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ARCHITECTURAL SITE WORK

CIVIL

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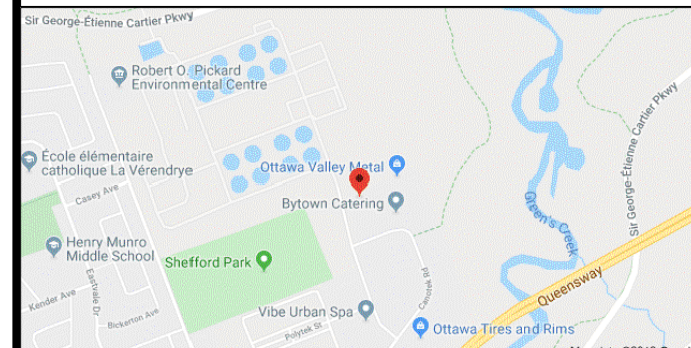
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- E-1 LEGEND, GENERAL NOTES, NEW SERVICE ENTRANCE
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RICKSON OUTHET ARCHITECT
 319 Daly Avenue
 Ottawa - Ontario - K1N 6G6
 613.728-1637 - FAX 613.728-8501



DRAWING LEGEND

- CB CATCH BASIN
- MH MANHOLE
- MH/CB MANHOLE/CATCH BASIN
- RD ROOF DRAIN
- CS CURB STOP
- VB VALVE BOX
- FH FIRE HYDRANT
- UP UTILITY POLE
- LS LIGHT STANDARD
- SW SWALE/DITCH (CENTERLINE)
- DA DRAINAGE AREA BOUNDARY
- SBF SILT BARRIER FENCE
- PL PROPERTY LINE
- HP HEAVY DUTY PAVEMENT (LIGHT DUTY FOR ALL OTHER ASPHALTED AREAS)
- WM WATER METER
- WRM REMOTE WATER METER READOUT
- EE EXISTING ELEVATION
- PG PROPOSED GRADE
- SG SLOPE OF GRADE
- EO EMERGENCY OVERLAND FLOW IN THE EVENT THE 100-YEAR STORM IS EXCEEDED

4	SITE PLAN CONTROL	DEC 6 21
3	TENDER	JULY 15 21
2	CODE RESPONSE	JULY 14 21
1	PERMIT	DEC 4 20

Project Title: LOCAL 47 - SMART LOCAL TRAINING CENTER INC
 765 GREEN CREEK ROAD OTTAWA, ONTARIO.

OBC MATRIX, DRAWING LIST & EXISTING SITE PLAN

Designed by: R.O./J.G. Conçu par
 Date: DEC 12 19 Dessiné
 Drawn: J.G. Approuvé
 Approved: R.O.
 Project no.: 2019-17 No. du projet

Scale: Echelle
 Drawing no.: No. du dessin
A0

Firm Name: Rickson Outhet Architect
Certificate of Practice Number: 3699
 319 Daly Avenue
 Ottawa, Ontario
 The Certificate of Practice Number of the holder is the holder's BCDN.

Name of Project: Smart Local 47 Training Center Inc

Location: 765 Green Creek Road Ottawa, ON

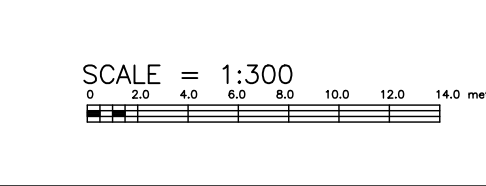
The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

Item	Ontario Building Code Data Matrix Parts 3 & 9	OBC Reference																																																							
1	Project Description: <input type="checkbox"/> New <input checked="" type="checkbox"/> Part 11 <input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	2.1.1 9.10.1.3																																																							
2	Major Occupancy(s) A2 - Assembly Occupancy	3.1.2.1(1) 9.10.2																																																							
3	Building Area (m ²) Existing 1180 New 685 Total 1865	1.1.3.2 1.1.3.2																																																							
4	Gross Area Existing 2120 New 1385 Total 3505	1.1.3.2 1.1.3.2																																																							
5	Number of Storeys Above grade 2 Below grade 0	3.2.1.1 & 1.1.3.2 2.1.1.3																																																							
6	Number of Streets/Fire Fighter Access (x2) - Green Creek Rd & Canotek Rd	3.2.2.10 & 3.2.5 9.10.19																																																							
7	Building Classification 3.2.2.26. Group A, Division 2, Up to 2 Storeys, sprinklered	3.2.2.20-83 9.10.4																																																							
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required <input checked="" type="checkbox"/> Existing	3.2.2.20-83 3.2.1.5 3.2.2.17 9.10.8																																																							
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Existing	3.2.9 N/A																																																							
10	Fire Alarm required (building has a fire alarm) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Existing	3.2.4 9.10.17.2																																																							
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Existing	3.2.5.7 N/A																																																							
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Existing	3.2.6 N/A																																																							
13	Permitted Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.20-83 9.10.6																																																							
14	Mezzanine(s) Area m ² n/a (now part of second level)	3.2.1.1(3)-(8) 9.10.4.1																																																							
15	Occupant load based on <input checked="" type="checkbox"/> m ² /person <input type="checkbox"/> design of building Basement: Occupancy n/a Load n/a persons 1 st Floor: Occupancy A2 Load 35 persons 2 nd Floor: Occupancy A2 Load 288 persons	3.1.17 9.9.1.3																																																							
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8 9.5.2																																																							
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3(4)																																																							
18	Required Fire Resistance (FRR) Horizontal Assemblies: Floors 0 hr, Roof n/a, Mezzanine n/a Listed Design No. or Description (SG-2): Non-combustible FRR of Supporting Members: n/a Listed Design No. Or Description (SG-2): n/a	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9																																																							
19	Spatial Separation-Construction of Ext Walls Training Office Coordination Office	3.2.3 9.10.14																																																							
	<table border="1"> <thead> <tr> <th>Wall</th> <th>Area of EBF (m²)</th> <th>L.D. (m)</th> <th>L/H or H/L</th> <th>Permitted Max % of Openings</th> <th>Proposed % of Openings</th> <th>FRR (Hours)</th> <th>Listed Design or Description</th> <th>Comb Const</th> <th>Comb. Constr. Nonc. Cladding</th> <th>Non-comb. Constr.</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>460</td> <td>11.9</td> <td>3:1 - 10:1</td> <td>33</td> <td>13.5</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>South</td> <td>455</td> <td>25.2</td> <td>3:1 - 10:1</td> <td>100</td> <td>10</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>East</td> <td>400</td> <td>21.7</td> <td>Less 3:1</td> <td>76</td> <td>12.5</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>West</td> <td>440</td> <td>26.9</td> <td>3:1 - 10:1</td> <td>100</td> <td>15.9</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Permitted Max % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb. Constr.	North	460	11.9	3:1 - 10:1	33	13.5						South	455	25.2	3:1 - 10:1	100	10						East	400	21.7	Less 3:1	76	12.5						West	440	26.9	3:1 - 10:1	100	15.9						
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West	440	26.9	3:1 - 10:1	100	15.9																																																				
20	Health Requirements n/a Ventilation - see mechanical engineering drawings Plumbing fixtures Safety Requirements within Floor Areas	3.7 3.7.3 3.7.4 3.3																																																							
21	Separations of Suites Egress Requirements	3.3.1.1, 3.1.3.1 3.3.1.5, 3.4.2.1																																																							
22	Location of Design of Access Routes -n/a	3.2.5.4, 5, & 6																																																							
23	Protection of Exits Facilities	3.2.3.13																																																							
24	Reserved																																																								
25	Reserved																																																								
26	Lighting & Emergency Power	3.2.7																																																							
27	Safety Requirements for exits	3.4																																																							

1 OBC MATRIX PART 3



2 SITE PLAN
 SCALE: 1:300 EXISTING





BUILDING STATISTICS:

Building Footprint: (Includes sloped metal roof)	2,470± SQ.M
Existing Ground Floor:	1,180± SQ.M
New Ground Floor:	685± SQ.M
Existing Mezzanine: (now 2nd lv)	280± SQ.M
Existing Second Floor:	660± SQ.M
New Second Floor:	700± SQ.M
Parking & other Remaining Site Areas:	3,900 SQ.M (41,980 SQ.FT)

BUILDING USE & CLASSIFICATION:

No of Storeys:	2
Major Occupancy: (Assembly Occupancy)	Group A2
Sprinklered:	Yes
Building Construction Classification:	3.2.2.26

BUILDING DESCRIPTION:
Training Center

GENERAL INFORMATION:

