RESTAURANT RENOVATION "GOOD EATS" AT LIV

207 BELL STREET N.
OTTAWA, ON.

SPECIFICATIONS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

1. This division shall apply to all divisions herein.
2. Provide cost estimates and tenders as required by the Project/Construction Manager. 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/Construction Manager and/or the documents. Do not include the main building permit fee or any municipal development charges.
3. Provide complete Schedule of Values upon contract award and revise as required to satisfaction of Project/Construction Manager and payment certifier prior to 1st application for payment.
4. Provide Bonds & Insurance as required by the Project/Construction Manager.
5. Include all labour, Products and services necessary for the performance of the Work.
6. The components of the Contract Documents are complementary, and what is required by any one shall be as binding as if required by all. In areas of conflict within the contract documents, order of priority, from highest to lowest is as follows: Specifications, Schedules, Drawings (large scale shall govern over smaller scale of same date, later date shall govern over earlier date of same document, noted materials, annotations and dimensions shall govern over graphic illustrations).
7. Construction Manager/Contractor shall have total control of the Work, effectively direct and supervise the Work to ensure conformity with the Contract Documents, and be solely responsible for construction means, methods, techniques, sequences, and procedures and for coordinating the various parts of the Work.
8. The Construction Manager/Contractor shall have the sole responsibility for the design and engineering, erection, operation, maintenance, and removal of Temporary Work.
9. Verify on site all dimensions and levels necessary for proper and complete fabrication, assembly and installation of the Work. Carefully examine such field measurements and conditions with the requirements of the Contract Documents. Review the Contract Documents. Report promptly any contradiction, inconsistency, or omission to the Project/Construction Manager and/or Consultant and obtain written instructions before proceeding.
10. Product/System substitutions may be considered prior to bid and contract award only. Provide substitution request submission with complete information, including direct comparison to specification identified in Documents, pertinent specifications, reference standards, to demonstrate commensurate performance, finish, durability, etc. and to enable Consultant to determine acceptability of substitutions, including effect on submission and Bid; all changes required to accommodate such substitutions and complete the Work.
11. The Project/Construction Manager shall review and coordinate submittals, and stamp prior to submitting for review and indicate any deviations from contract documents.
12. Construction Manager Contractor shall be responsible for or designate subcontractor responsible for complete engineering of site/project design items or assemblies that are comprised of multiple and separate elements which must act in unison to achieve referenced standards, building codes and requirements of authority having jurisdiction, jurisdictions. (for example, where the supply and installation of a guardrail system is called for, include for all support steel, miscellaneous metals, plates, clips, fasteners, panels and other items as required for engineering of complete assembly and submit shop drawings showing same.)
13. The warranty period under this Contract is one year from the date of Substantial Performance of the Work. Provide extended warranties as called for herein or by the Project/Construction Manager.

