WIGWAMEN: ARROWSMITH DRIVE

2040 ARROWSMITH DRIVE, OTTAWA, ON K1J 8V9

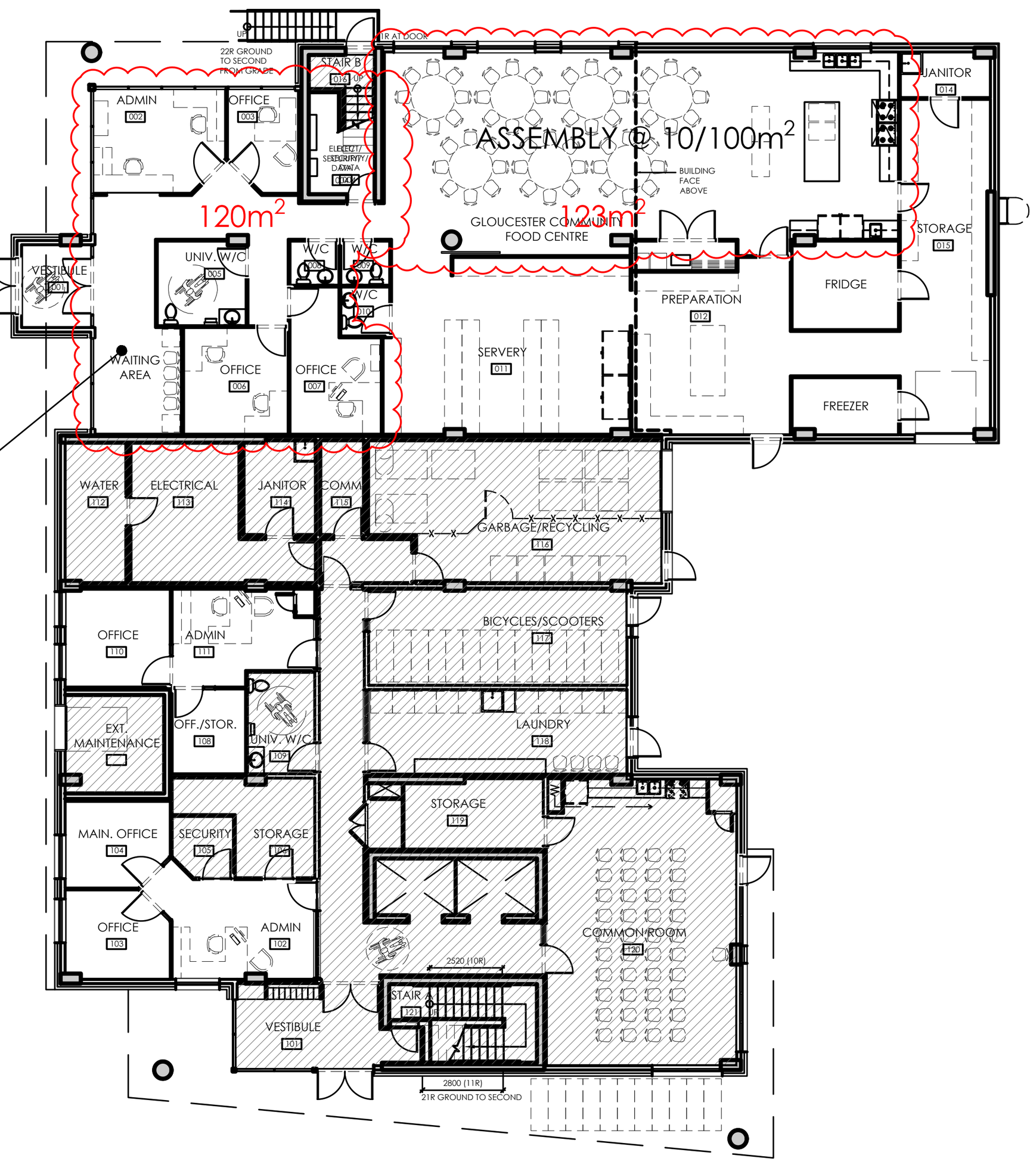
ISSUED FOR SITE PLAN APPLICATION - DECEMBER 20, 2022

PROJECT TEAM:

CLIENT	ELECTRICAL
Wigwamen Incorporated 23 Lesmill Rd, Unit 106 Toronto, Ontario M3B 3P6 Tel: 416-481-4451	**Smith + Andersen** 1600 Carling Ave., Suite 530 Ottawa, Ontario, K1Z 1G3 Tel: 613-691-0266
ARCHITECT	SURVEYOR
Vandenberg & Wildeboer Architects 160 Flamborough Way, Ottawa, Ontario K2K 3H9 Tel: 613-287-0144 (x200)	**Farley, Smith & Denis Surveying Ltd.** 30 Colonnade Rd. N., Unit #275 Ottawa, Ontario K2E 7J6 Tel: 613-727-8226
STRUCTURAL	CIVIL
Cunliffe & Associates 200-1550 Carling Ave, Ottawa, Ontario K1Z 8S8 Tel: 613-729-7242 x 222	**Douglas B. Gray Engineering Inc.** 700 Long Point Circle, Gloucester, Ontario K1T 4E9 Tel: 613-425-8044
MECHANICAL	LANDSCAPE
Smith + Andersen 1600 Carling Ave., Suite 530 Ottawa, Ontario, K1Z 1G3 Tel: 613-691-0266	**James B. Lennox & Associates Inc.** 3332 Carling Ave., Ottawa, Ontario K2H 5A8 Tel: 613-722-5168

DRAWING LIST:

ARCHITECTURAL:



PARKING RATE DIAGRAM

SITE STATISTICS
EXISTING ZONE: I1E - MINOR INSTITUTIONAL
PROPOSED ZONING: R5AA-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

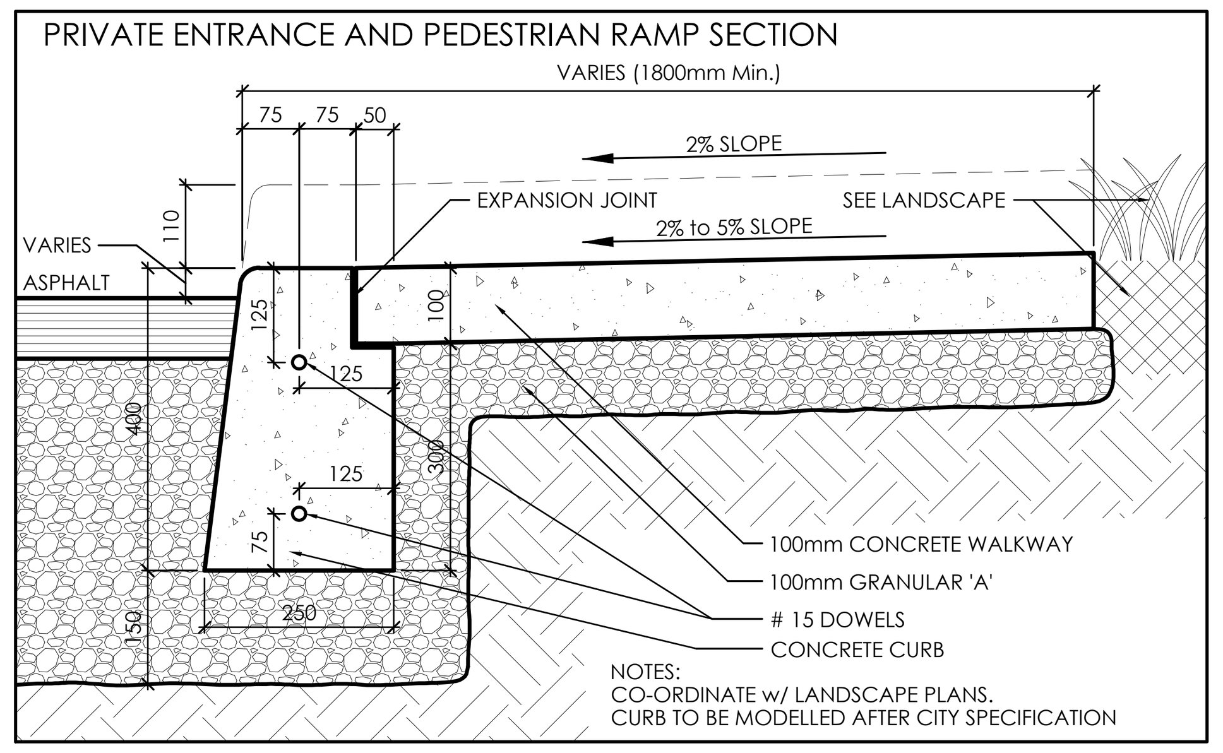
PARKING CALCULATIONS:

NEW BUILDING:

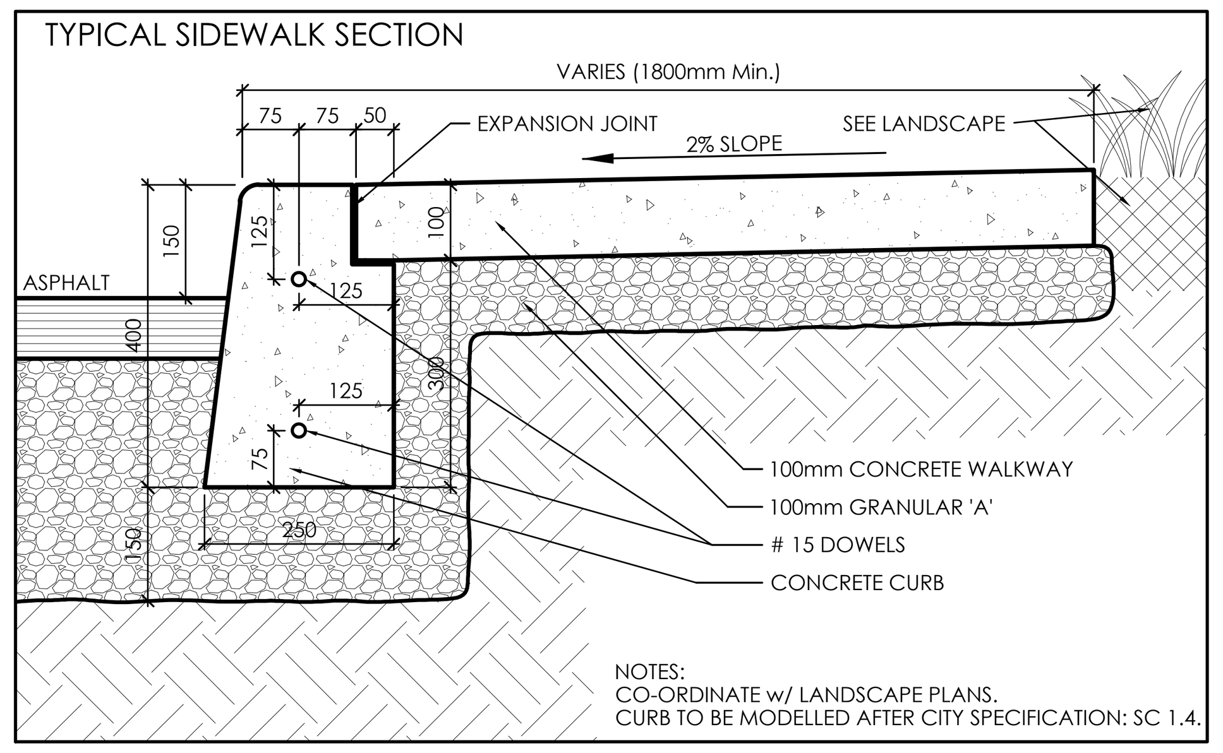
FLOOR:	OCCUPANCY:	PARKING RATE:	PARKING REQUIRED:
BUILDING 6 FLOORS	RESIDENTIAL (50 UNITS)	DWELLING: 1/unit for first 4 storeys, 0.75/unit for additional storeys. VISITORS: .2/unit OFFICE: $2.4/100m^2$ ASSEMBLY: $10/100m^2$	DWELLING: (1x4x10)+(0.75x2x10) = 55 VISITORS: .2x50 = 10 OFFICE: 1.2 $(120m^2/100m^2)$x 2.4 = 2.88 ASSEMBLY: $123/100m^2$= 12.3 TOTAL: 80.18
		PARKING PROVIDED:	71 SPACES