SURVEY INFORMATION SHOWN ON SITE PLAN ABSTRACTED FROM : TOPOGRAPHIC SKETCH, CITY OF OTTAWA, BY: D.B Gray ENGINEERING INC, 2018

ZONING COMPLIANCE CHART:

**LOCAL 47
765 GREEN CREEK ROAD**

ZONING: LI - Light Industrial Zone,
Table 203, LI Zone Provision Applicable

Lot Area:	8,230 ± SQ.M
Total Ground Floor:	1,865 ± SQ.M
Total Second Floor:	1,640 ± SQ.M
Total Gross Floor Area:	3,505 ± SQ.M

ZONING PROVISION:	REQUIRED	PROVIDED
Minimum lot area	2000 SQ.M	8230SM
Minimum lot width	no minimum	
Minimum front / side yard setback	7.5M	
Minimum rear yard setback	7.5 M	
Maximum floor space index	2	
Maximum building heights	18 M	11.1M

LOT COVERAGE:	REQUIRED	PROVIDED
Minimum of the width of lot	65%	21%

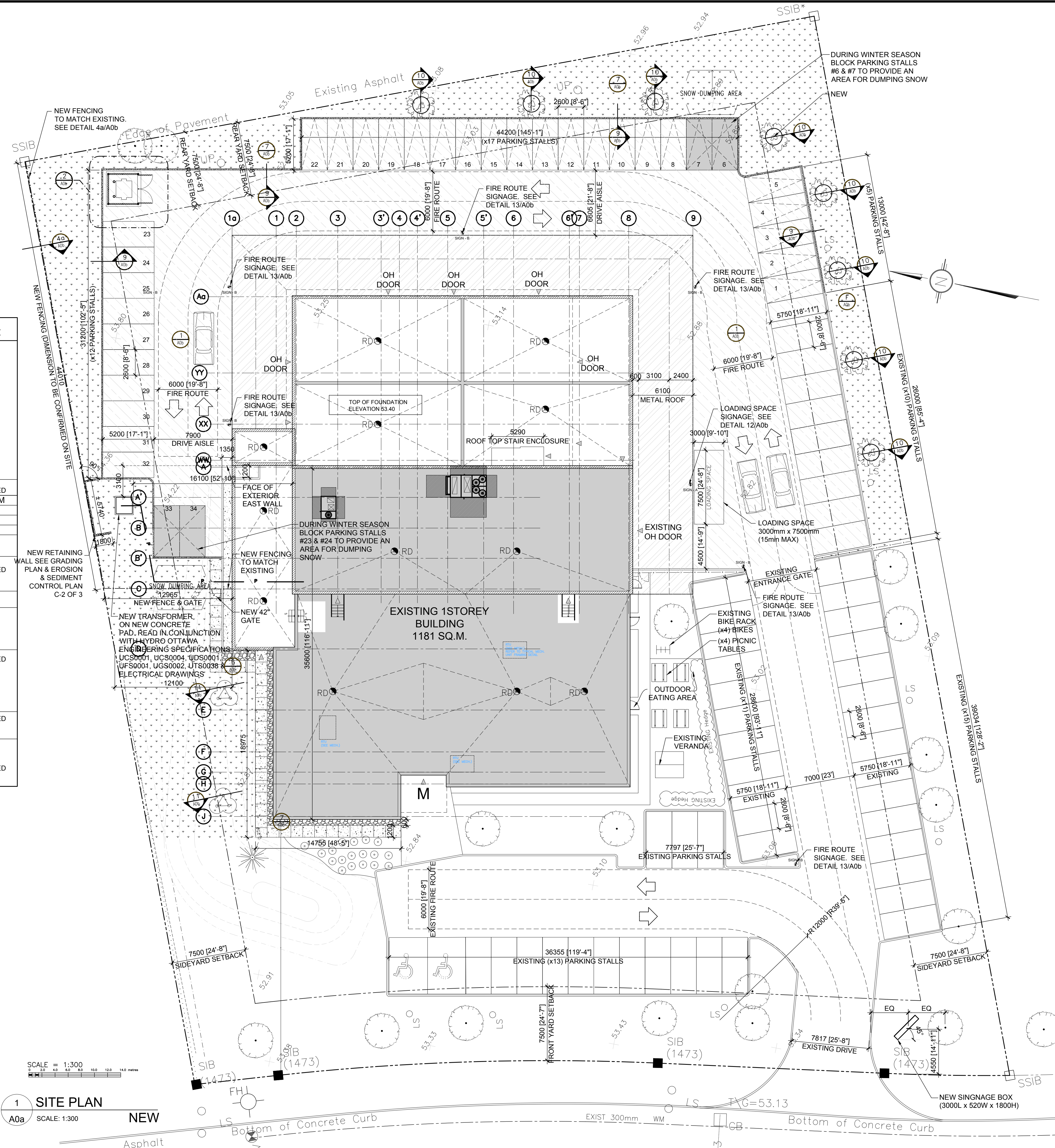
IL Zone Regulations = 65% max. lot coverage

Proposed Coverage Calculation:	
1 725 sq.m (Building Area) x 100% divide by 8 230 sq.m (Lot Area)	= 20.9%

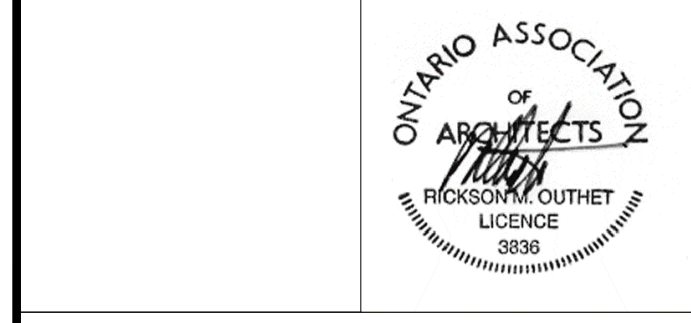
PARKING REQUIRED:	REQUIRED	PROVIDED
Schedule A - Area C Suburban, N92A (Minimum 2.3 per 100sq.m, g.f.a)		
3 505sq.m / 100 x 2.3 = 80.6	81	81

LOADING SPACE PROVISION:	REQUIRED	PROVIDED
Minimum number of loading spaces	1	1

BICYCLE SPACES REQUIRED:	REQUIRED	PROVIDED
Light Industrial Use(1 per 1 000sq.m of g.f.a.)		
3 505sq.m / 1 000 = 3.5	4	4



