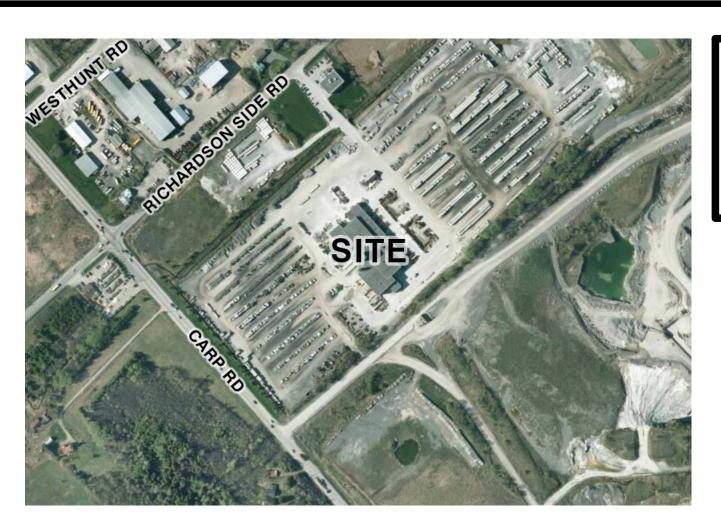
PROJECT N°

REVISION N°

1410-PH9



CL ANOD = Clear Anodized = Hollow Core Wood No. LOCATION = HardBoard TYPE STYLE FINISH TYPE FINISH LABEL SIZE = Hollow Metal width height thick. PGWG = Polished Georgian Wired Glass = Pressed Steel Frame = Solid Core Wood GROUND FLOOR VUP BAY EXTERIOR | 3'-0" | 7-0" | 13/4" | HM | A | PTD | PS | PTD |G01 | ₩ EXTERIOR C/W THUMB LATCH MBK BAY EXTERIOR 3'-0" | 7-0" | 13/4" | HM | A | PTD | PS | PTD ★ EXTERIOR C/W THUMB LATCH EXTERIOR | 3'-0" | 7-0" | 13/4" | HM | A | PTD | PS | PTD | ☀ | ● | ★ EXTERIOR C/W THUMB LATCH MBK BAY EXTERIOR |3'-0" |7'-0" |13/4" | HM | A | PTD | PS | PTD VUP BAY G04 | \* EXTERIOR C/W THUMB LATCH | |3'-0" |7'-0" |13/4" | HM | B | PTD | PS | PTD VUP BAY | 3'-0" | 7'-0" | 13/4" | HM | B | PTD | PS | PTD VUP BAY MBK BAY **OVERHEAD DOORS** EXTERIOR | 24'-0" | 24'-0" | VUP BAY 0H1 SEE DRAWINGS FOR DETAILS EXTERIOR | 24'-0" | 24'-0" | VUP BAY EXTERIOR | 18'-0" | 20'-0" | MBK BAY EXTERIOR | 18'-0" | 20'-0" | MBK BAY VUP BAY 0H5 SEE DRAWINGS FOR DETAILS MBK BAY