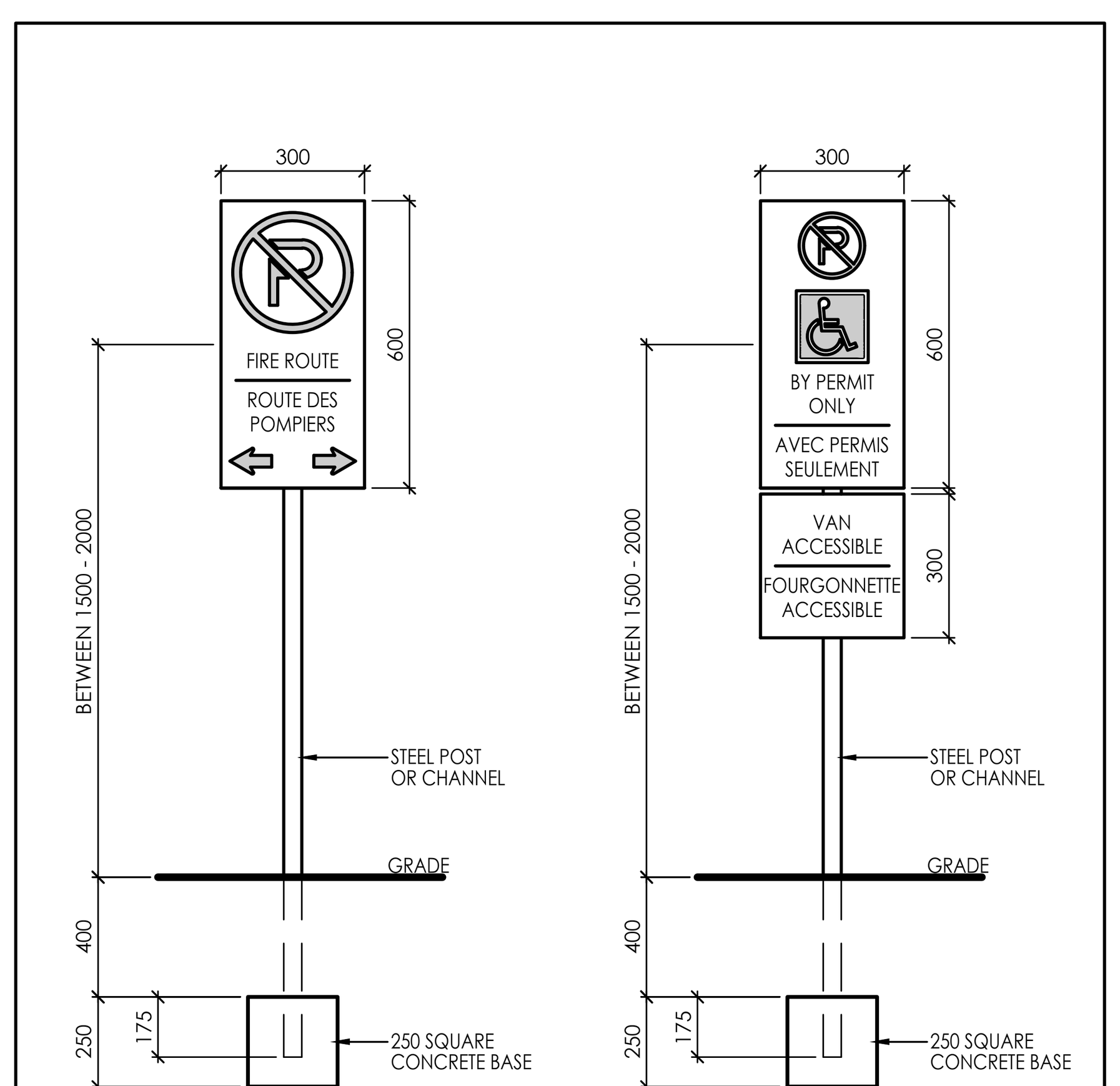
PARKING SPACE:	2.6m X 5.2m	PROVIDED: 2.6 x 5.2
ACCESSIBLE PARKING SPACE SIZE PROVISIONS	REQUIRED (BY AODA): TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2	TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2
ACCESSIBLE PARKING		PROVIDED: TYPE A: 3 TYPE B: 4
MIN AISLE WIDTH	REQUIRED: 6.7 m	PROVIDED: 6.7 m
AMENITY SPACE	REQUIRED: $6m^2$/UNIT x 50 UNITS = $300m^2$	PROVIDED: COMMON ROOM = $64m^2$ EXTERIOR PATIO = $61m^2$ COMMUNITY GARDEN = $274m^2$ TOTAL = $399m^2$