4	SITE PLAN CONTROL	DEC 6 21
3	TENDER	JULY 15 21
2	CODE RESPONSE	JULY 14 21
1	PERMIT	DEC 4 20

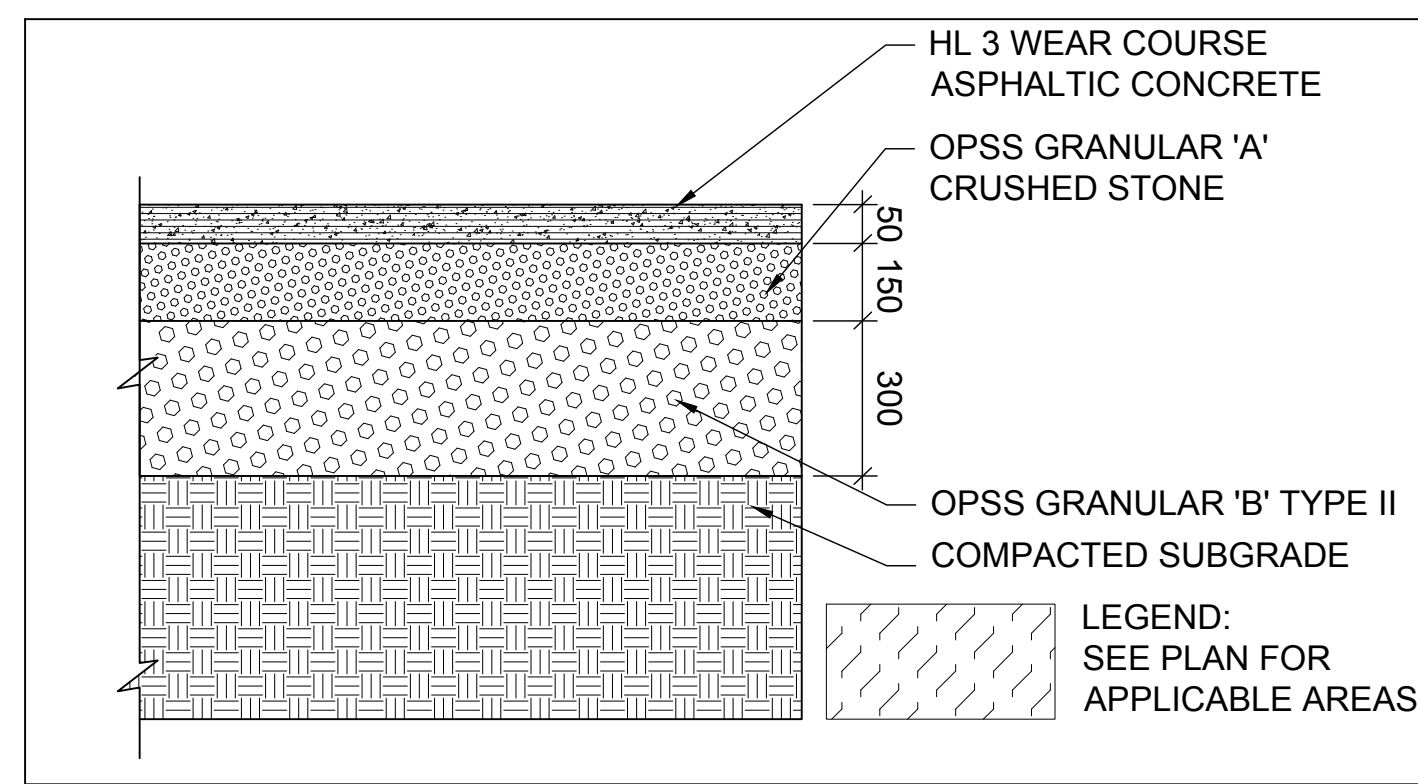


Project Title: LOCAL 47 - SMART LOCAL TRAINING CENTER INC
765 GREEN CREEK ROAD OTTAWA, ONTARIO.

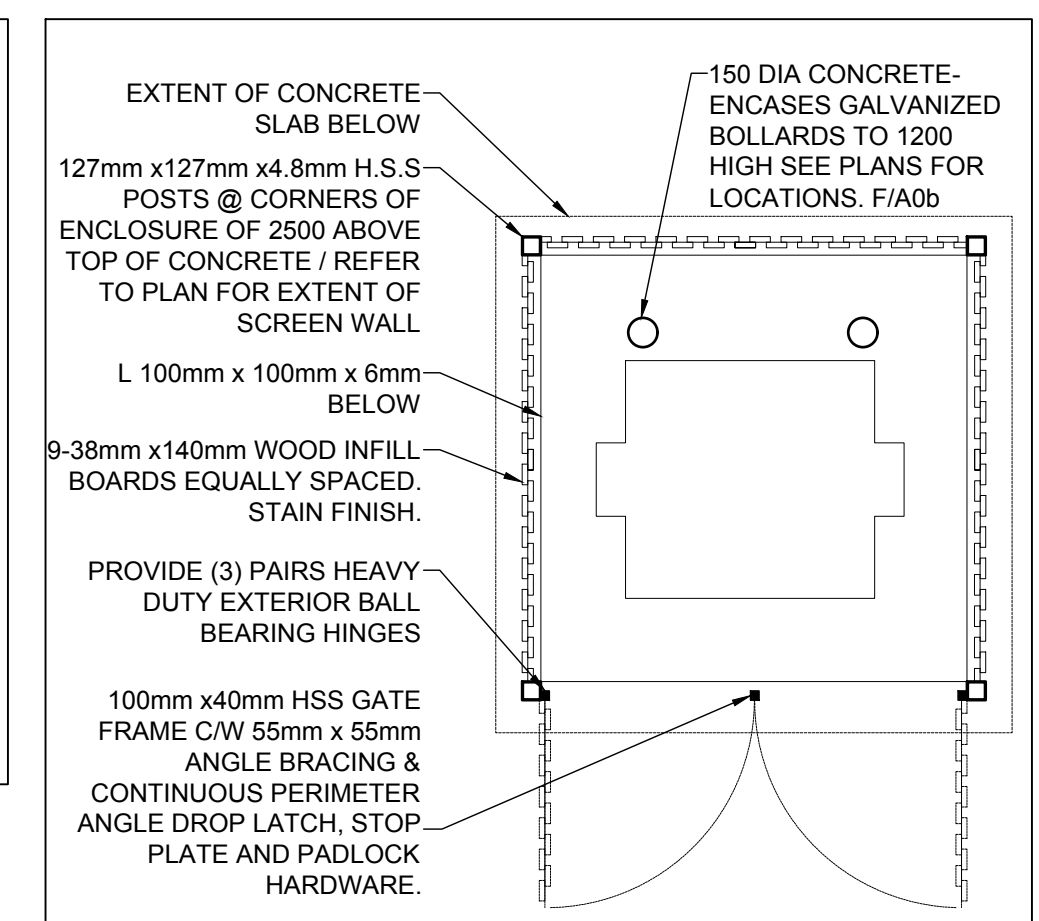
Drawing: NEW SITE PLAN

Designed by: R.O./J.G. Conçu par
Date: NOV 20 19
Drawn: J.G. Dessiné
Date: NOV 20 19
Approved: R.O. Approuvé
Date: 2019-17
Project no. 2019-17 No. du projet

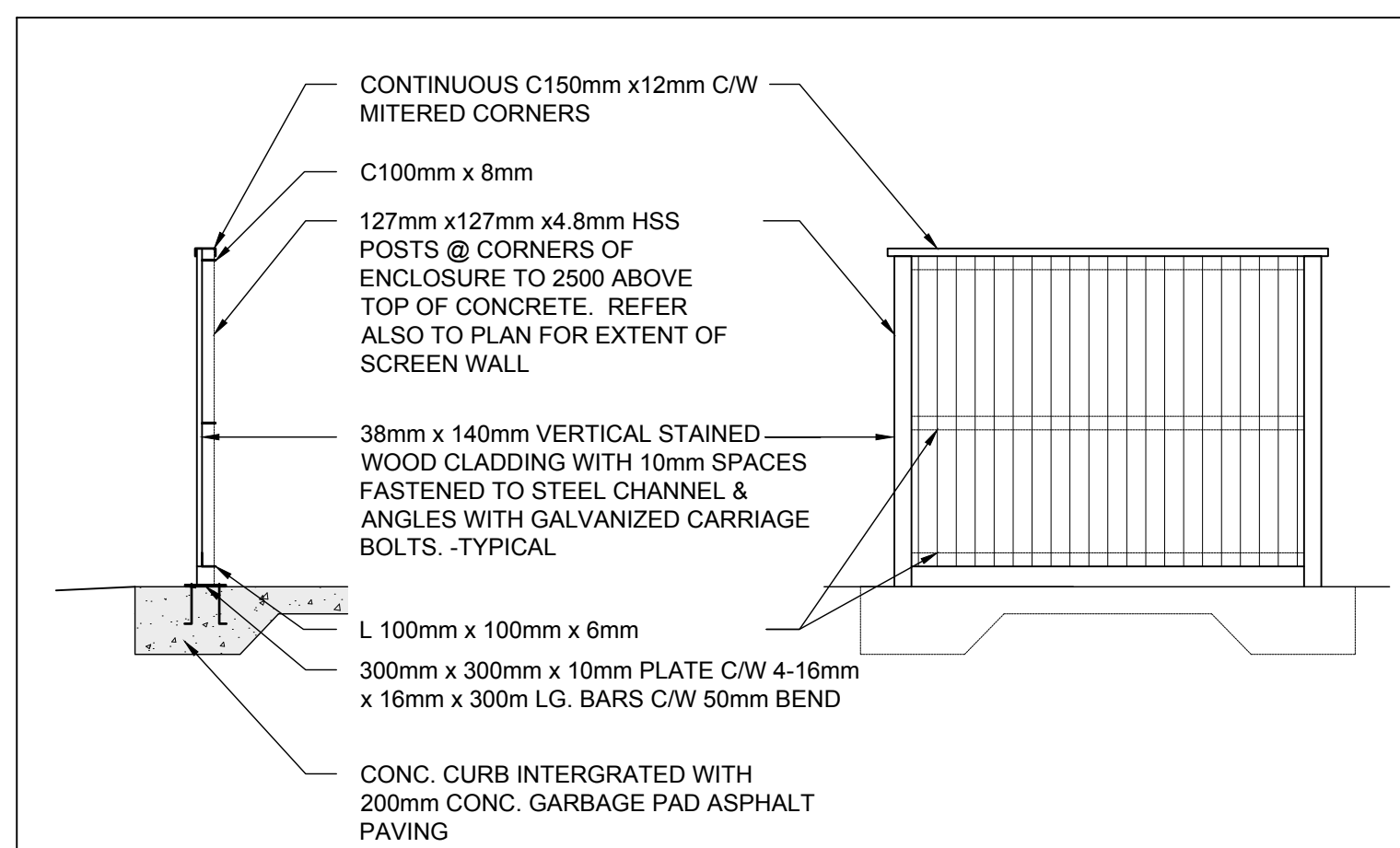
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Drawing no. A0a



