

**1** BASEMENT FLOOR PLAN  
SCALE: 1/100

**USE AND INTERPRETATION OF DRAWINGS**

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND DESCRIBE THE USE AND INTENT OF THE DRAWING. THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER-CONTRACTOR AGREEMENTS, CONDITIONS OF THE CONTRACT, THE SPECIFICATIONS, ADDENDA, AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE CONSIDERED TO BE THE SAME AS WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. WORK NOT COMPLETELY DETAILED HEREIN SHALL BE CONSTRUCTED OF THE SAME MATERIALS AND DETAIL SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.

BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER CONFIRMS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR CONFIRMS THAT HE HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

AS INSTRUMENTS OF SERVICE, ALL DRAWINGS, SPECIFICATIONS, CAD FILES OR OTHER ELECTRONIC MEDIA AND COPIES THERE OF FURNISHED BY THE ENGINEER ARE HIS PROPERTY. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, INCLUDING REPEATS OF THE PROJECT. CHANGES TO THE DRAWINGS MAY ONLY BE MADE BY THE ENGINEER.

UNLESS THE REVISION TITLE IS "ISSUED FOR CONSTRUCTION", THESE DRAWINGS SHALL BE CONSIDERED PRELIMINARY AND SHALL NOT BE USED AS A CONSTRUCTION DOCUMENT.

THESE DRAWINGS ILLUSTRATE THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SCIENCES, AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THESE DRAWINGS EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK. SUBMITTAL OF A BID TO PERFORM THIS WORK IS ACKNOWLEDGEMENT OF THE RESPONSIBILITIES, AND THAT THEY HAVE BEEN FULLY CONSIDERED IN PLANNING OF THE WORK, AND THE BID PRICE. NO CLAIMS FOR EXTRA CHARGES DUE TO THESE CONDITIONS WILL BE FORTHCOMING.

UNAUTHORIZED CHANGES:

IN THE EVENT THE CLIENT, THE CLIENT'S CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS P2 CONCEPTS (P2) WITHOUT OBTAINING P2 PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST P2 AND TO RELEASE P2 FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH UNAUTHORIZED CHANGES.

IN ADDITION, THE CLIENT AGREES TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS P2 FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENSE, ARISING FROM SUCH CHANGES.

IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO P2'S CONSTRUCTION DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF P2 AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH P2 AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.

GENERAL NOTES:

EXISTING SERVICES AND UTILITIES SHOWN ON THESE DRAWINGS ARE TAKEN FROM THE BEST AVAILABLE RECORDS, BUT MAY NOT BE COMPLETE OR TO DATE. CONTRACTOR SHALL VERIFY IN FIELD FOR LOCATION AND ELEVATION OF PIPES AND CHECK WITH THE UTILITY COMPANIES BEFORE DIGGING OR PERFORMING WORK.

CONTRACTOR IS ADVISED TO COLLECT INFORMATION ON SOIL CONDITIONS BEFORE START OF CONSTRUCTION.

THE ENGINEER WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE ENGINEER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.

**D2 concepts**  
238 RIDGEWOOD AVE., UNIT 201  
OTTAWA, ONTARIO, K1V 6M8

No.	REVISIONS	DATE
19	FOR CLIENT REVIEW	RK NOV 22 2023
18	FOR CLIENT REVIEW	RK NOV 17 2023
17	FOR CLIENT REVIEW	RK NOV 08 2023
16	FOR CLIENT REVIEW	RK OCT 23 2023
15	NEW DESIGN F. STR. ING.	RK OCT 10 2023
14	OP 02 /FOR CLIENT REVIEW	RK OCT 02 2023
13	FOR CLIENT REVIEW	RK SEP 21 2023
12	FOR CLIENT REVIEW	RK AUG 29 2023
11	FOR CLIENT /UNIT sq. ft.	RK JUN 16 2023
10	FOR CLIENT REVIEW	RK JUN 13 2023
09	FOR REVIEW	PE NOV 11 2022
08	FOR REVIEW	PE SEPT. 30 2022

*Geraldine Wildman*

**GERALDINE WILDMAN**  
ACTING MANAGER, DEVELOPMENT REVIEW, EAST  
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Geraldine Wildman at 7:03 pm, Feb 21, 2024

NOT AUTHENTIC UNLESS SIGNED AND DATED

**OM P. MADAN ARCHITECT**  
B. Arch.; OAA ; MRAIC;

7 SPLINTER CRES.  
OTTAWA, ONTARIO K2B 1B3 T: (613) 203-1806

CONSULTING ENGINEERS

STRUCTURAL

MECHANICAL

ELECTRICAL

CLIENT

**BRIDOR DEVELOPMENTS**

DESIGNED BY: R.K. DRAWN BY: R.K. APPROVED BY: P.R.