PRIVATE ENTRANCE AND PEDESTRIAN RAMP SECTION



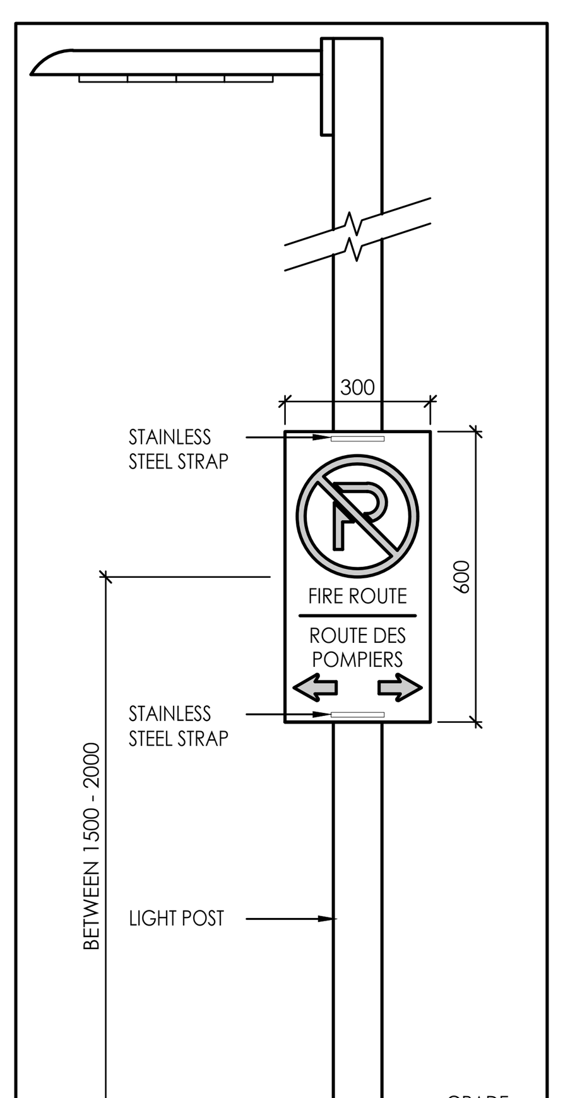
TYPICAL SIDEWALK SECTION



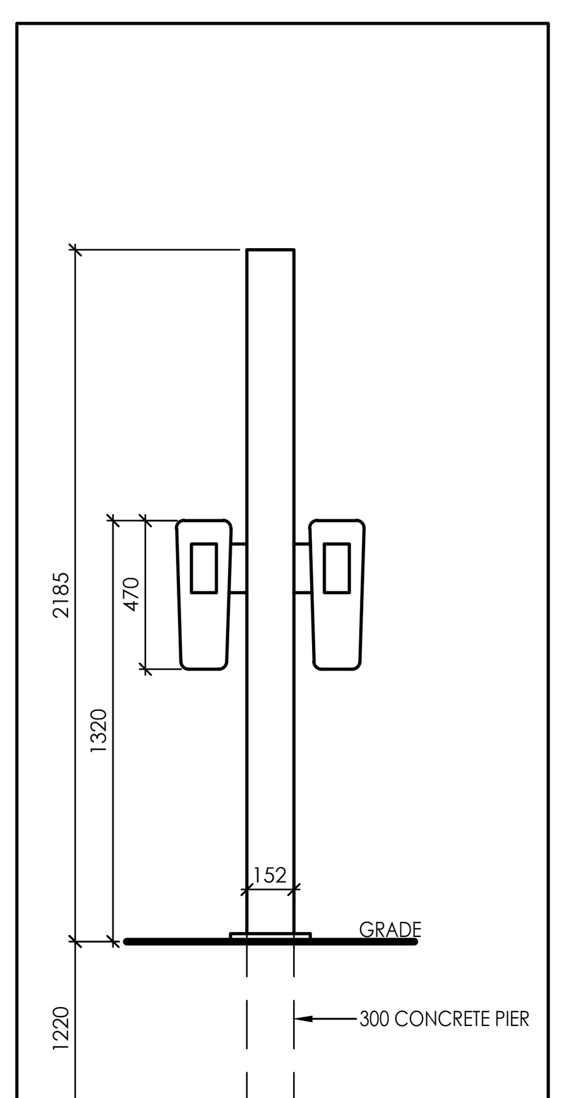


FIRE ROUTE SIGN
TO BE CONSISTENT WITH:
OTM STANDARDS

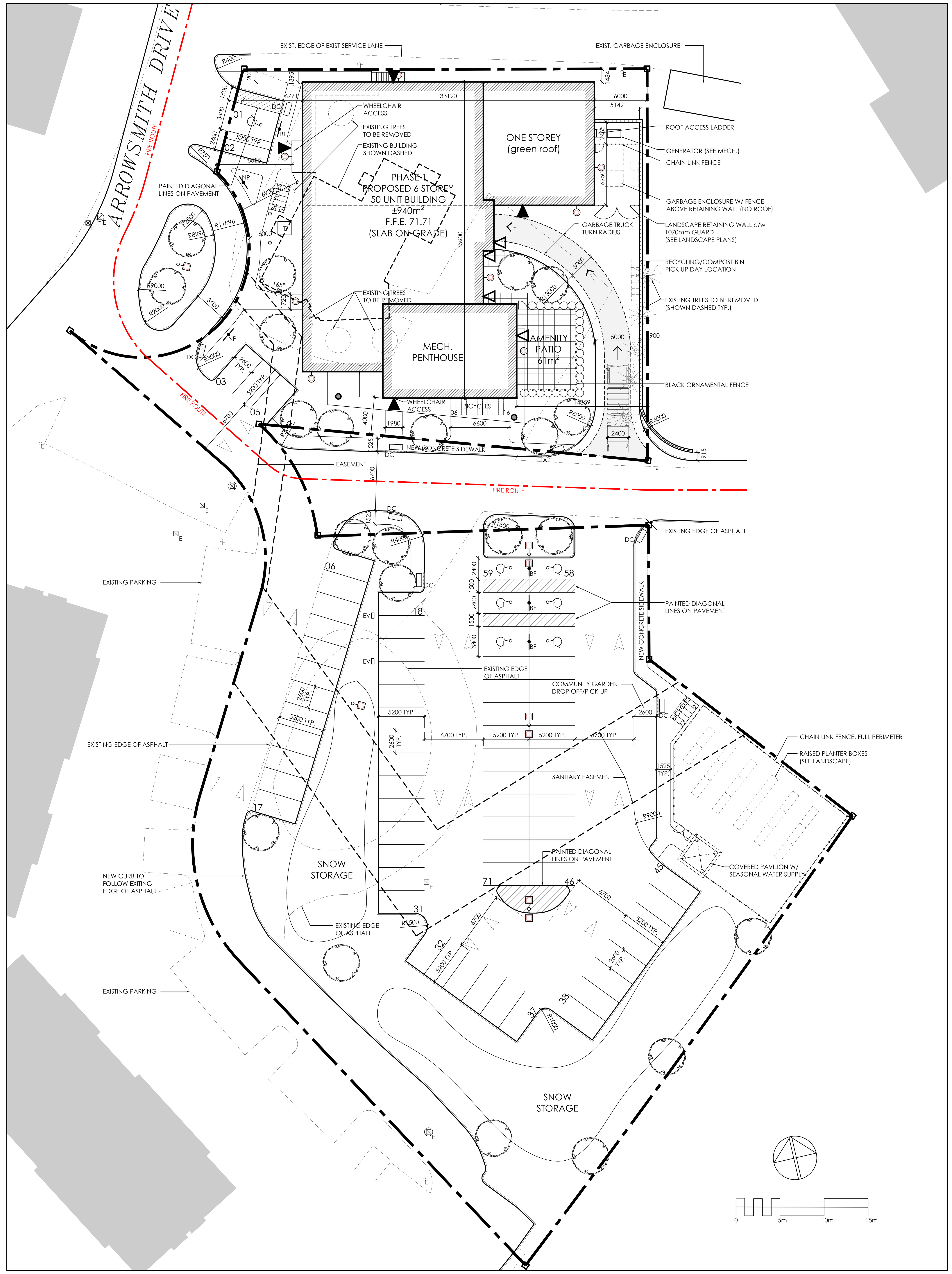
DISABLED PARKING PERMIT SIGN
TO BE CONSISTENT WITH:
OTM STANDARD RB-93



LIGHT POST WITH MOUNTED FIRE ROUTE SIGN



ELECTRICAL VEHICLE CHARGING STATION



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)
U/P	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
T	TRANSFORMER W/ BOLLARD (SEE ELEC.)
	SITE FENCING (SEE LANDSCAPE)

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
RALPH A. VANDEN BERG
LICENCE 4308

Vandenberg & Wildeboer
ARCHITECTS
www.vwarchitects.ca Telephone: 613.287.0144 Facsimile: 613.271.8609 mail@vwarchitects.ca
THE OLD STONE LODGE ▫ 160 FLAMBOROUGH WAY ▫ OTTAWA (KANATA) ▫ ONTARIO ▫ K2K 3H9

PROJECT TITLE

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

DRAWING TITLE

SITE PLAN

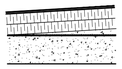
DESIGNED BY: RV
DRAWN BY: JN, NG
START DATE: 2022
SCALE: 1:250
PROJECT NO. 2200

DRAWING No.
A000

PLOT DATE: February 2, 2023

ROOFS:

R1

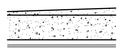


LOW SLOPE - MEMBRANE
1 HR FRR PER UILC G524

- TRAFFIC SHEET SHOWN
- 2 PLY MOD BIT MEMBRANE ROOFING SYSTEM
- 6.4 ASPHALTIC PROTECTION BOARD
- POLYISO SLOPED INSULATION
- 150 POLYISO ROOF INSULATION (MIN RSI 6.2/R35 c.i.)
- SLOPED CONCRETE TOPPINGS, SLOPED TO DRAINS (SEE STRUCTURAL)
- POLYURETHANE ADHESIVE
- MOD BIT MEMBRANE VAPOUR BARRIER
- CONCRETE DECK

CODE REQUIRED: MIN. RSI 6.2 c.i.
(ENERGY EFFICIENCY per SB-10, DIVISION 3, TABLE 5.5-5, ROOF/INSULATION ABOVE DECK/RESIDENTIAL)

R2



CANOPY, CONCRETE (LOW SLOPE)

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

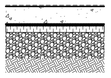
FLOORS:

FL1

SUSPENDED CONCRETE SLAB

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

FL2



INSULATED SLAB-ON-GRADE (UNHEATED)
IIC 64 CARPET & IIC 59 (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 2.6) for 1200mm AROUND EXTERIOR WALLS.
- COMPACTED GRANULARS (PER GEOTECH)
- UNDISTURBED SOIL (AS APPROVED BY GEOTECH)
- PROVIDE SCAB SAWCUTS (SEE STRUCT.)

CODE REQUIRED: MIN. RSI 2.6 for 1200mm.
(ENERGY EFFICIENCY per SB-10, DIVISION 3, TABLE 5.5-5, SLAB-ON-GRADE/UNHEATED/RESIDENTIAL)

EXTERIOR WALLS:

EX1

MASONRY VENEER / STEEL STUD
FIRE SEPARATION
1 HR FRR PER CUL U423
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

CODE REQUIRED: MIN. RSI 2.3 + 2.1c.i.
(ENERGY EFFICIENCY per SB-10, DIVISION 3, TABLE 5.5-5, WALL ABOVE GRADE/STEEL FRAMED/RESIDENTIAL)

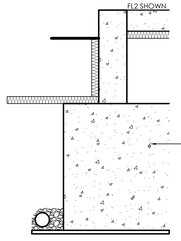
EX2

ALUMINUM COMPOSITE PANEL / STEEL STUD
1 HR FRR PER SB-2, TABLES 2.3.4.A & C

- METAL PANEL SYSTEM (FIRE RATED)
- THERMAL CLIP (TO BE ENGINEERED)
- 25 MIN 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)

FOUNDATION WALLS:

EF1



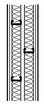
EXTERIOR FOUNDATION WALL - INSULATED

- POURED CONC. FOUNDATION WALL (SEE STRUCT.)
- 50 XPS 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

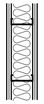


PARTY WALL
FIRE SEPARATION
1 HR FRR PER CUL V469
STC 65 PER NOAL 18-0643
NON-LOADBEARING

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 OI.12-0924
NON-LOADBEARING

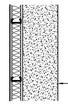
- 16 TYPE X GYPSUM BOARD (STC)
- 16 TYPE X GYPSUM BOARD (FRR)
- 152 METAL STUDS @ 610 O.C. (SEE STRUCT.)
- SOUND ATTENUATING BATT INSULATION
- 16 TYPE X GYPSUM BOARD (FRR)
- 16 TYPE X GYPSUM BOARD (STC)

P3

SUITE PARTITION
NON-LOADBEARING

- 13 GYPSUM BOARD
- 64 (92 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

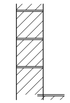
- CAST IN PLACE CONCRETE (FRR WHERE INDICATED) (SEE STRUCTURE FOR SIZING)

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

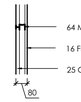


CONCRETE BLOCK WALL
1 HR. FRR PER SB-2, TABLES 2.3.4.A & C

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

SHAFTWALL:

SW1



MECH. SHAFT
1 HR FRR PER U.I.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 Flamborough Way
Kanata, Ontario
K2K 3H9
613.287.0144

Project info:
Name of Project: WIGWAMEN
Project location: 2040 ARROWSMITH DRIVE, OTTAWA, ON, K1J 8V9

THE ARCHITECT NOTED ABOVE HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES, THE ARCHITECTS SEAL NUMBER IS THE ARCHITECTS BCDN.