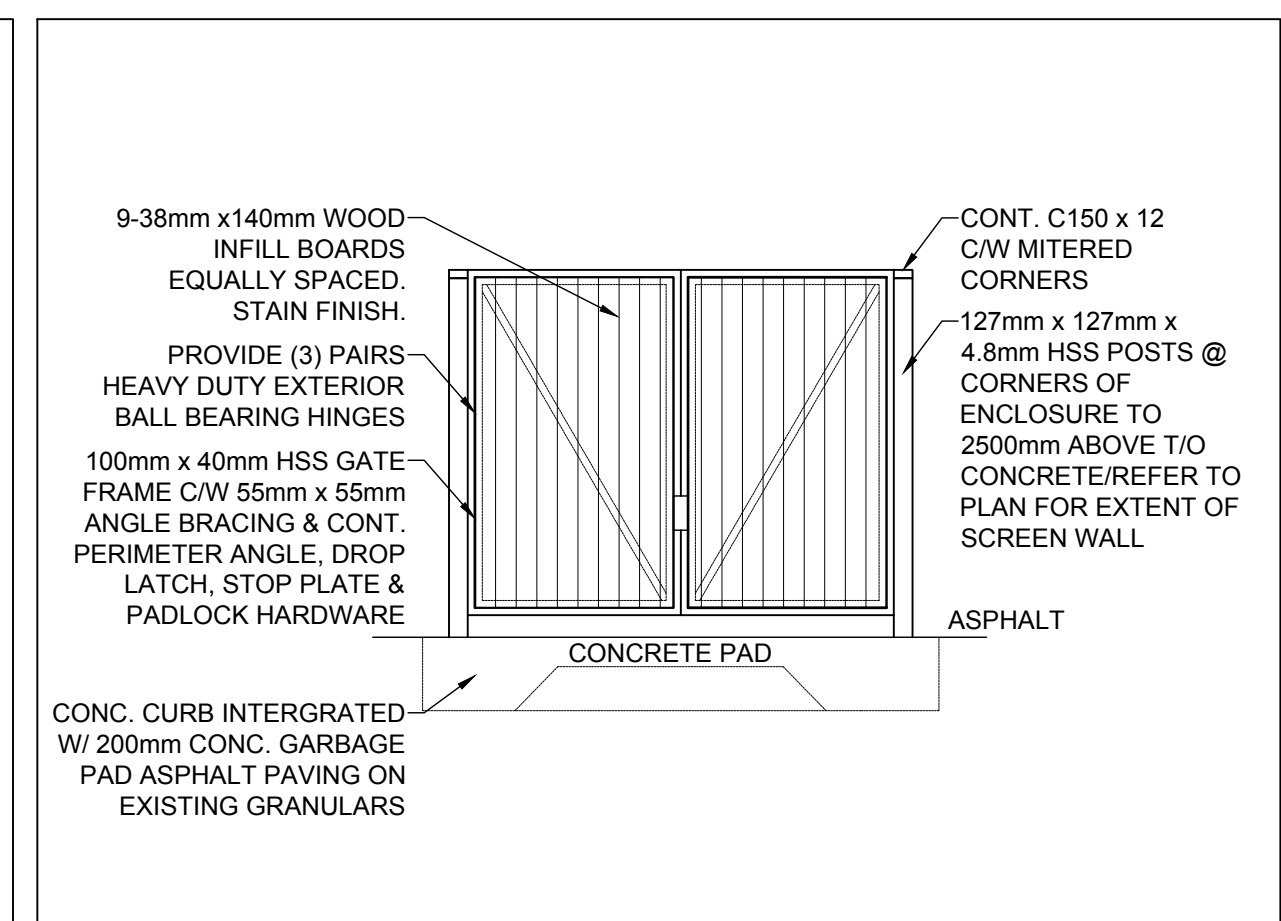
1 DRIVE AISLE / PARKING
A0b



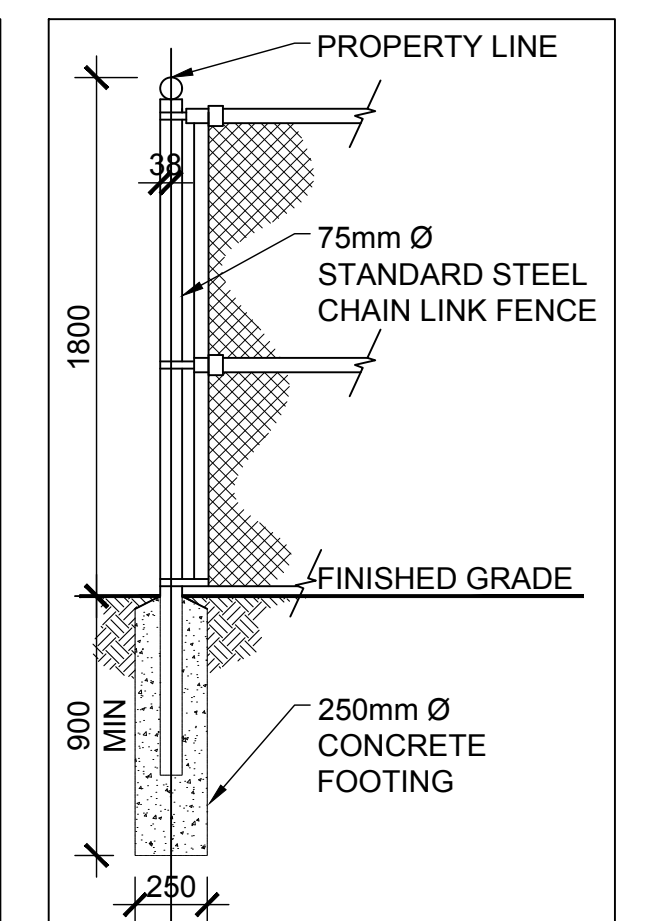
2 GARBAGE BIN PLAN
A0b



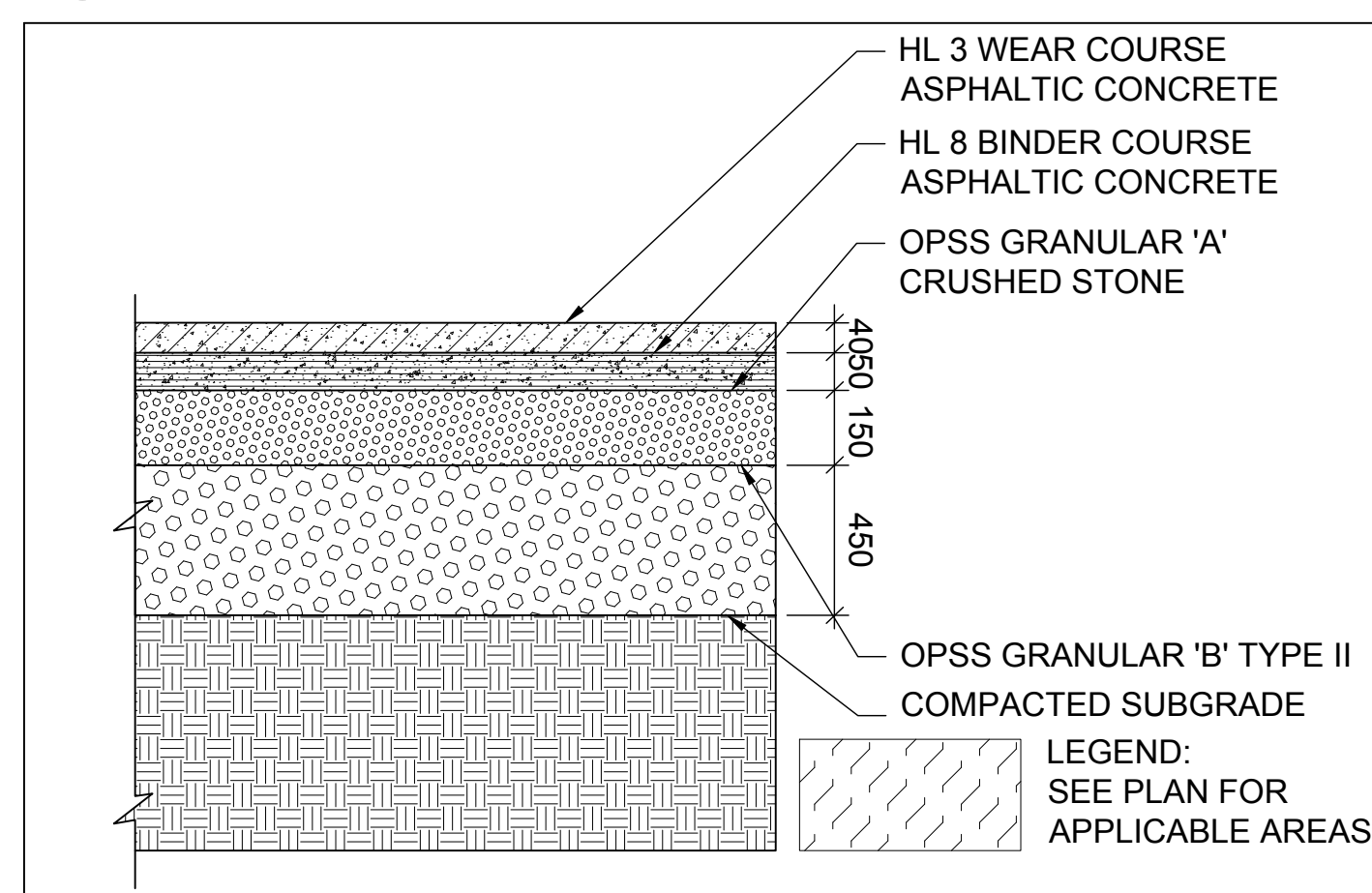
3 GARBAGE BIN SECTION & ELEVATION
A0b



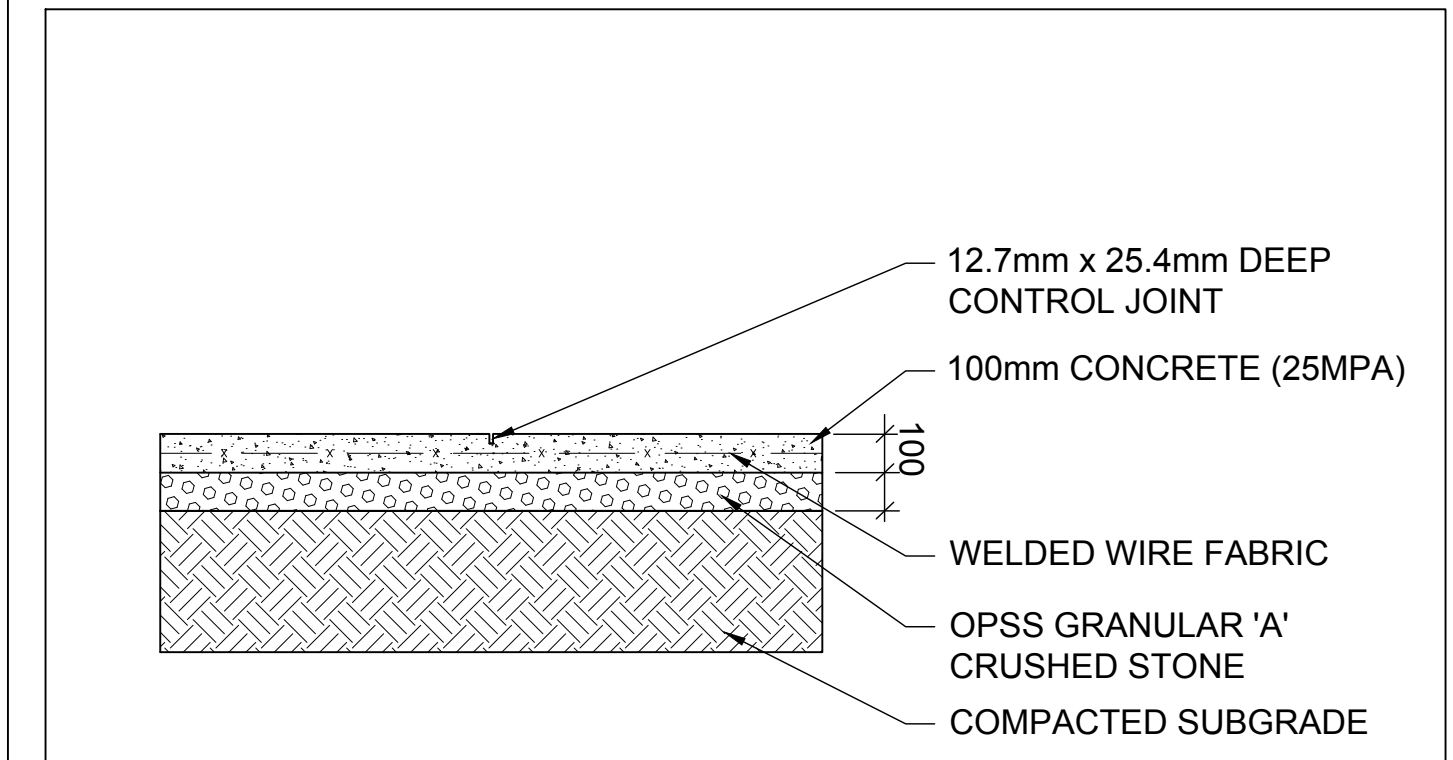
4 GARBAGE BIN ELEVATION
A0b



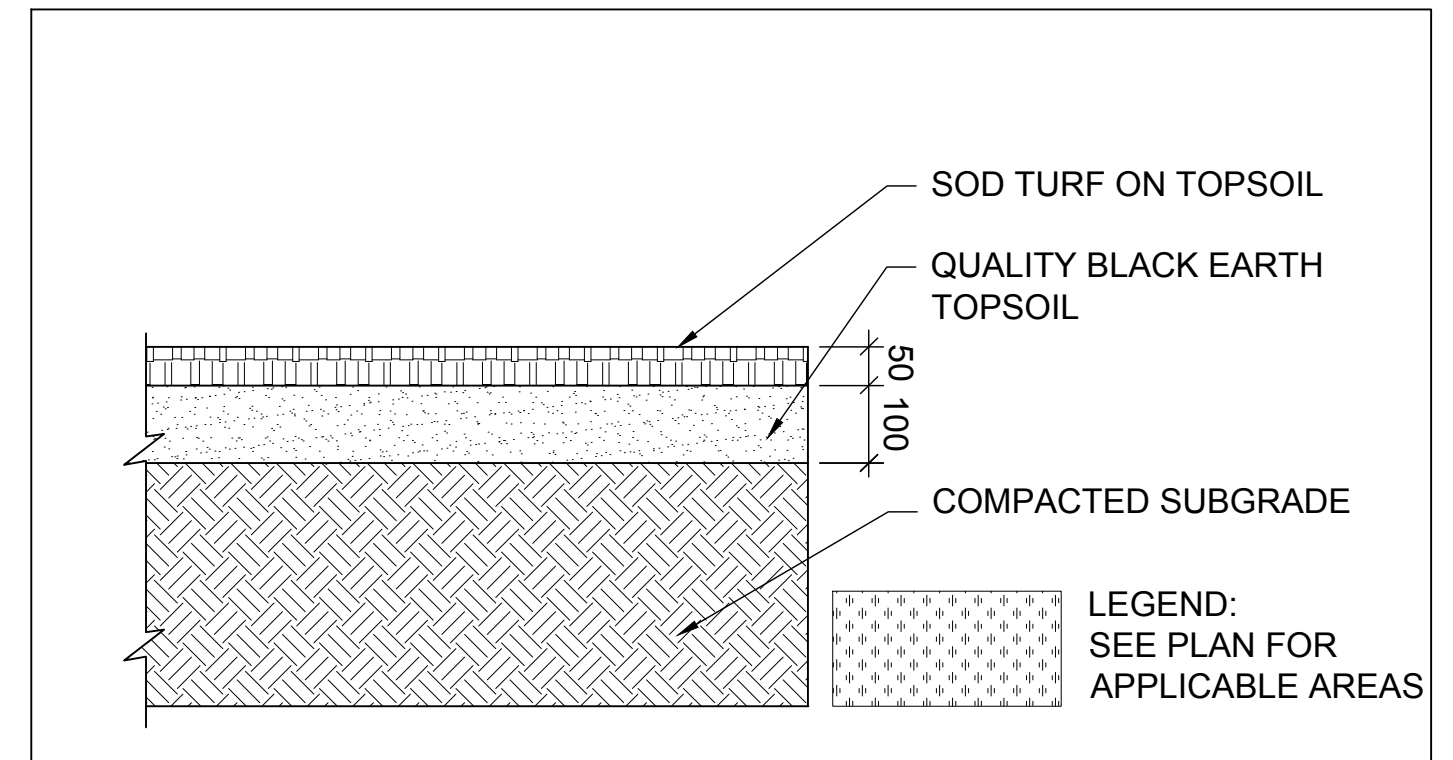
4a FENCING SECTION
A0b



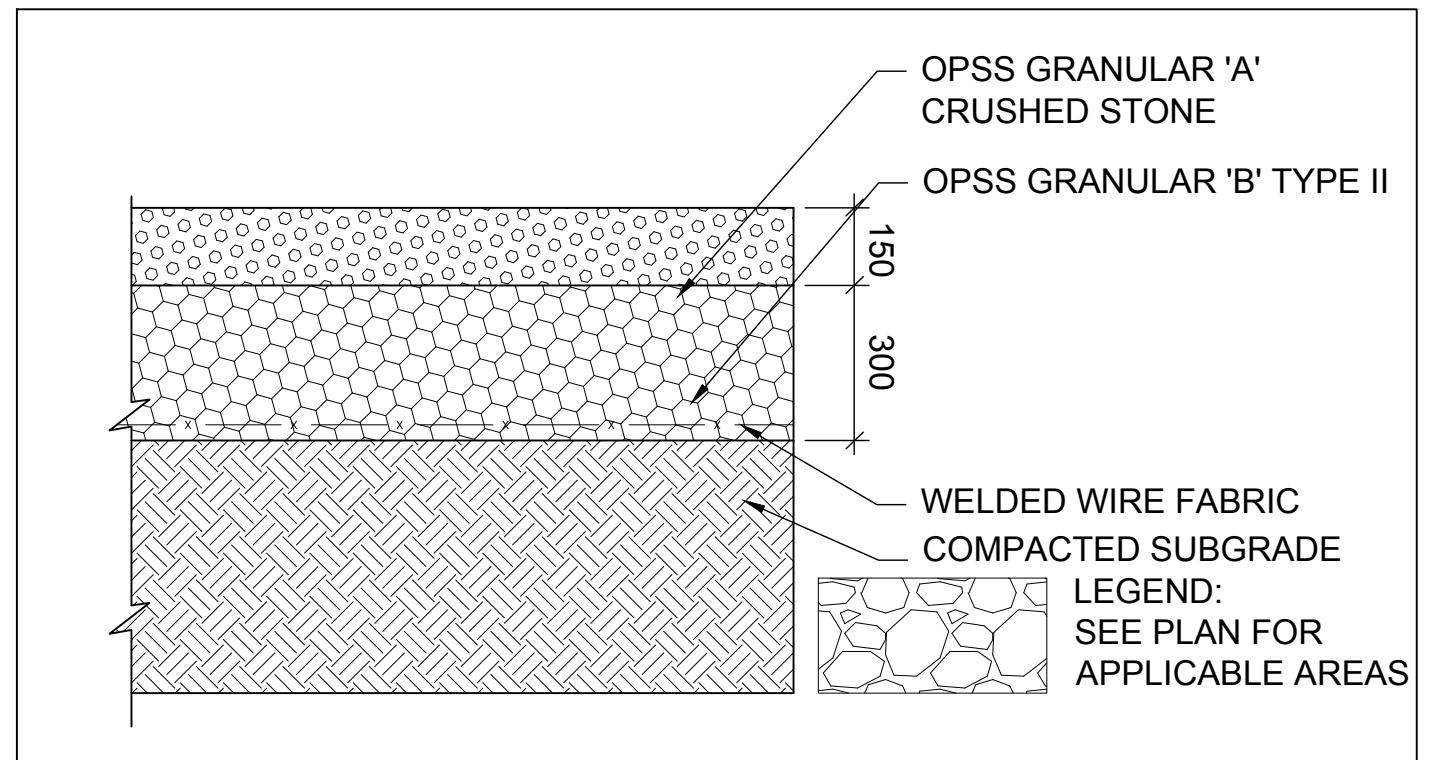