DIVISION 01 - GENERAL REQUIREMENTS

1. This division shall apply to all divisions herein.
2. See project description under Ontario Building Code matrix, Drawing A000.
3. Time is of the essence in the execution and completion of this work.
4. Coordinate with the Project/Construction Manager for phasing of work, over-all construction schedule, and daily in-and-out protocols.
5. All contractors shall coordinate and cooperate with each other. Allow access for any owner's work.
6. All contractors shall consult with the project manager regarding all necessary temporary services and facilities. Notify project manager, authority having jurisdiction and utility companies of intended interruption of services and obtain required permissions.
7. Where indicated in contract documents provide submittals including shop drawings and product data (in electronic .pdf format and in the same units of measurement as the contract documents); samples (physical samples in duplicate), and or provide mockups. Where Engineered submittals are required, such shop drawings to be sealed by an engineer experienced in such work and licensed to practice in the province of Ontario. Review submittals as may be required per Consultant review. Do not proceed with work affected by submitted until review is complete.
8. Perform work in accordance with Ontario Building Code (OBC) including amendments up to date of building permit issuance and other codes of provincial or local application. In case of conflict or discrepancy, more stringent requirements apply.
9. Conform to workmanship standards indicated or implied in documents. Where reference standards are not indicated, standard of quality equal to or better than the noted custom specification requirements of products, systems or work identified in the contract documents. Where such products or systems are identified by reference to trade names, standard of quality equal to or better than recognized well known examples.
10. Meet or exceed requirements of contract documents, specified standards, codes and referenced documents.
11. Workmanship shall be to the highest standard for each respective trade. Erect all work accurately, square, secure, plumb, straight, true and to accepted tolerances. Provide and comply with manufacturer's printed instructions. Do not work in adverse weather conditions 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 basis.
12. Consider location of fixtures, outlets, and mechanical and electrical items indicated as approximate, unless specifically noted otherwise, and take care to maintain intent, such as alignment with adjacent items, symmetry or spacing within a room or space.
13. Provide metal fastenings and accessories in same texture, colour and finish as adjacent materials, unless indicated otherwise.
14. Prevent electrolytic action between dissimilar metals and materials.
15. Use noncorrosive hot-dip galvanized steel fasteners and anchors for securing exterior work, unless stainless steel or other material is specifically requested in affected specification Section.
16. Execute work to prevent damage to portions of existing work which remain; repair portions of existing work which have been altered during construction to match existing or adjoining work, condition to be equal to or better than existing. For continuous surfaces refinish to nearest intersection, for an assembly, refinish entire unit.
17. Protect all work from damage. Keep all materials secure. Erect hoarding, fencing barriers and scaffolding as required.
18. Prevent overloading of parts of building. Do not cut, drill or disrupt load bearing structural member, unless specifically indicated, without written approval of Engineer.
19. Inspect existing conditions, including elements subject to damage or movement during cutting and patching. Provide supports to assure structural integrity of surroundings. Provide devices and methods to protect other portions of project from damage.
20. At penetration of fire rated wall, ceiling, or floor construction, completely seal voids with fire-stopping material, full thickness of the construction element as required to maintain its resistance rating.
21. Provide final cleaning in accordance with Project/Construction Manager requirements.
22. Sort materials for reuse and recycling. Dispose of removed or waste materials in appropriate recycling or disposal facilities except as indicated otherwise (e.g. for re-use in accordance with requirements of authority having jurisdiction.

DIVISION 02 - EXISTING CONDITIONS

1. Remove parts of existing building to permit new construction.
2. Before proceeding with demolition of load bearing walls or elements and where required by authority having jurisdiction submit shoring and underpinning drawings prepared by qualified professional engineer registered or licensed in the province of Ontario (Canada) showing proposed method.
3. Protect all existing structure and utilities. Consult all requisite municipal and utility authorities for liasities. Disconnect and re-route services as required to accommodate demolition and new construction. Carry out work to Authorities approval.
4. Trim edges of partially demolished building elements to tolerances as indicated or to suit future use. Re-finish surfaces to match adjacent finishes. For continuous surfaces refinish to nearest intersection, for an assembly, re-finish entire unit. Where not otherwise specified or indicated restore existing work that is damaged during construction to a condition equal to its condition at the time of the start of the work. At locations in existing areas where partitions are removed, patch the floors, walls and ceilings with finish materials to match adjacent finishes.
5. Replace, and/or repair any damage to public or private property caused by this contract at no expense to the owner.