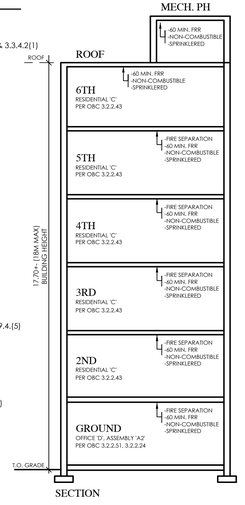
Item	Ontario Building Code Data Matrix Parts 3 & 9					OBC Reference	
1	Project Description	■ New ☐ Addition ☐ Alteration	☐ Part 11			■ Part 3	☐ Part 9 N/A
		☐ Change of Use					
2	Major Occupancy(s):					3.1.2.1.(1)	N/A
	GROUND	OFFICE GROUP 'D', ASSEMBLY GROUP 'A2'					
	SECOND TO SIXTH	RESIDENTIAL GROUP 'C'					
3	Building Area (m²)	New: 912+		Total: 912+		1.1.3.(A)	N/A
4	Building Height (m)	Avg. Grade: [illegible]		Height:17.7M		1.1.3.2	N/A
5	Number of Storeys-	Above Grade:6		Below Grade:0		3.2.1.1 & 1.1.3.2	N/A
6	Number of Streets/Access Routes:	TWO				3.2.2.10 & 3.2.5.5	N/A
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	N/A
8	Sprinkler System Proposed	■ Entire Building ☐ Basement Only ☐ In Lieu of Roof Rating ☐ Not Required				3.2.2.20-.83 3.2.1.5 3.2.2.17	N/A
9	Standpipe Required	■ Yes	☐ No			3.2.9	N/A
10	Fire Alarm Required	■ Yes	☐ No			3.2.4	
11	Water Service/Supply is Adequate	■ Yes	☐ No			3.2.5.7	
12	High Building	☐ Yes	■ No			3.2.6	
13	Permitted Construction	☐ Combustible	☐ Non-Combustible	■ Both		3.2.2.20-.83	N/A
	Actual Construction	☐ Combustible	■ Non-Combustible	☐ Both			
14	Mezzanine(s) Area: N/A					3.2.1.1.(3)-(8)	N/A
15	Occupant Load Based on	■ m²/Person		☐ Design of Building		3.1.17	N/A
	1st Floor- Occupancy: D			Load:	Persons		
	1st Floor- Occupancy: A2			Load:	Persons		
	2nd Floor- Occupancy: C			Load: 20	Persons		
	3rd Floor- Occupancy: C			Load: 20	Persons		
	4th Floor- Occupancy: C			Load: 20	Persons		
	5th Floor- Occupancy: C			Load: 20	Persons		
	6th Floor- Occupancy: C			Load: 20	Persons		
16	Barrier Free Design:	■ Yes	☐ No (explain)			3.8	N/A
17	Hazardous Substances:	☐ Yes	■ No			3.3.1.2 & 3.3.1.19	N/A
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (hours)	Required	Provided	Req'd Fire Sep	Listed Design No. or SB-2/OBC REF	3.2.2.20-.83 & 3.2.1.4 N/A
		Floors (Between C&D)	1	1	Y	SB-2 TABLE 2.1.1	3.1.3.1 (1), 3.2.2.43 (2) (A)
		Floors (Between A2&C)	1	1	Y	SB-2 TABLE 2.1.1	3.1.3.1 (3), 3.2.2.43 (2 (A)
		Floors (Between C&C)	1	1	Y	SB-2 TABLE 2.3.12	3.2.2.43 (2)(A)
		Roof	1	1	N	SB-2 TABLE 2.3.12	3.2.2.43
		FRR of Structural Members Supporting Horizontal Assemblies	Required	Provided	Req'd Fire Sep	Description	
		Between C&D	1	1	N	UL X528 / UL L524	3.2.2.43 (2) (C)
		Between A2&C	1	1	N	UL X528 / UILC 0501	3.2.2.43 (2) (C)
		Between C&C	1	1	N	UL X528 / UL L524	3.2.2.43 (2) (C)
		Roof	1	1	N	UL X528 / UL L524	3.2.2.43 (2) (C)
19	Spatial Separation - Construction of Exterior Walls					TABLE 3.2.3.1 (D)	TABLE 3.2.3.7

Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR Hours	Listed Design or Description	Construction Comb.	Construction Non Comb.	Cladding Comb.	Cladding Non Comb.
NORTH	401.53	1.395	N/A	14	8.2	1	TBD	Y	Y	N	Y
SOUTH	471.12	>9	N/A	100	15.9	N/A	TBD	Y	Y	Y	Y
EAST	573.28	>9	N/A	100	28.5	N/A	TBD	Y	Y	Y	Y
WEST	659.63	6	N/A	52	24.1	.75	TBD	Y	Y	N	Y

NOTES:
(a) L.D. MEASURED TO C/L OF STREET
(b) ANY L.D. 9 m OR MORE CAN HAVE 100% UNPROTECTED OPENINGS (TABLE 3.2.3.1 D.)
(c) CLADDING FOR BUILDINGS OVER 4 STOREYS IN BUILDING HEIGHTS WITHIN THE SCOPE OF ARTICLE 3.2.2.43A WHERE THE MAXIMUM PERMITTED AREA OF *UNPROTECTED OPENINGS* IS MORE THAN 10% OF THE EXPOSING BUILDING FACE NEED NOT BE *NONCOMBUSTIBLE* WHERE THE WALL ASSEMBLY COMPLIES WITH THE REQUIREMENTS OF SENTENCES 3.1.5.5.(3) AND (4).
(d) IS REQUIRED TO BE NONCOMBUSTIBLE (TABLE 3.2.3.7)

ADDITIONAL BUILDING CODE ANALYSIS

REQUIRED RATINGS:		
'C' & 'F3' OCCUPANCIES	1.5HR FRR & SEPARATION REQUIRED	O.B.C. 3.3.5.6
SUITES & CORRIDORS	1HR FRR & SEPARATION REQUIRED	O.B.C. 3.3.3.2(2)&(3) & 3.3.4.2(1)
JANITOR ROOM:	SEPARATION & FRR ONLY IF NOT SPRINKLERED	O.B.C. 3.3.1.20(1)&(3)
SERVICE(MECH) ROOMS:	1HR. FRR & SEPARATION	O.B.C. 3.6.2.1
VERTICAL SERVICE SPACE:	45 MIN. FRR & SEPARATION	O.B.C. 3.6.3.1
EXITS - RESIDENTIAL:	1 HR FRR & SEPARATION	O.B.C. 3.4.4.1(1)
ELEVATOR SHAFT:	1 HR. FRR & SEPARATION	O.B.C. TABLE 3.5.3.1
ELEVATOR MACHINE ROOM:	1 HR. FRR & SEPARATION	O.B.C. 3.5.3.3(1)
STORAGE Rm. NOT IN A SUITE:	1HR. FRR & SEPARATION & SPRINKLERED	O.B.C. 3.3.4.3 (1)&(2)
REFUSE ROOM:	1 HR. FRR & SEPARATION & SPRINKLERED	O.B.C. 3.6.2.5
SOFFIT PROTECTION:	NOT REQUIRED	O.B.C. 3.2.3.16(4)
SAFETY WITHIN FLOOR AREAS:		
SPECIFIC DEPENDING ON USE OF BUILDING		O.B.C. 3.3
FIRE SEPARATION DESIGNATION		
REFER TO LIFE SAFETY PLANS A002 & A003		
EXITS TYPICAL FLOORS:		
EXIT DOOR WIDTH REQUIRED: 790mm (2'-7")		O.B.C. 3.4.3.2(7)(g)
EXIT STAIR, RAMP WIDTH REQUIRED: 1100mm (3'-7")		O.B.C. 3.4.3.2(7)(b)
EXIT CORRIDOR WIDTH REQUIRED: 1100mm (3'-7")		O.B.C. 3.4.3.2(7)(a)
CORRIDOR/SUITE DOORS: 790mm (2'-7")		O.B.C. 3.4.3.2(7)(g)
SUITE ENTRANCE DOORS: AUTOMATIC LOCKING PROHIBITED		O.B.C. 3.3.4.5
NO DEAD END CORRIDOR IN ASSEMBLY		O.B.C. 3.3.3.3
MAXIMUM OCCUPANT LOAD OF 60 IN ROOM - OR TWO EXITS		O.B.C. 3.3.1.5(1)(b)
MAX. TRAVEL DISTANCE TO AN EXIT 45m		O.B.C. 3.4.2.5(1)(c-f)
MAX. TRAVEL DISTANCE TO AN EXIT (STORAGE GARAGE): 60m		O.B.C. 3.4.2.5(1)(e)
FIRE HOSE MAXIMUM COVERAGE (30M + 3M SPRAY REACH)		O.B.C. 3.2.9.4.(2), 3.2.9.4.(5)
REQUIRED SOUND RATINGS:		
BETWEEN SUITES & CORRIDORS	MIN. 50 STC	O.B.C. 5.9.1.2(1)
BETWEEN SUITES & ELEVATOR	MIN. 55 STC	O.B.C. 5.9.1.2(2)
UNIT MIX CALCULATION:		
BARRIER-FREE PATH OF TRAVEL UNITS:		O.B.C. 3.8.2.1
50 UNITS PER TABLE 3.8.2.1(5) = 7.5 BF UNITS, ROUNDED UP TO 8		O.B.C. TABLE 3.8.2.1(5)
8 UNITS c/w BARRIER-FREE PATH OF TRAVEL		O.B.C. 3.8.2.1(5) (APPENDIX)
ONE BF BED: 8 UNITS REQUIRED		
PART 12 - RESOURCE CONSERVATION		
SB-10 DIV. 3 CONFORMING TO 2013 ANSI/ASHRAE/IES 90.1 AND CHAPTER 2 ASSEMBLY U VALUES / R VALUES FROM: TABLE SB5.5-6 - ZONE 6 - RESIDENTIAL/SEMIHEATED		



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

CONSTRUCTION

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•THE OLD STONE LODGE • 160 FLAMBOROUGH WAY • OTTAWA (KANATA) • ONTARIO • K2K 3H9 •

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

DRAWING No. A001

PLOT DATE: December 21, 2022

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 DRAWING 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 CONTRACTORS' 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 INDEMNIFYING 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 LINTEL 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-ga. (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-ga. (.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-ga. 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 3273) 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 BATHTUBS 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 SPLICES 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.

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

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
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•THE OLD STONE LODGE • 160 FLANDERSMOUNT WAY • OTTAWA (KANATA) • ONTARIO • K2K 3G9 •