1 LOCATION PLAN SP1 SCALE N.T.S.

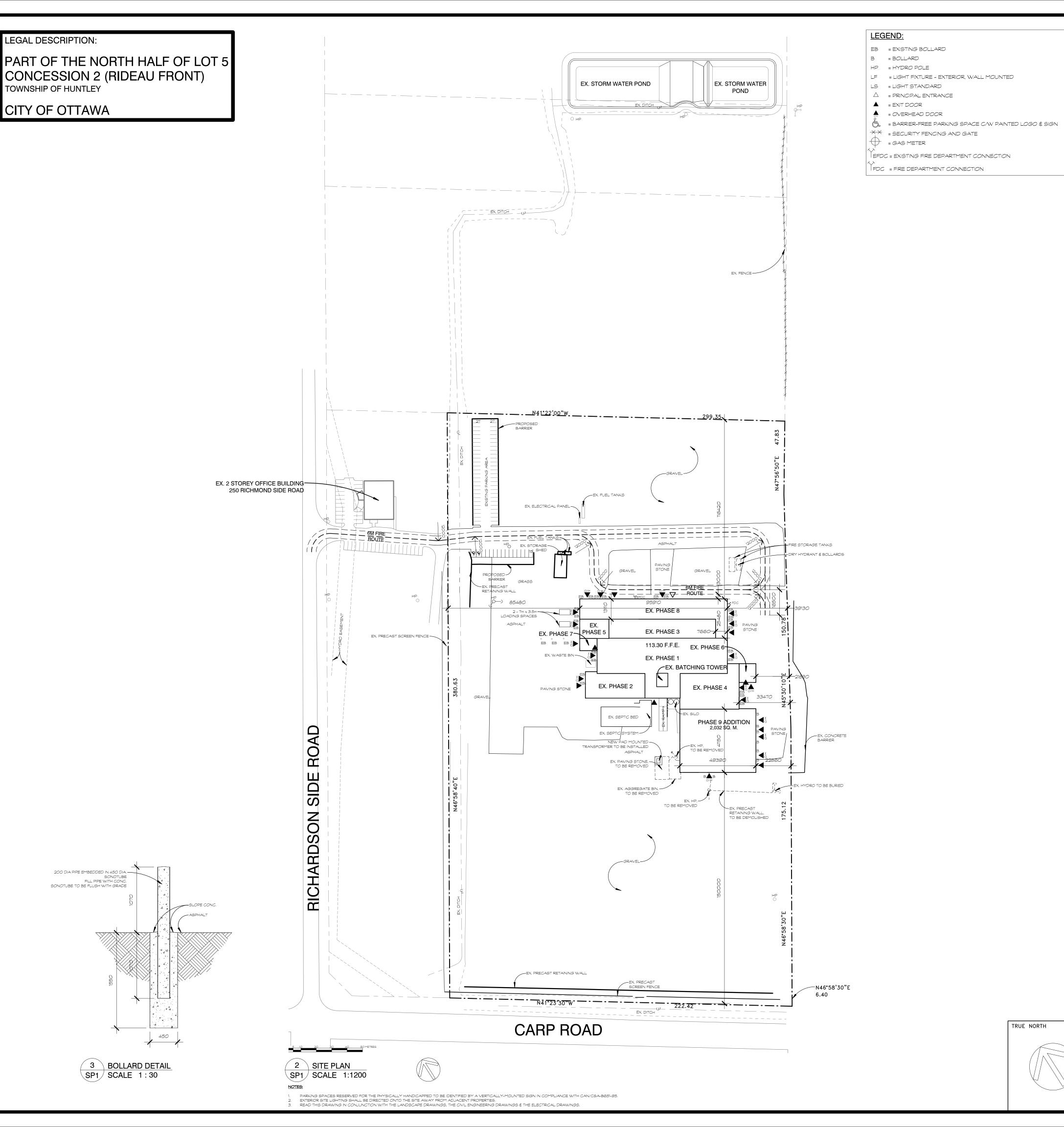
PROJECT ZONING REVIEW/STATISTICS

(BY-LAW 2003-530)

MUNICIPALITY: OTTAWA MUNICIPAL ADDRESS: 2460 CARP RD REGISTERED OWNER: M CON PRODUCTS INC. LOT AREA = 84,000 sq. m (904,198 sq.ft.) (20.75 ACRES)