DIVISION 03 - CONCRETE - N/A

DIVISION 04 - MASONRY - N/A

DIVISION 05 - METALS - N/A

DIVISION 06 - WOOD AND PLASTICS - N/A

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

1. Insulation
   - 1.1. Blanket Insulation CAN/ULC-S702 (standard of acceptance for approved equal)
     - 1.1.1. Thermal / Fire Resistance / Associated mineral fibre. Rockwool 'Comfortbatt 1'
     - 1.1.2. Fireshopping: mineral fibre. Rockwool 'Comfortboard 80'
   - 1.2. Installation:
     - 1.2.1. Includes where indicated on or reasonably inferrable from the drawings as necessary for a complete job.
     - 1.2.2. Comply with manufacturer's written instructions, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.
     - 1.2.3. Install insulation after building substrate materials are dry.
     - 1.2.4. Install insulation to maintain continuity of thermal protection to building elements and spaces.
     - 1.2.5. Batt Insulation: Do not compress insulation to fit into spaces. Fit insulation closely around electrical boxes, pipes, ducts, frames and other objects in or passing through insulation.
2. Fireshopping
   - 2.1. Coordinate with all sections of work including Divisions 21, 22, 23 and Divisions 26, 27, and 28. Submit product data sheets and shop drawings for each project location required. Include listing agencies detailed drawings showing joint assemblies and fireshopping materials identified with listing agencies name and number or designation, fire rating achieved and date of listing.
   - 2.2. Provide Engineered Shop Drawings for Engineering Judgements for project specific fire-stopping conditions as required where an applicable listed fireshopping system detail cannot be found. Engineering Judgements shall clearly identify the project name and address, and shall indicate the fire resistance rating of the given system.
   - 2.3. Submit installation certificate that all joint fireshopping system installations are complete and that installations comply with listed design systems.
   - 2.4. Supply and install fireshopping materials and systems with fire resistance rating not less than fire resistance rating of applicable adjacent assembly, listed in accordance with CAN/ULC-S115-11, and not to exceed opening size for which they are intended and conform to local governing codes having jurisdiction.
   - 2.5. Install fireshopping and smoke seal systems in accordance with manufacturers written requirements and in compliance with listed system design.
   - 2.6. Fireshop all floor, wall or partition fire separations at all penetrations, roof decks, beams, joists, banking walls, etc. with ULC approved materials and systems. Generally, no gap to be greater than 50 mm (2"). All gaps less than 16 mm (5/8") - caulk. all gaps greater than 5.8", empty, compressed mineral wool fill and approved sealing materials both sides.
3. Joint Sealants
   - 3.1. Provide product data sheet, samples and mockup as requested by Project Manager.
   - 3.2. Provide joint sealants, primers and backings that are compatible with one another and with joint substrates under conditions of service and application as demonstrated by joint sealant manufacturer based on previous test results and field experience.
   - 3.3. Colours: shall match colour of surrounding materials and adjacent materials as selected and approved by Project Manager and selected from manufacturers standard range.
   - 3.4. Products
     - 3.4.1. Interior movement and non-movement joint: Acrylic Latex One Part
     - 3.4.1.1. Tremco "Tremflex 834"
     - 3.4.2. Joints at perimeter of plumbing fixtures (e.g. sinks, tubs, urinals, water closets, vanities) and millwork adjacent to same: Siliconex One Part, mildew resistant
     - 3.4.2.1. Tremco Tremsil 200
     - 3.4.3. Primers: as recommended by the sealing manufacturers.
   - 3.5. Comply with manufacturers' recommendations and instructions for installation and application of product being used and.
   - 3.6. Clean and prime joint when necessary. Install joint filler (backer rod) to achieve correct joint depth and shape, with approximately 30% compression past spaces deeper than 13mm (1/2") and wider than 6mm (1/4") with closed-cell polyethylene rod filler.
   - 3.7. Form surface of sealant with full bead, smooth, free from ridges, wrinkles, sags, air pockets, embedded impurities. Tool exposed surfaces before skinning to give slightly concave shape.