PROJECT TITLE

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

DRAWING TITLE

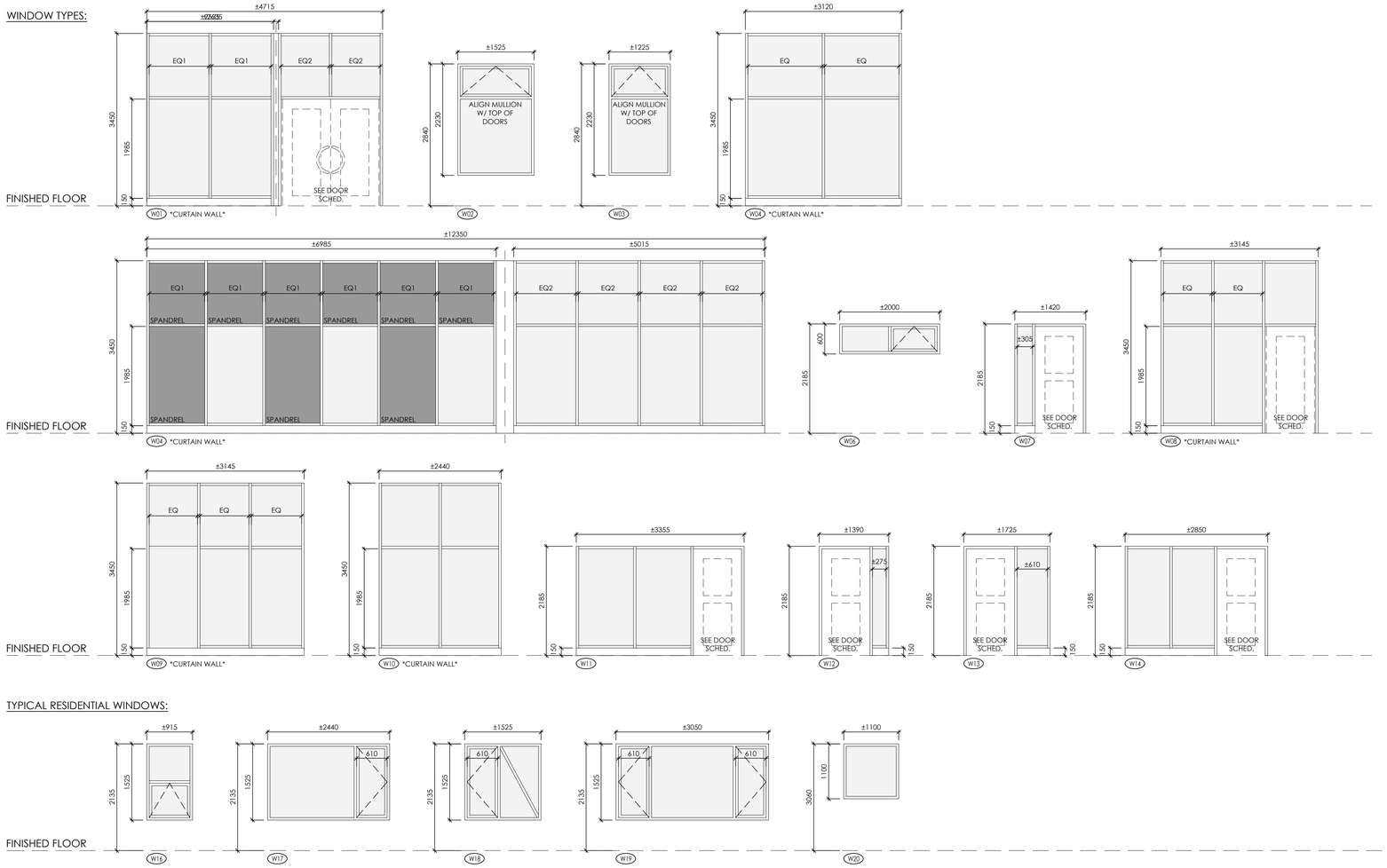
GENERAL NOTES

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

DRAWING NO.
A002

PLOT DATE: December 21, 2022

WINDOW TYPES:



TYPICAL RESIDENTIAL WINDOWS:

WINDOW SPECIFICATIONS:

COMMERCIAL ALUMINUM

FRAMING:
- CURTAIN WALL, THERMALLY BROKEN
- COLOR: BLACK

GLAZING:
- DOUBLE GLAZED TEMPERED (6+13+6mm)
- GLASS COATING: LOW-E, SB60 OR APPROVED EQUIVALENT ON SURFACE #2
- VLT %: 55 (±5% RANGE).
- SHGC: 0.50 (±0.5 RANGE)
- SHADING COEF.: 0.55 (±0.5 RANGE)
- LOW CONDUCTIVITY SPACERS
- 95% ARGON GAS INSERT FILL
- GREY TINTED

FIXED FRAMING PERFORMANCE:
- MAX. U-VALUE: U-2.15
- MAX. SHGC: 0.40

ENTRANCE DOOR PERFORMANCE:
- MAX. U-VALUE: U-3.94
- MAX. SHGC: 0.40

NAFS PARAMETERS

Performance Grade (PG):	25
Min Design Pressure:	1200 Pa
Water Penetration pressure:	180 Pa
Min. Can. Air Infiltration:	A2

All NAFS Parameters provided are to be verified by P.Eng licensed in Ontario and provided with the shop drawings, signed and stamped.

INTERIOR PARTITION SYSTEMS
- DOUBLE GLAZED FOR ACOUSTICAL PERFORMANCE

GENERAL WINDOW NOTES:

1. WINDOW FRAME DIMENSIONED UNLESS NOTED OTHERWISE.
2. SITE VERIFY ALL OPENINGS MEASURES PRIOR TO WINDOW MANUFACTURE.
3. VERIFY ALL QUANTITIES PRIOR TO WINDOW MANUFACTURE
4. REFER TO SECTION DETAILS FOR TYPICAL WINDOW TIE-INS.
5. REFER TO SCHEDULE FOR WINDOW OPERABILITY.
6. IN ACCORDANCE WITH OBC 4.1.5.16, WHERE FLOOR ELEVATION ON ONE SIDE OF WALL IS MORE THAN 600 mm HIGHER THAN FLOOR OR GROUND ON OTHER SIDE, THE WALLS AND WINDOWS SHALL BE DESIGNED TO RESIST LIVE LOADS AS PRESCRIBED IN SECTION 4.1.5.
7. OPERABLE WINDOWS WHERE THE BOTTOM EDGE OF OPENABLE PORTION IS LOCATED MORE THAN 1070 ABOVE FINISHED FLOOR OR 1800 ABOVE FLOOR OR GROUND ON THE OTHER SIDE SHALL BE EQUIPPED WITH A RESTRICTOR LIMITING THE OPENING TO 100 mm MAX. PER OBC 3.3.4.8.
8. IN ACCORDANCE WITH OBC 3.3.1.18(6), WINDOWS LESS THAN 1070 FROM FLOOR IN PUBLIC AREAS ABOVE THE SECOND STOREY TO BE NON-OPERABLE AND DESIGNED TO RESIST HORIZONTAL LOAD OF 0.75 kN/m OR CONCENTRATED LOAD OF 1.0 kN IN CONFORMANCE WITH OBC 4.1.5.14.(1)(c).
9. ALL FENESTRATION TO COMPLY WITH BUILDING ENVELOPE REQUIREMENTS PER SB-10, DIVISION 3, TABLE SB5.5-6.

RESIDENTIAL WINDOW AND DOORS

FRAMING:
- METAL (EXTRUDED ALUMINUM)
- POWDER COAT

GLAZING:
- TRIPLE GLAZED
- WARM EDGE SPACER
- LOW E SURFACE #2
- ARGON GAS
- NO TINTS

WINDOW ASSEMBLY PERFORMANCE:
- MAX. U-VALUE: U-1.64
- MAX. SHGC: 0.40

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

CONSTRUCTION

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PROJECT TITLE

WIGWAMEN

2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

DRAWING TITLE

DOOR & WINDOW SCHEDULE

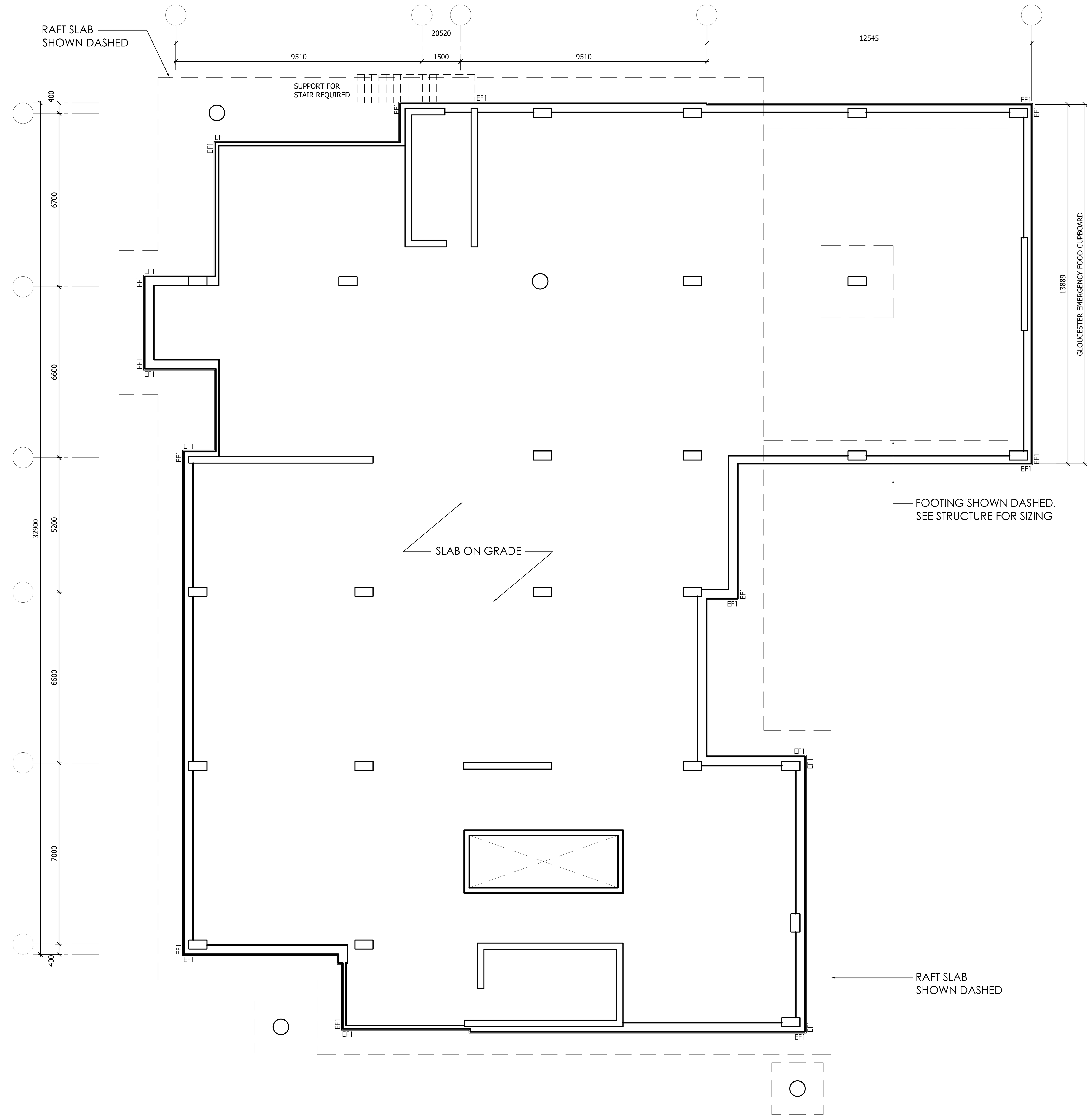
DESIGNED BY:	RV
DRAWN BY:	JN, NG
START DATE:	2022
SCALE:	1:50
PROJECT NO.	2200

DRAWING No.