> ZONING BY-LAW: 2008-250 ZONE: RHS - RURAL HEAVY INDUSTRIAL PROPOSED USE: PRECAST CONCRETE PLANT

BUILDING AREAS		(SQ M.)	<u>(</u> SQ F
GROUND FLOOR MEZZANINE	EXISTING EXISTING	6,541 <u>133</u> 6,674	70,4 <u>1,</u> 4 71
GROUND FLOOR	PROPOSED	2,022	21,
<u>GROSS TOTAL</u>	_AREA	8,696	93
DEVELOPMENT STANDAR	<u>RDS</u>	REQUIRED	PROVID
MINIMUM LOT AREA MINIMUM LOT WIDTH MAXIMUM LOT COVERAG MINIMUM REQUIRED YARE		8,000 sq. m 50.00m 50.0%	84,000 s 219. 7
FRONT YARD (WES INTERIOR SIDE YAS INTERIOR SIDE YAS REAR YARD (EAST MAXIMUM BUILDING HEIGH MINIMUM WIDTH OF LAND	ST - CARP ROAD) RD (NORTH) RD (SOUTH) ) HT	15.00m 3.00m 3.00m 15.00m 15.00m	150.C 85.4 21.8 116.4 12.8
ABUTTING A STREET ALL OTHER CASES		3.00m nil	EXISTI
PARKING SPACES GR.FLOOR WAREHOUSIN @ .8/100 SQ M.	NG	70	
LOADING SPACES (3.5 x 7	7)	2	
PARKING FOR PHYSICALL	Y		



Registered Owner:

M CON PRODUCTS INC

2150 RICHARDSON SIDE ROAD OTTAWA, ONTARIO, KOA 1LO Tel: (613) 831-1736 ext. 262 Fax: (613) 831-2048 e-mail:john.mion@mconproducts.cor

∭Project Manager:

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| Planning/Civil Engineer:

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Fax: (613) 831-2048

OTTAWA, ONTARIO K2M 1P6 Tel: (613) 254-9643 ext. 270 e-mail:a.thompson@novatech-eng.co

Geotechnical Engineer:

HOULE CHEVRIER ENGINEERING LTD.

180 WESCAR LANE OTTAWA, ONTARIO, KOA 1LO Tel: (613) 836-1422 Fax: (613) 836-9731

e-mail:lashe@hceng.ca

|Surveyor:

|| FAIRHALL, MOFFATT & WOODLAND LIMITED 235 TERENCE MATTHEWS CRESCEI

OTTAWA, ONTARIO K2M 2B3 Tel: (613) 591-2580 Fax: (613) 591—1495 e-mail:

|| Landscape Architect:

| | NOVATECH ENGINEERING CONSULTANTS LIMITED 240 MICHAEL COWPLAND DRIVE, SUITE 20 OTTAWA, ONTARIO K2M 1P6 Tel: (613) 254-9643 ext. 270

e—mail: a.thompson@novatech—eng.cor

DESCRIPTION No. DATE SSUED FOR THE PURPOSE OF: APR 6/16 CONSTRUCTION

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT COPYRIGHT RESERVED. THIS DRAWING IS THE

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LEONARD KOFFMAN ARCHITECT

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M CON PRODUCTS INC.