DIVISION 08 - OPENINGS - N/A

DIVISION 09 - FINISHES

1. Gypsum Board Assemblies and Metal Framing
   - 1.1. Shall shaft framing including interior partitioning, etc. Be responsible for the structural design of all shaft stud framing. Include for all galvanizing, gauges, bracing capacities, sizes, spacing, backs & accessories, fasteners, backs, deflection, etc.. Provide shop drawings of all items for review by the consultant.
     - 1.1.1. Provide engineering to meet design and comply with applicable building code requirements, including design to withstand lateral loads, lateral guard loads or other imposed loads indicated in construction documents and submit shop drawings showing same, sealed by structural engineer licensed to practice in the province of Ontario.
     - 1.1.2. All elements shall comply with all applicable materials and methods tests and standards, which shall be listed on the shop drawings.
     - 1.1.3. Provide inspections during construction and final certification by the responsible engineer that the installation has been completed in accordance with the approved shop drawings.
2. All interior finishing - to be selected or coordinated by Project / Construction Manager.

DIVISION 10 - SPECIALTIES

1. Wall and area separation shaft
   - 1.1. Supply & install rated duct enclosure to CAN/ULC-S101 for minimum 2-hour FRR. Standard of Acceptance: DuraDuct 2HR by Dura Systems.
   - 1.2. Provide duct shaft penetration through existing fire separations to ensure continuity of existing fire separation around Mechanical Room. Submit fireshopping details to Architect's review & approval. Include seal of Engineering Judgement if no listed system is available. Refer to Division 07 2.
   - 1.3. Supply & install roller system inside rated duct shaft to allow for movement of items through shaft between kitchen spaces. Ensure integrity of duct shaft is not compromised by installation of roller system. Refer to manufacturer literature for rated duct shaft.
   - 1.4. Provide steel stud framing support system under duct shaft capable of carrying loads imposed by items moving through the shaft. Coordinate with Project / Construction Manager for proposed loading.
     - 1.4.1. Submit shop drawings of framing system for review. Refer to Division 09.

LIST OF DRAWINGS

1.0 ARCHITECTURAL
- A100 Location Plan, Key Plan, Specifications, OBC Matrix, Floor Plans

2.0 MECHANICAL
- M0 General Conditions
- M0.1 Mechanical Specifications
- M0.2 Mechanical Specifications
- M0.3 Fire Suppression Specifications and General Conditions
- M1 Ground Floor Plumbing, HVAC and Sprinkler Layout
- M2 Basement Plumbing and HVAC Sprinkler Layout

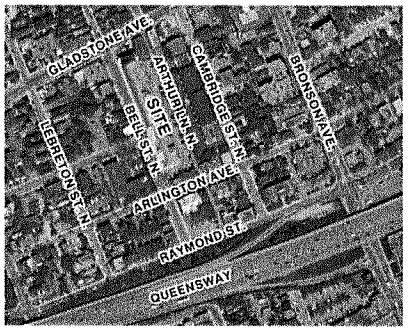
3.0 ELECTRICAL
- E0.1 Electrical Specifications
- E1.1 Electrical Distribution
- E1.2 Electrical Power

Project / Construction Manager:
CLV Group Inc.
495 Richmond Street, Suite 200
Ottawa, ON. K2P 1Z3
Tel —
Fax —
Cell (613) 277-4478
E-mail rad@clvgroup.com

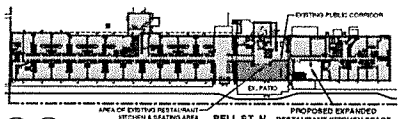
Architect:
KWC Architects Inc.
383 Parkdale Avenue, Suite 201
Ottawa, ON, K1Y 4R4
Tel (613) 236-2117 x 224
Fax (613) 236-8295
Cell (613) 884-0711
E-mail shuster@kwcarch.ca

Mechanical Engineer:
Keller Engineering Associates Inc.
1385 Prince of Wales Drive, Suite 107
Ottawa, ON, K2C 3H8
Tel (613) 224-1564 x 238
Fax (613) 224-5842
Cell (613) 867-9037
E-mail eschuh@kellerengineering.com

Electrical Engineer:
Keller Engineering Associates Inc.
1385 Prince of Wales Drive, Suite 107
Ottawa, ON, K2C 3H8
Tel (613) 224-1564 x 238
Fax (613) 224-5842
Cell (613) 903-8775
E-mail tkeh@kellerengineering.com

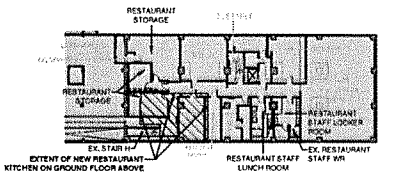


1 / A100 LOCATION PLAN
SCALE: N.T.S.