A003

PLOT DATE: December 21, 2022

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



1 A101 FOUNDATION PLAN
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

CONSTRUCTION

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PROJECT TITLE

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

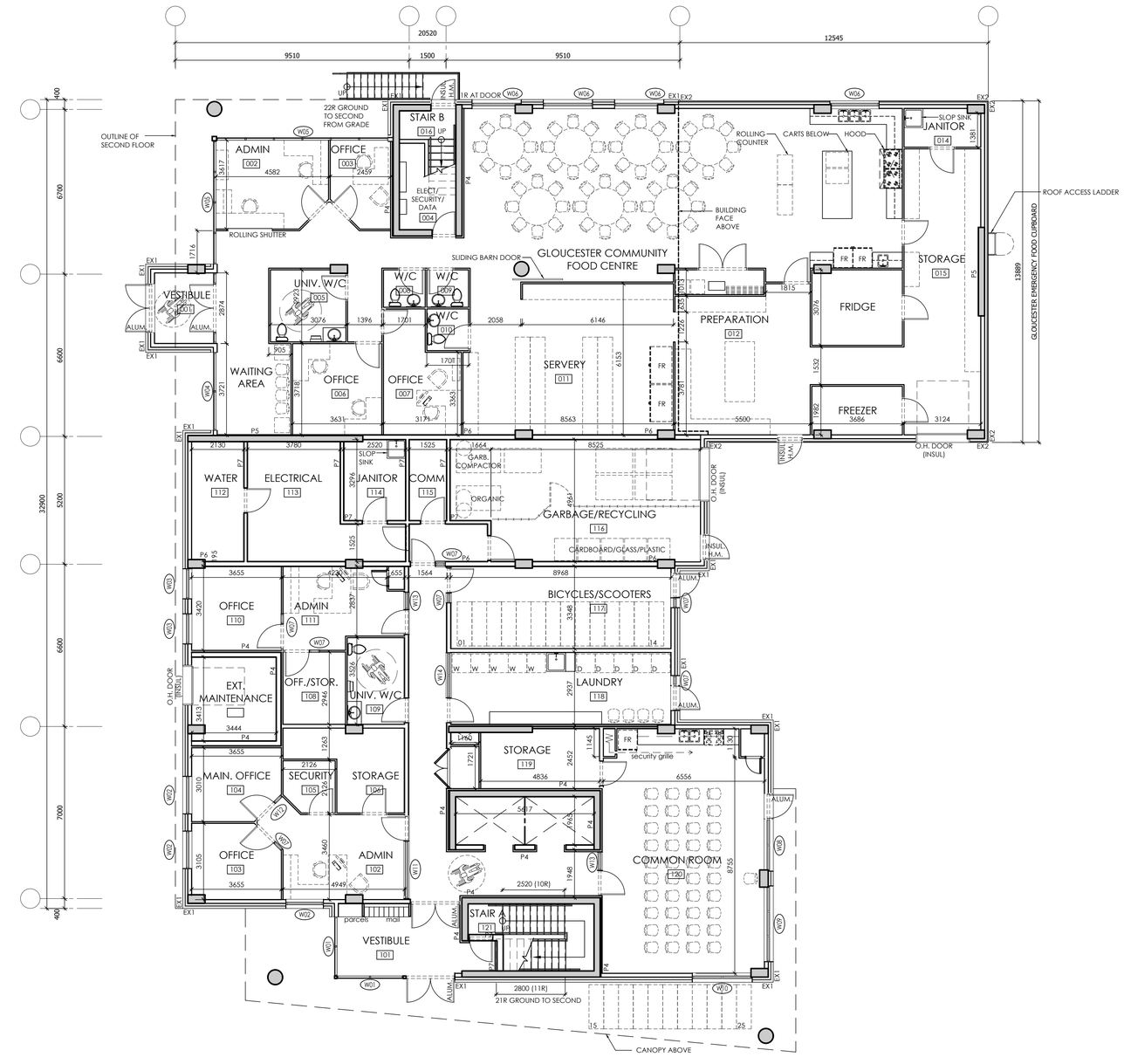
DRAWING TITLE

FOUNDATION PLAN

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

DRAWING No.
A101

PLOT DATE: December 21, 2022



1 / A102 GROUND FLOOR PLAN

SCALE: 1:100

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

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

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
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PROJECT TITLE

WIGWAMEN

2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

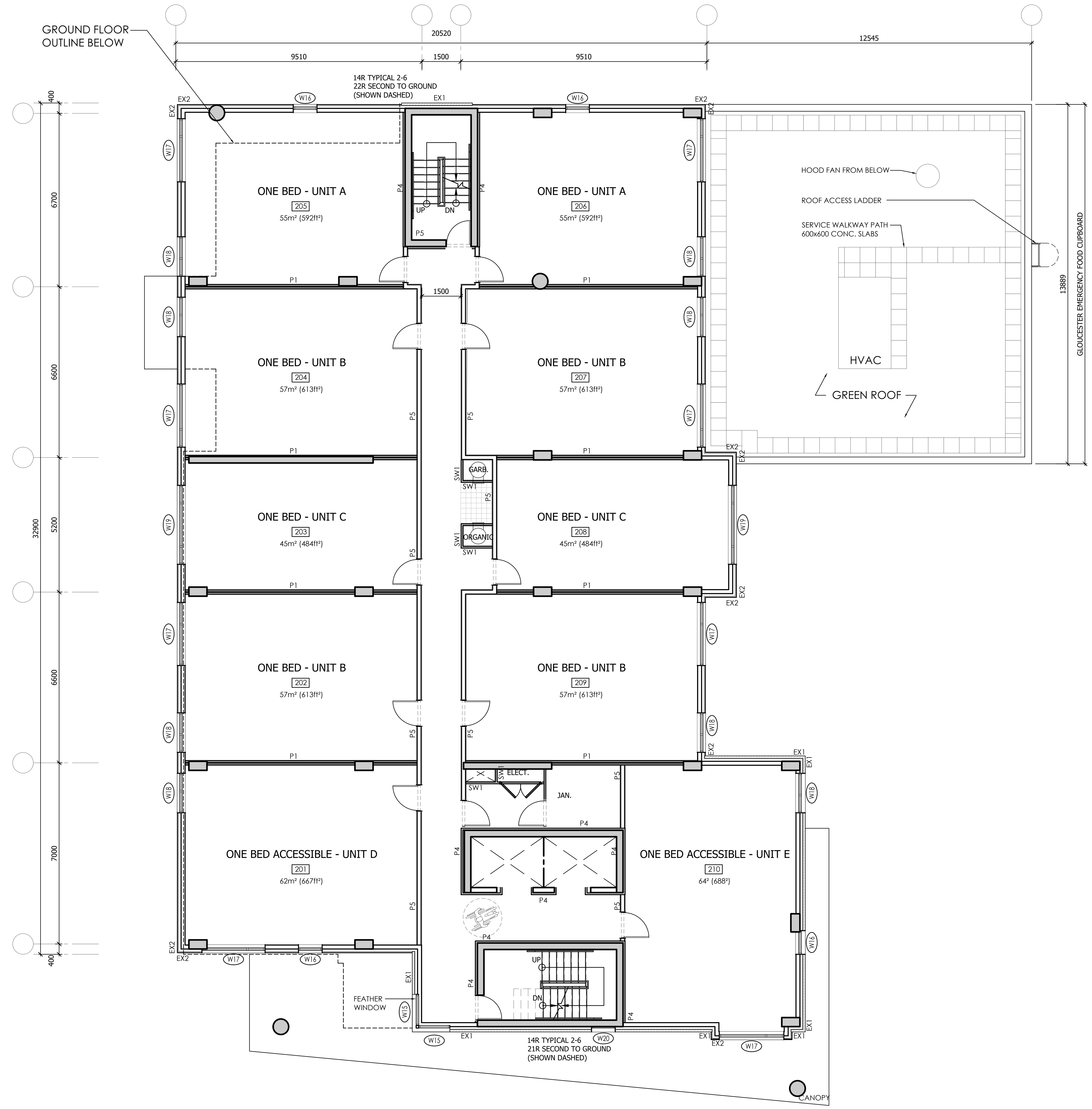
DRAWING TITLE

GROUND FLOOR PLAN

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

DRAWING No. A102

NO.	REVISION	DATE
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 / A103 TYPICAL FLOOR PLAN
SCALE: 1:100

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

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
RALPH A. VANDEN BERG
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THE OLD STONE LODGE ▫ 160 FLAMBOROUGH WAY ▫ OTTAWA (KANATA) ▫ ONTARIO ▫ K2K 3H9