5 CONCRETE PAD
A0b



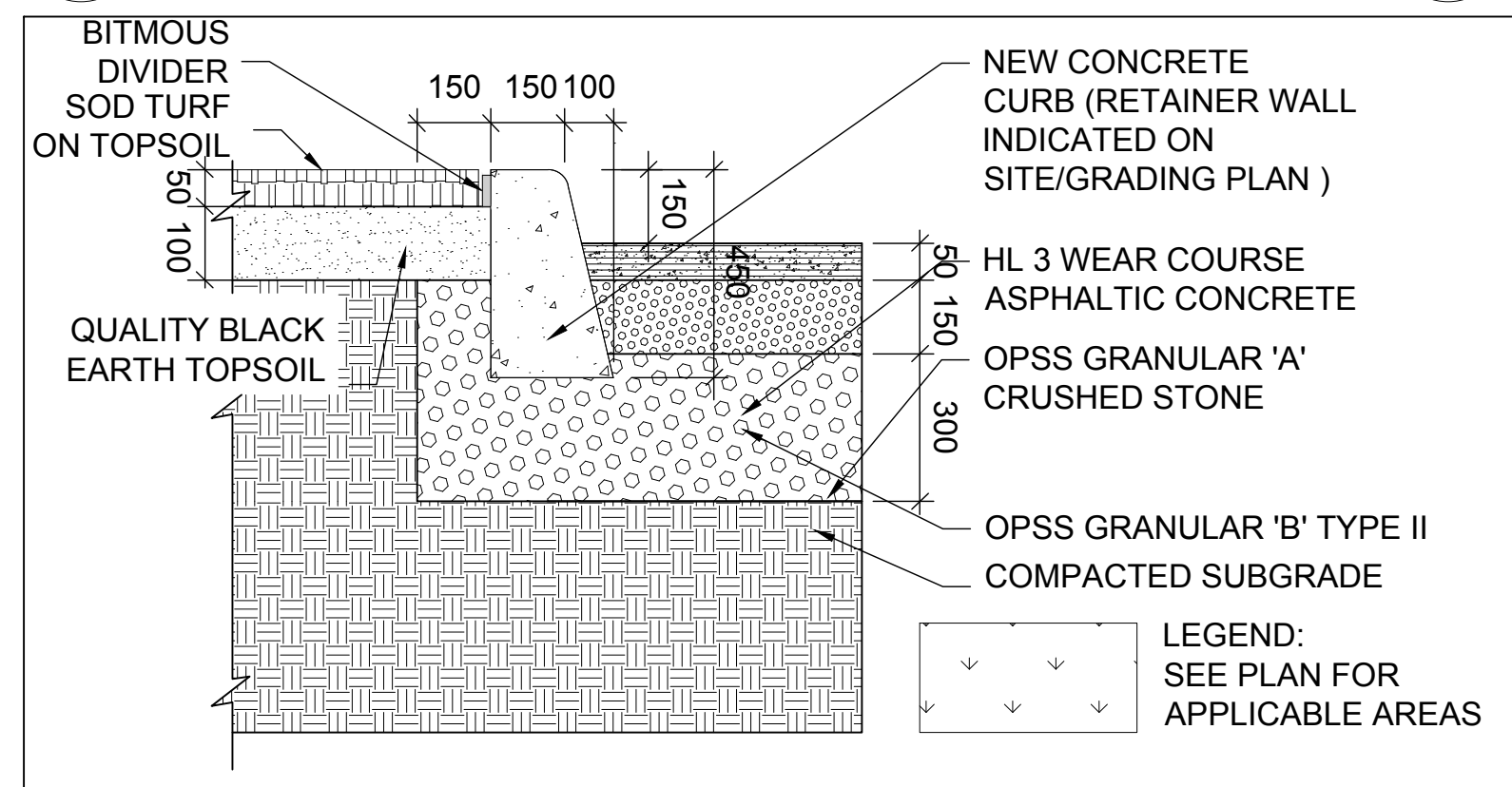
6 CONCRETE WALKWAY
A0b



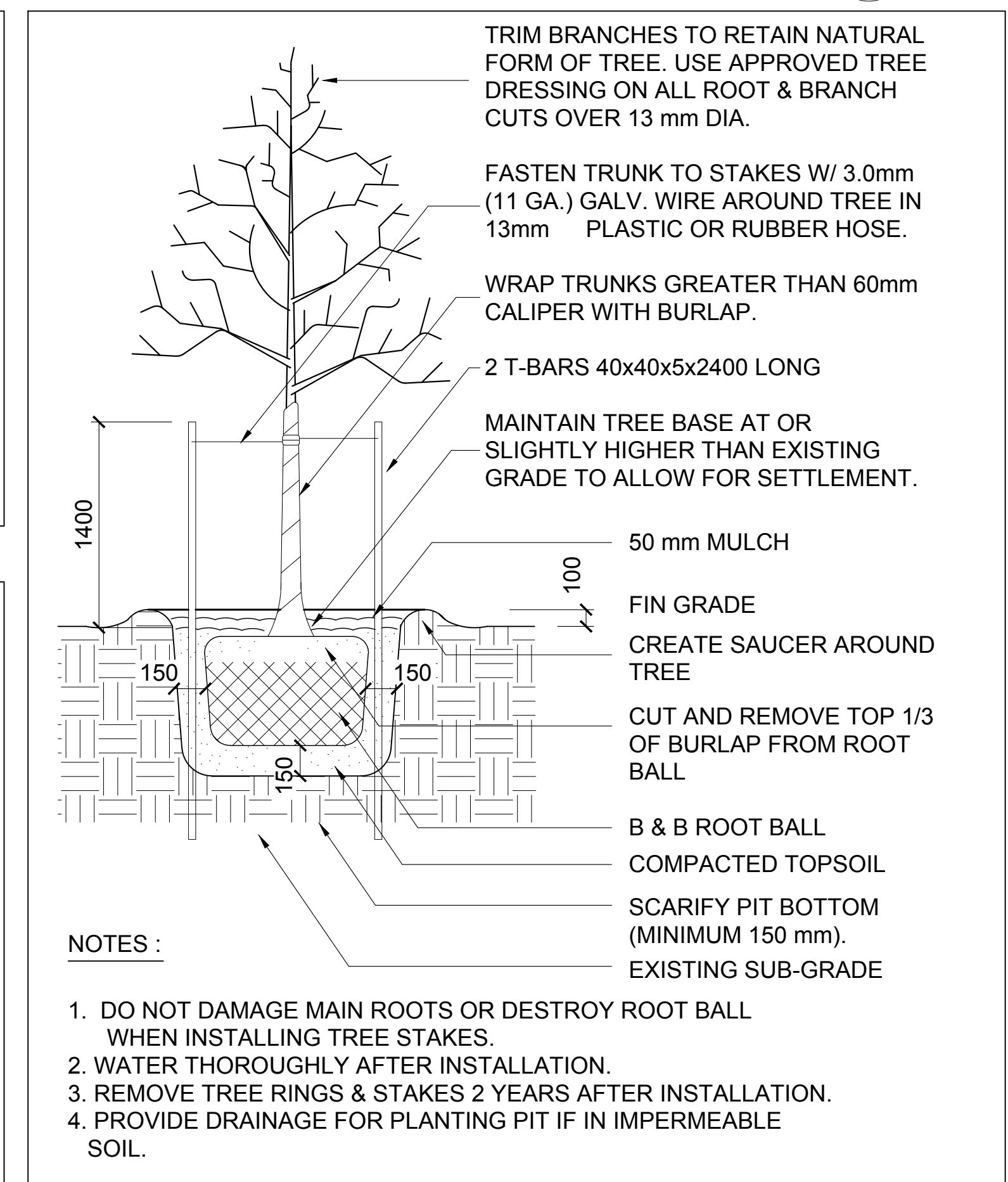
7 GRASSED AREAS
A0b



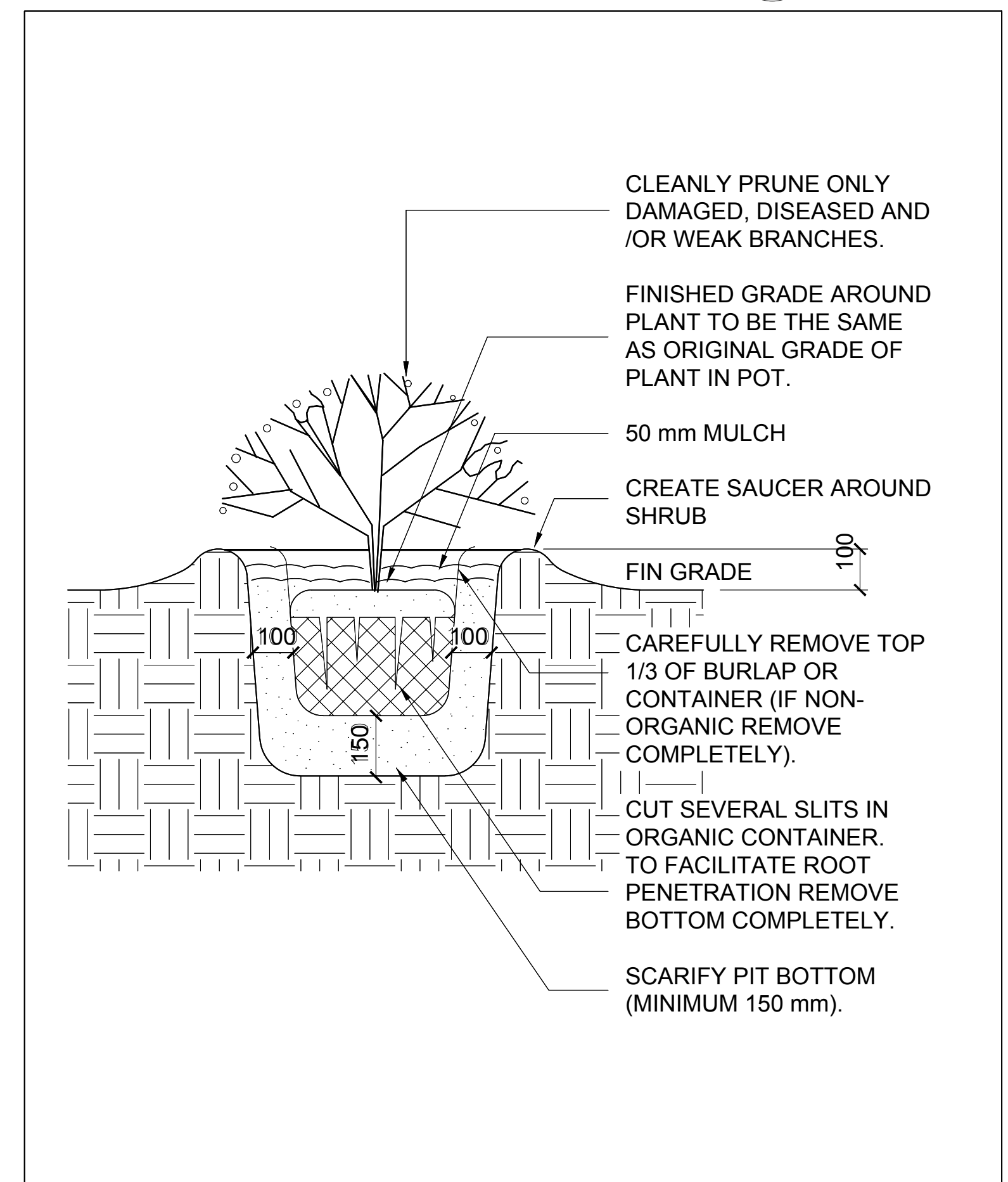
8 GRAVEL AREAS
A0b



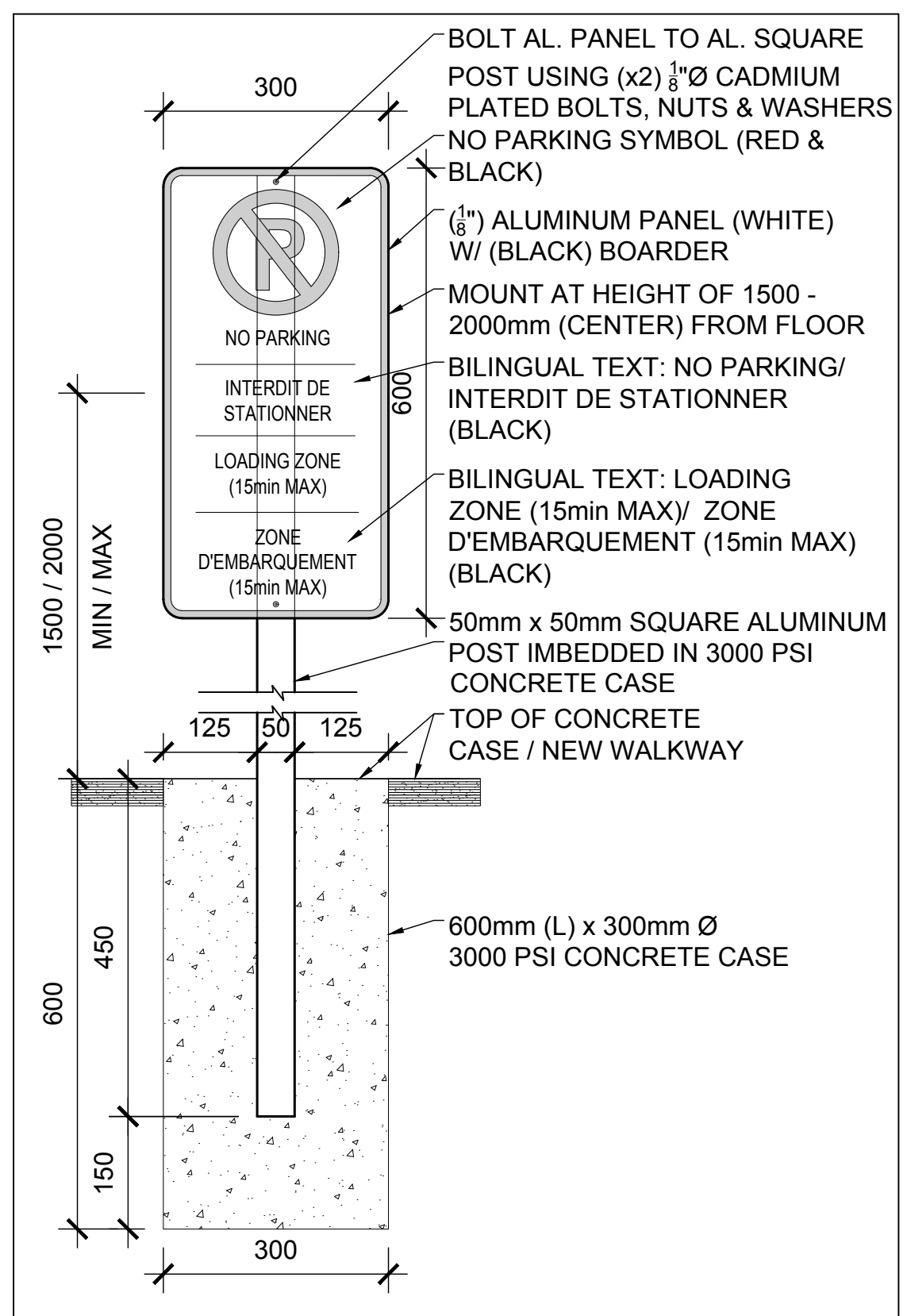
9 CONCRETE CURB
A0b



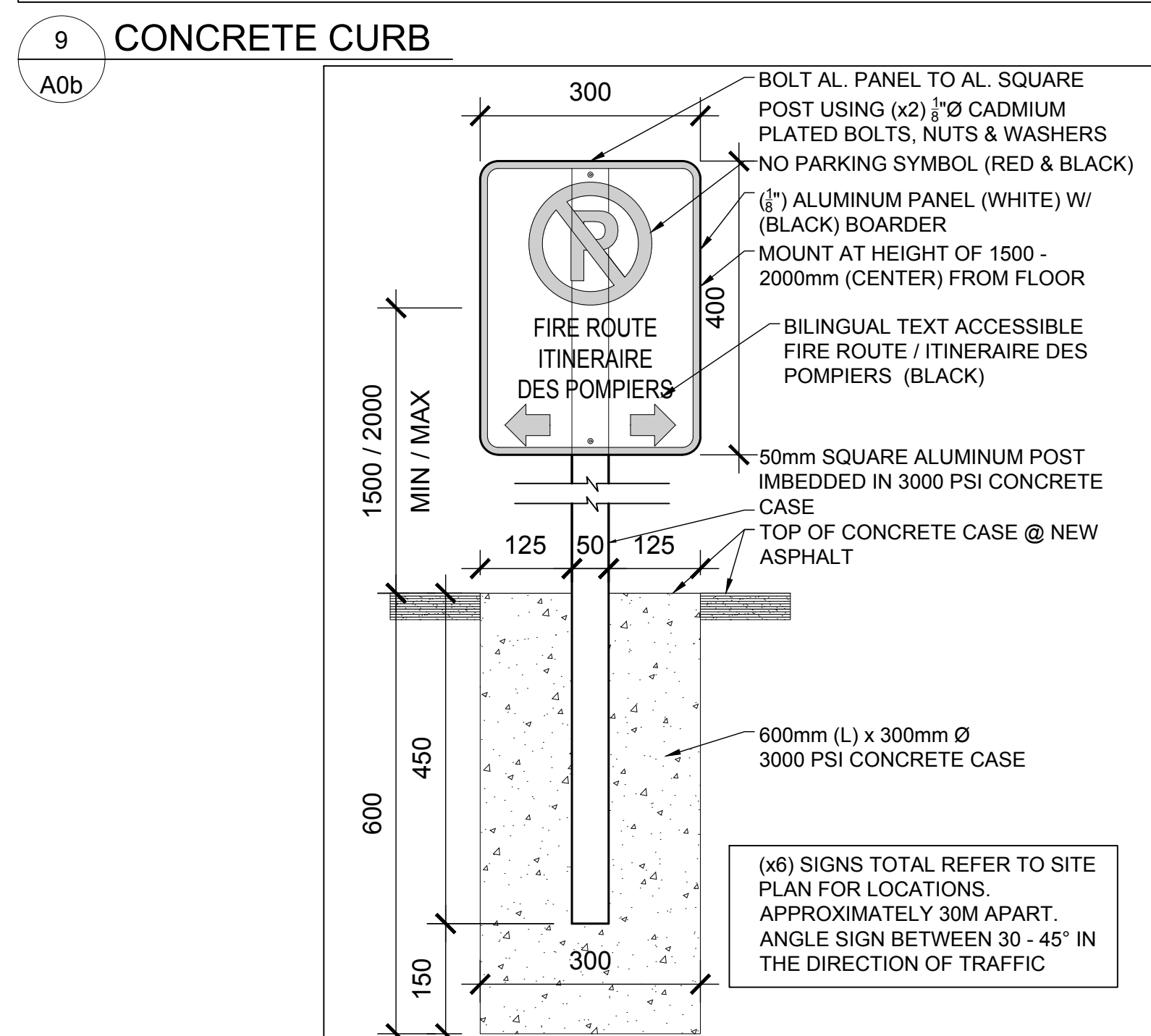
10 DECIDUOUS TREE PLANTING
A0b



11 SHRUB PLANTING
A0b



12 LOADING ZONE SIGNAGE - A ELEVATION / SECTION