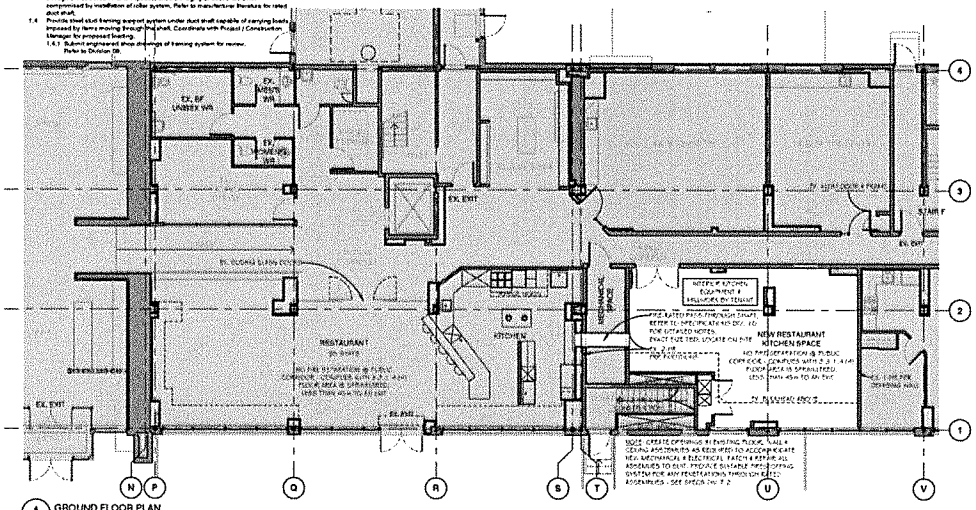


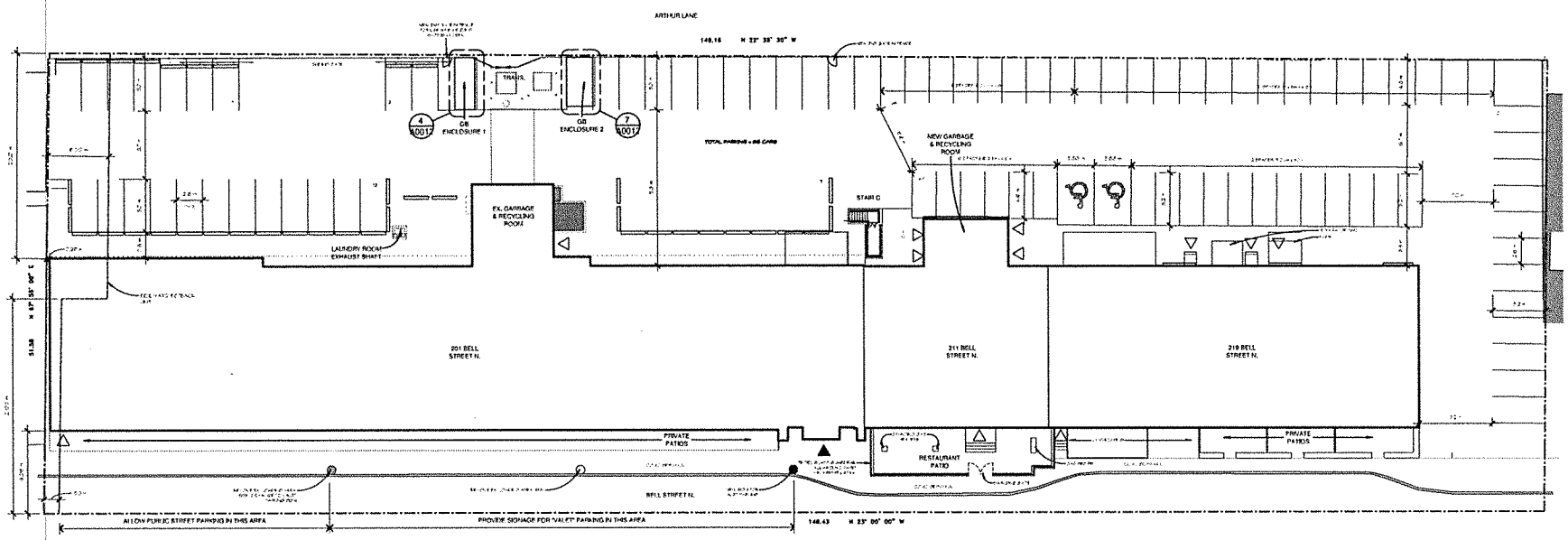
2 / A100 KEY PLAN
SCALE: N.T.S.