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

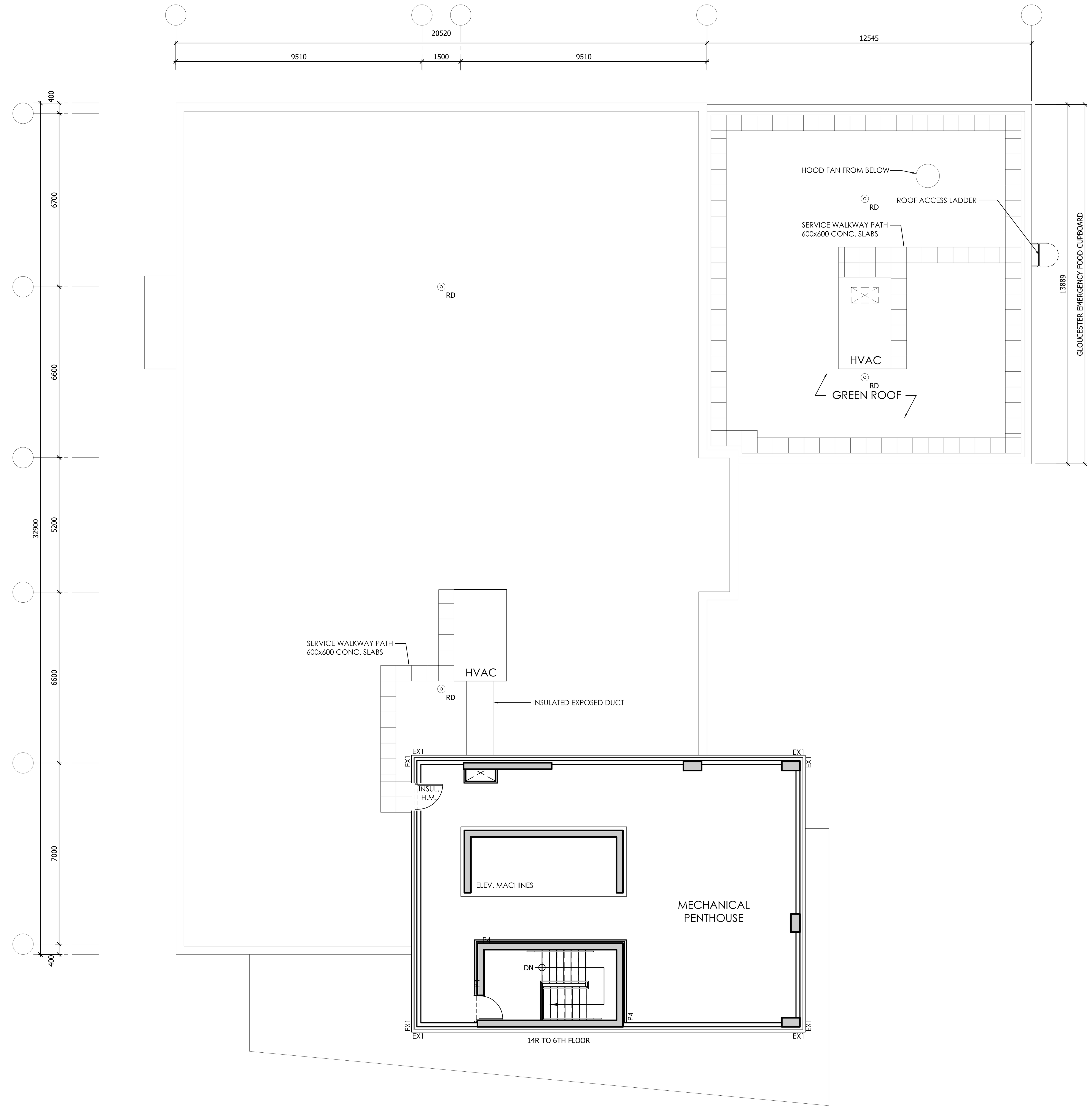
DRAWING TITLE
TYPICAL FLOOR PLAN

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

DRAWING No.
A103

PLOT DATE: December 21, 2022

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



1 A104 MECHANICAL PENTHOUSE FLOOR PLAN
SCALE: 1:100

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

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
RALPH A. VANDEN BERG
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PROJECT TITLE
WIGWAMEN
2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

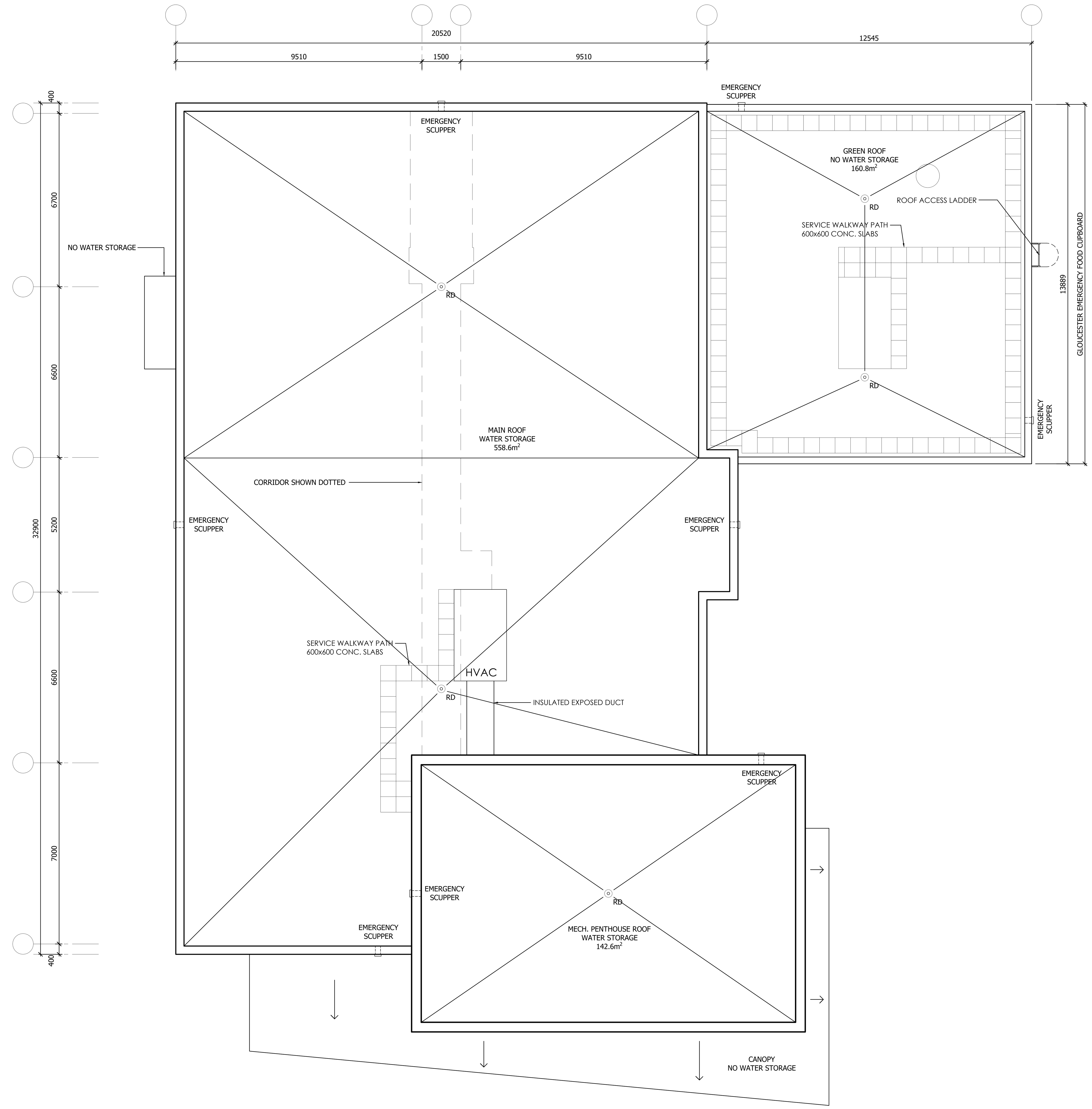
DRAWING TITLE
MECHANICAL PENTHOUSE PLAN

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

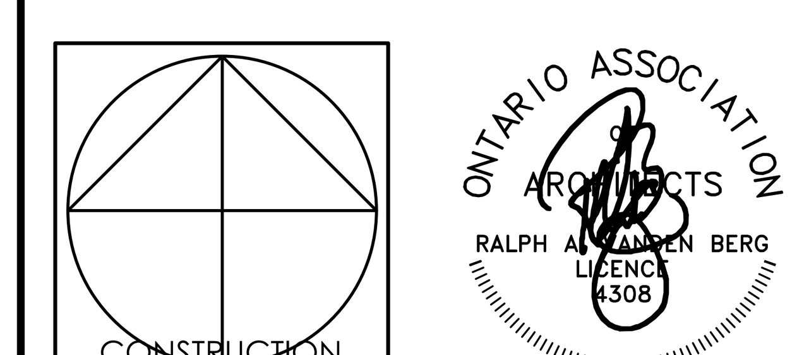
DRAWING NO. A104

PLOT DATE: December 21, 2022

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



1 A105 ROOF PLAN
SCALE: 1:100



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PROJECT TITLE

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

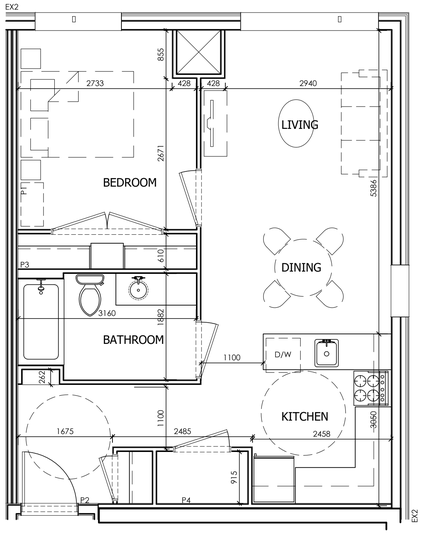
DRAWING TITLE

ROOF PLAN

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

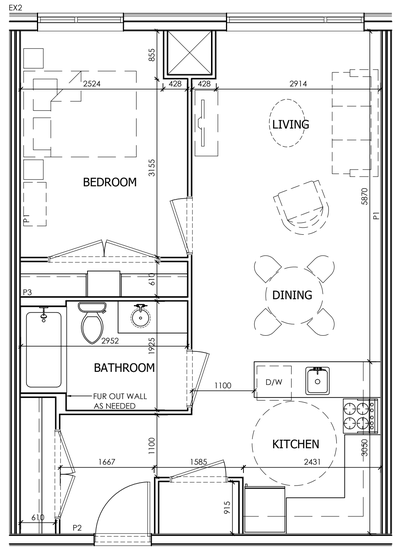
DRAWING NO. A105

PLOT DATE: December 21, 2022



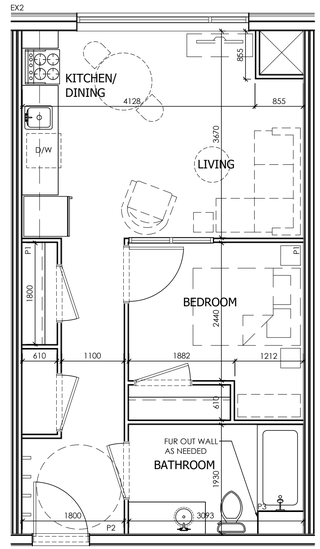
VISITABLE
ONE BED END UNIT
55m^2 (+/- 592ft^2)

1 A110 UNIT A FLOOR PLAN
SCALE: 1:50



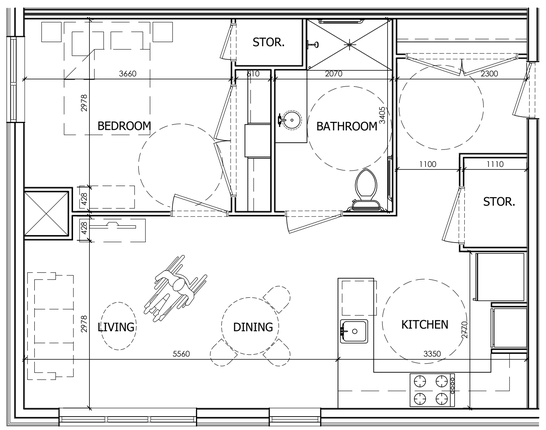
VISITABLE
ONE BED UNIT
57m^2 (+/- 613ft^2)