A0b



13 FIRE ROUTE SIGNAGE - B ELEVATION / SECTION
A0b

NOTES :

- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
- WATER THOROUGHLY AFTER INSTALLATION.
- REMOVE TREE RINGS & STAKES 2 YEARS AFTER INSTALLATION.
- PROVIDE DRAINAGE FOR PLANTING PIT IF IN IMPERMEABLE SOIL.

PLANTING LIST

KEY	NAME	SIZE HEIGHT/SPREAD	CONDITION	QUANTITY	LOCATION
EAC	DWARF BURNING BUSH - <i>Euonymus alata compacta</i> - SHRUB	600 MM HT	POTTED	6	SEE PLAN
PO	PINE OAK - <i>Quercus Palustris</i> EVERGREEN CONIFEROUS	1200MM HT	BAG & BURLAP ROOT BALL	8	SEE PLAN

SMART LOCAL 47
Training Center
OUR UNION - OUR MEMBERS - OUR STRENGTH

RICKSON OUTHET ARCHITECT

319 Daly Avenue
Ottawa - Ontario - K1N 6G6
613.728-1637 - FAX 613.728-8501

No.	Revision	Date
4	SITE PLAN CONTROL	DEC 6 21
3	TENDER	JULY 15 21
2	CODE RESPONSE	JULY 14 21
1	PERMIT	DEC 4 20

ONTARIO ASSOCIATION OF ARCHITECTS
RICKSON OUTHET
LICENCE 3838

Project Title: LOCAL 47 - SMART LOCAL TRAINING CENTER INC
765 GREEN CREEK ROAD OTTAWA, ONTARIO.

Drawing: Dessin

SITE DETAILS

Designed by: R.O./J.G. Conçu par
Date: J.G. Dessiné
Date: SEPT 23 20
Approved: R.O. Approuvé
Date: No. du projet
Project no.: 2019-17

Scale: AS SHOWN
Echelle: A0b