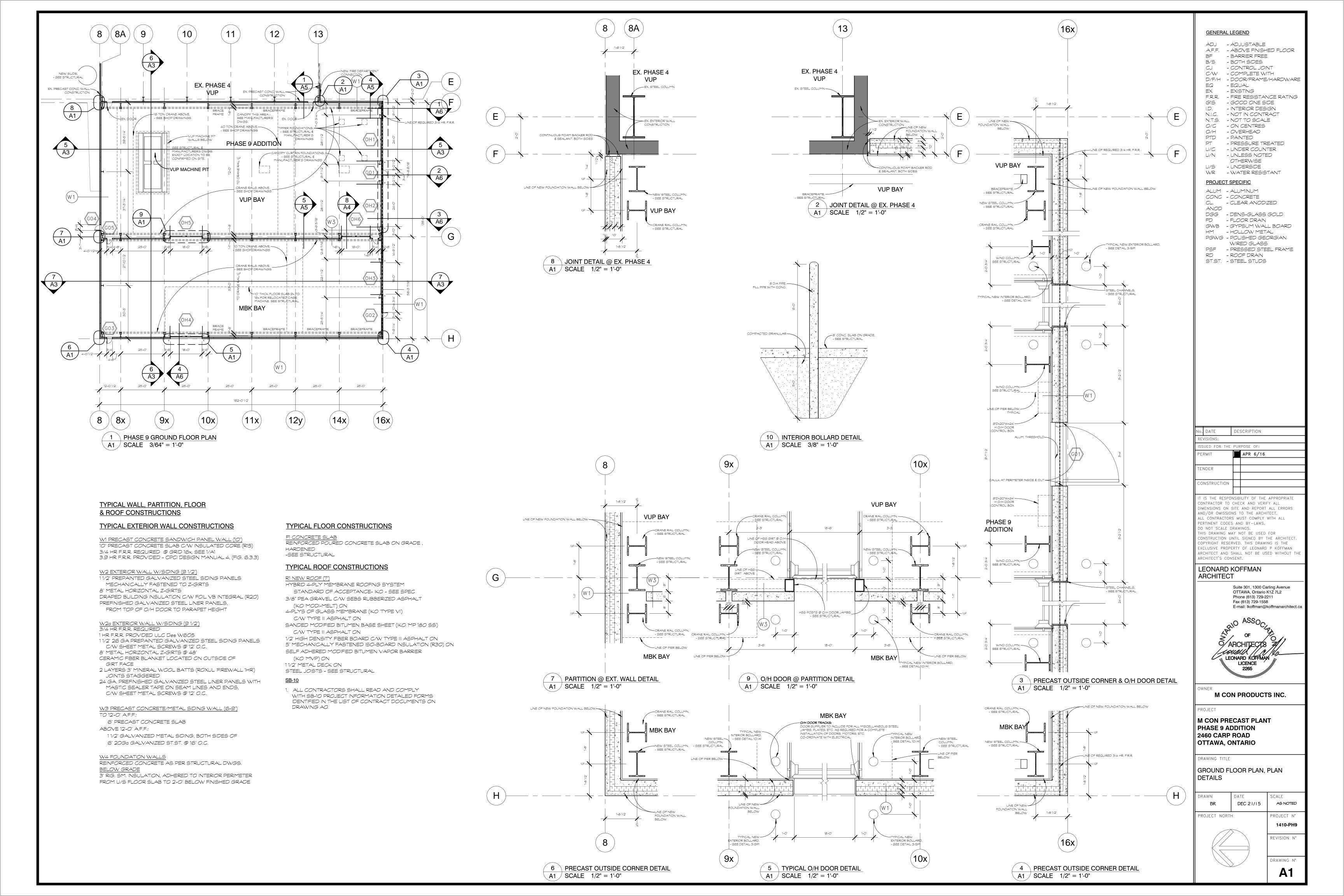
M CON PRECAST PLANT PHASE 9 ADDITION 2460 CARP ROAD OTTAWA, ONTARIO

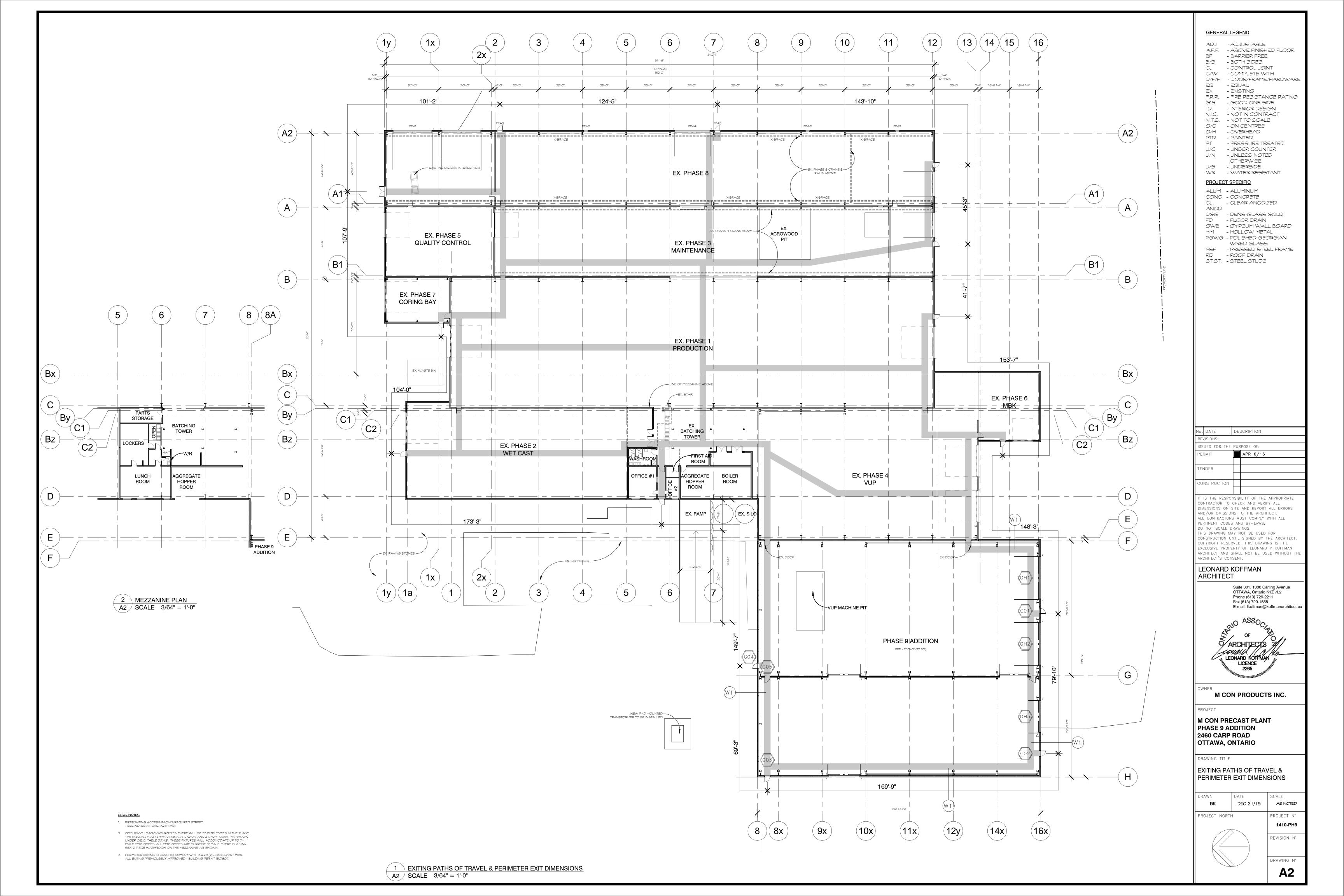
SITE PLAN

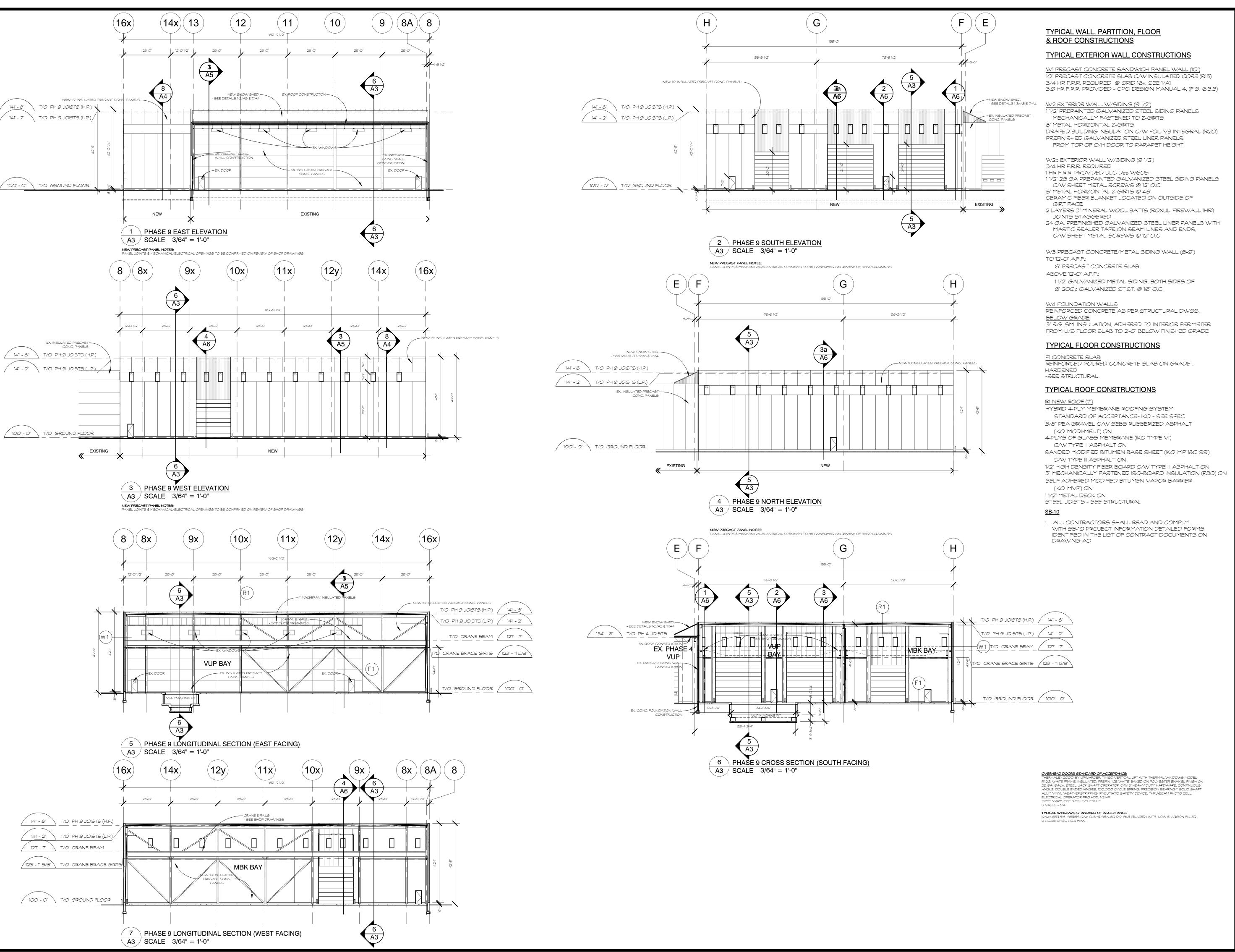
TRUE NORTH

DEC 21/15 AS NOTED PROJECT NORTH PROJECT N° 1410-PH9

REVISION N°







**GENERAL LEGEND** 

ADJ - ADJUSTABLE A.F.F. - ABOVE FINISHED FLOOR - BARRIER FREE

B/S - BOTH SIDES CJ - CONTROL JOINT - COMPLETE WITH D/F/H - DOOR/FRAME/HARDWARE