PROJECT

**2380 CLEROUX CRESCENT  
OTTAWA (BLOC A)**

DRAWING TITLE

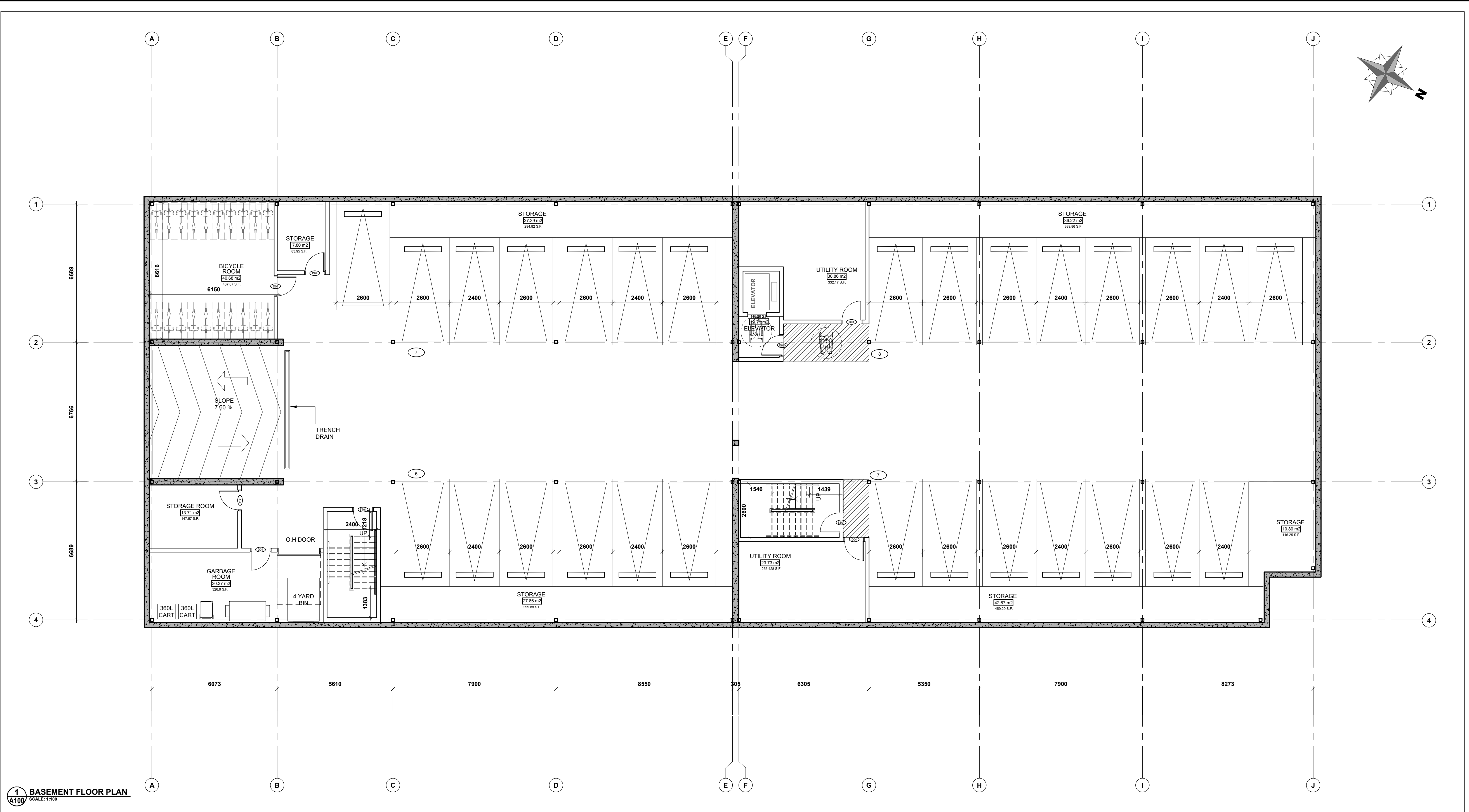
**BASEMENT FLOOR PLAN**

PROJECT NO.  
**0403**

DATE

**A100**

NOV 22 2023



1 BASEMENT FLOOR PLAN  
 A100 SCALE: 1/8" = 1'-0"

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*G. Wildman*

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 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Geraldine Wildman at 7:04 pm, Feb 21, 2024

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**OM P. MADAN ARCHITECT**  
 B. Arch.; OAA ; MRAIC;

7 SPLINTER CRES.  
 OTTAWA, ONTARIO K2B 1B3 T: (613) 203-1805  
 CONSULTING ENGINEERS

**STRUCTURAL**

**MECHANICAL**

**ELECTRICAL**

CLIENT  
**BRIDOR DEVELOPMENTS**

DESIGNED BY: R.K. DRAWN BY: R.K. APPROVED BY: P.R.

PROJECT  
**2396 CLEROUX CRESCENT  
 OTTAWA (BLOC B)**

DRAWING TITLE  
**BASEMENT FLOOR PLAN**

PROJECT NO.  
 0403

DATE  
 NOV 23 2023

**A100**

D07-12-21-0081