2 A110 UNIT B FLOOR PLAN
SCALE: 1:50



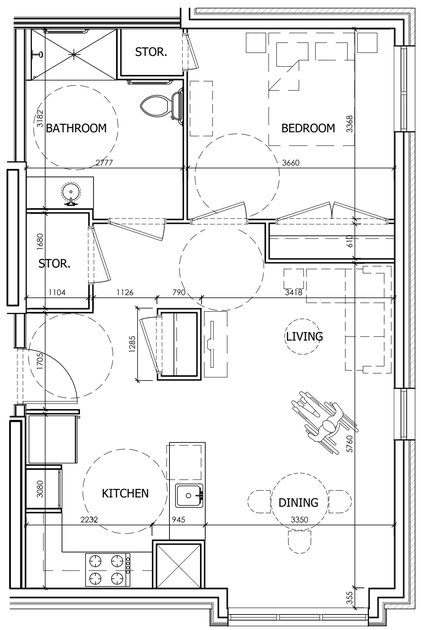
VISITABLE
ONE BED UNIT
45m^2 (484ft^2)

3 A110 UNIT C FLOOR PLAN
SCALE: 1:50



ACCESSIBLE
ONE BED (WEST)
62m^2 (667ft^2)

4 A110 UNIT D FLOOR PLAN
SCALE: 1:50



ACCESSIBLE
ONE BED EAST
64m^2 (688ft^2)

5 A110 UNIT E FLOOR PLAN
SCALE: 1:50

NO.	REVISION	DATE
X	ISSUED FOR BUILDING PERMIT	YYMMDD

NOTE: WALLS TO BE P3 CONSTRUCTION
UNLESS NOTED OTHERWISE

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
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PROJECT TITLE
WIGWAMEN
2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

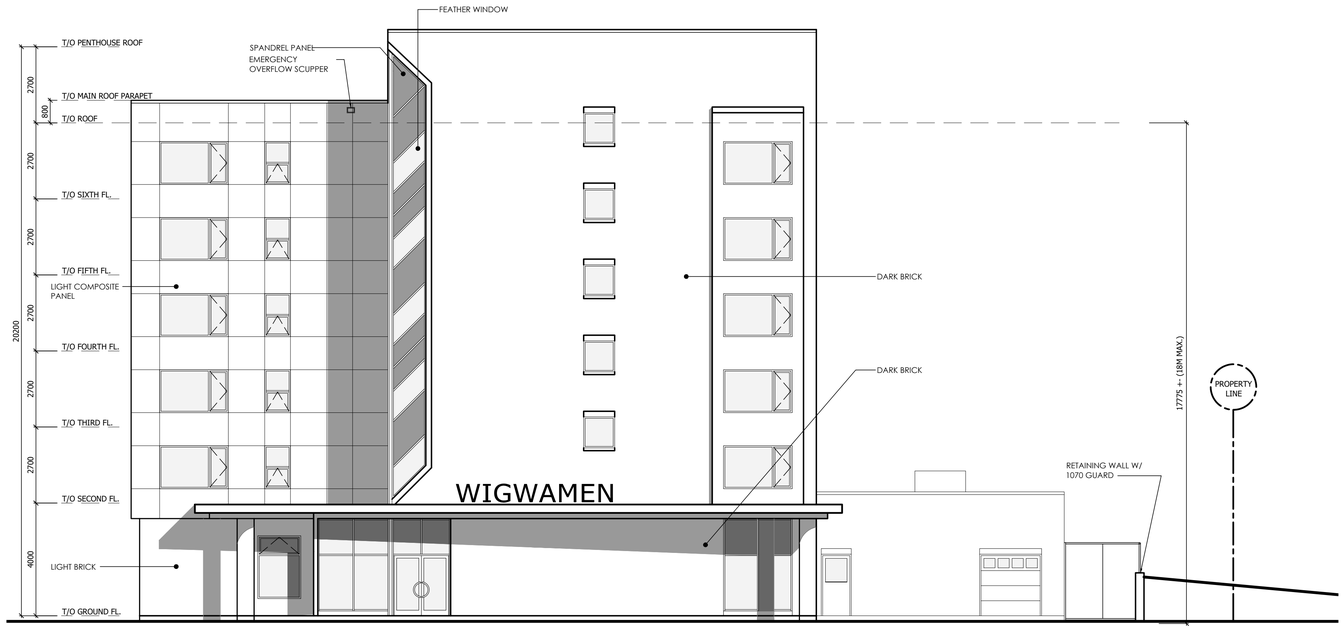
DRAWING TITLE
UNIT PLANS

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

DRAWING No. A110

PLOT DATE: December 21, 2022

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



1 A200 SOUTH ELEVATION
SCALE: 1:100

2 A200 WEST ELEVATION
SCALE: 1:100

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
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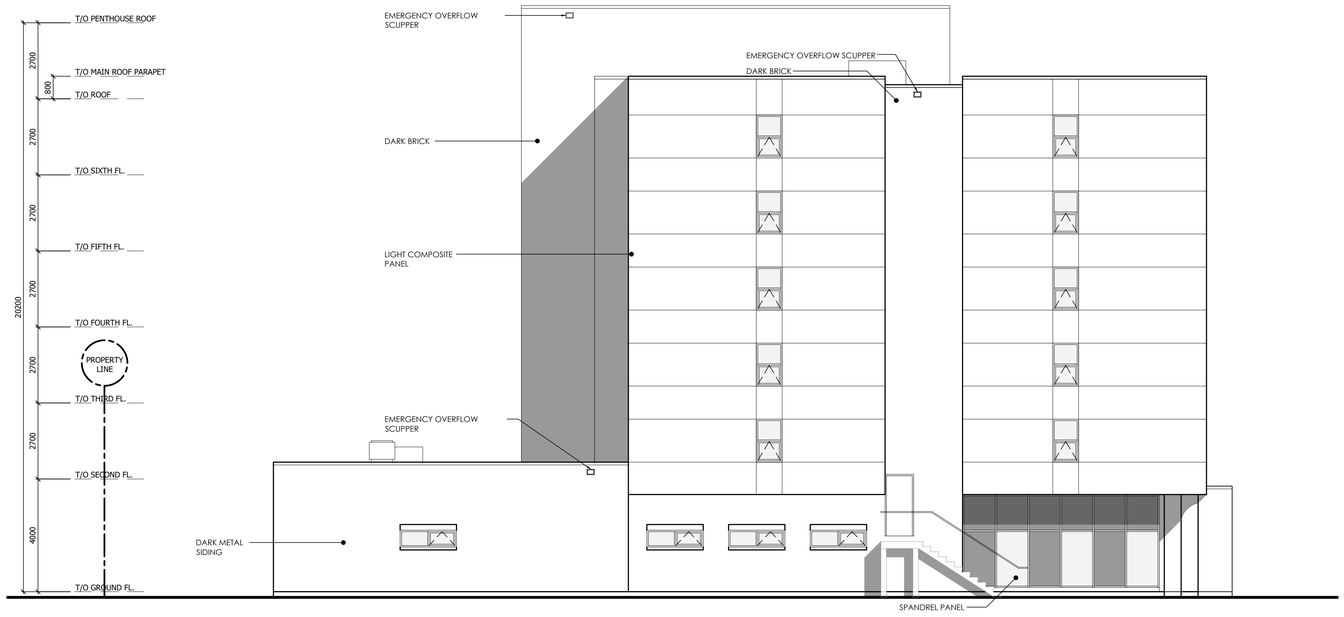
PROJECT TITLE
WIGWAMEN
2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

DRAWING TITLE
ELEVATIONS

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

DRAWING NO. A200

PLOT DATE: December 21, 2022



1 A201 NORTH ELEVATION

SCALE: 1:100

2 A201 EAST ELEVATION

SCALE: 1:100

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

CONSTRUCTION

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PROJECT TITLE

WIGWAMEN

2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

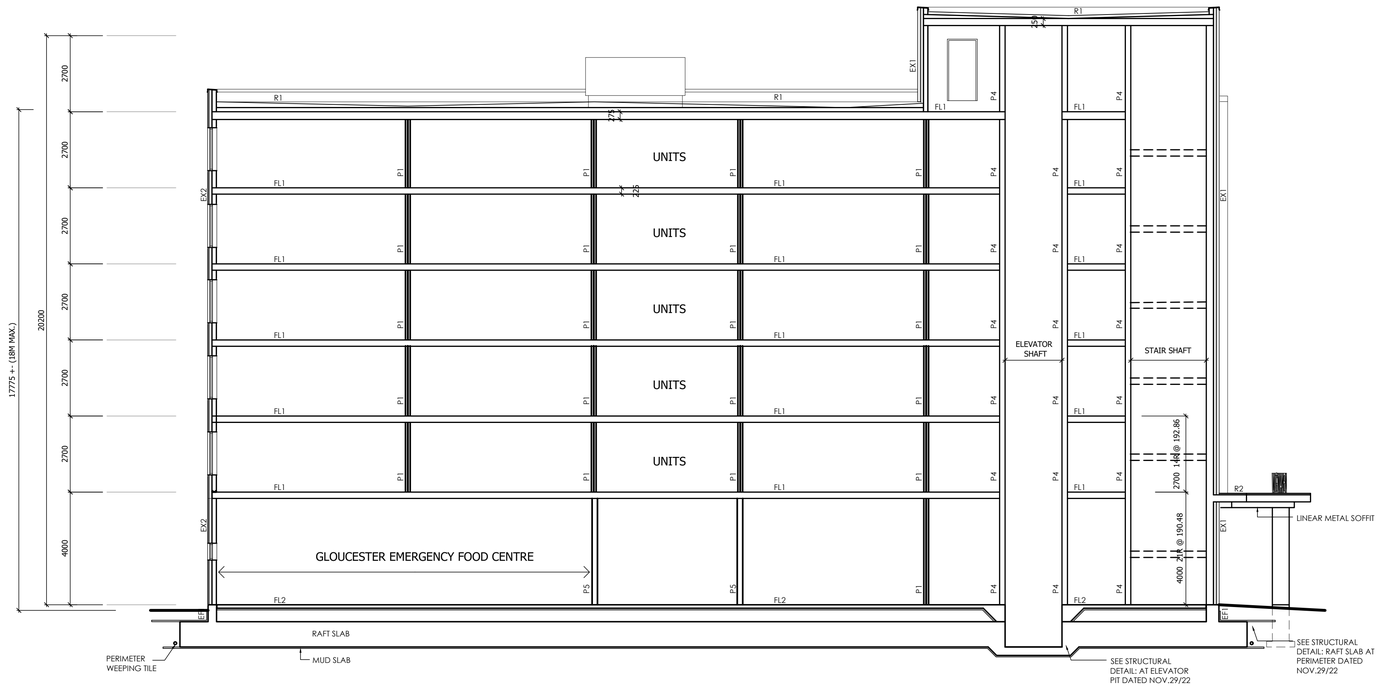
DRAWING TITLE

ELEVATIONS

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

DRAWING NO. A201

PLOT DATE: December 21, 2022



1 / A300 BUILDING SECTION

SCALE: 1:100

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

CONSTRUCTION

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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

DRAWING NO. A300

PLOT DATE: December 21, 2022