EQ - EQUAL EX - EXISTING F.R.R. - FIRE RESISTANCE RATING G1S - GOOD ONE SIDE

- INTERIOR DESIGN

N.I.C. - NOT IN CONTRACT

U/C - UNDER COUNTER

N.T.S. - NOT TO SCALE O/C - ON CENTRES O/H - OVERHEAD PTD - PAINTED - PRESSURE TREATED

> U/N - UNLESS NOTED OTHERWISE U/S - UNDERSIDE WR - WATER RESISTANT

ALUM - ALUMINUM

CONC - CONCRETE

FD - FLOOR DRAIN

RD - ROOF DRAIN

ST.ST. - STEEL STUDS

HM - HOLLOW METAL

ANOD

CL. - CLEAR ANODIZED

DGG - DENS-GLASS GOLD

GWB - GYPSUM WALL BOARD

WIRED GLASS

- PRESSED STEEL FRAME

PGWG - POLISHED GEORGIAN

PROJECT SPECIFIC

DESCRIPTION No. DATE SUED FOR THE PURPOSE OF: APR 6/16 CONSTRUCTION

IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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M CON PRODUCTS INC.

PROJECT

M CON PRECAST PLANT PHASE 9 ADDITION 2460 CARP ROAD OTTAWA, ONTARIO

DRAWING TITLE

BUILDING ELEVATIONS, BUILDING SECTIONS

DRAWN	DATE	SCALE
BR	DEC 21/15	AS NOTED
PROJECT NORTH		PROJECT N°
		1410-PH9
		REVISION N°
		DRAWING N°
		А3