Committee of Adjustment
JUL 29 2020
City of Ottawa

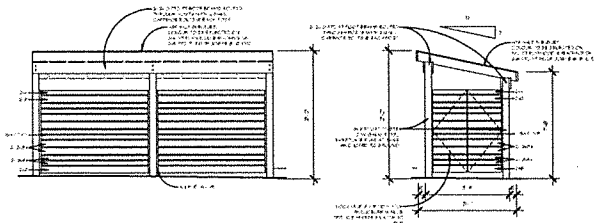


3 / A100 BASEMENT PLAN - FOR REFERENCE
SCALE: 1 : 325


EX. BF UNISEX WR
EX. WOMEN'S WR
EX. MEN'S WR
EX. EXIT
EX. EXIT
EX. EXIT

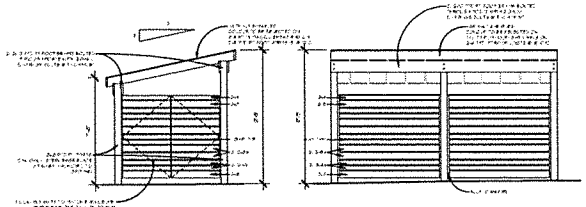


1 SITE PLAN/ PARKING PLAN
A0012 SCALE 1 : 200



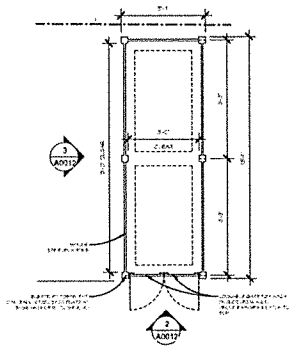
3 GB-1: SIDE ELEVATION
A0012 SCALE 1/4" = 1'-0"

2 GB-1: FRONT ELEVATION
A0012 SCALE 1/4" = 1'-0"

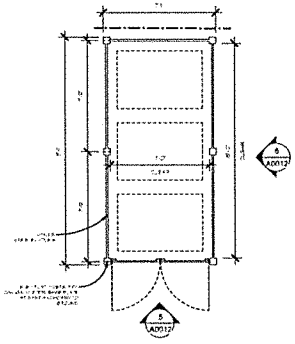


5 GB-2: FRONT ELEVATION
A0012 SCALE 1/4" = 1'-0"

6 GB-2: SIDE ELEVATION
A0012 SCALE 1/4" = 1'-0"



4 GB ENCLOSURE 1 PLAN
A0012 SCALE 1/4" = 1'-0"



7 GB ENCLOSURE 2 PLAN
A0012 SCALE 1/4" = 1'-0"

Committee of Adjustment
JUL 29 2020
City of Ottawa

GENERAL LEGEND
A.F.F. - ABOVE FINISHED FLOOR
BF - BARRIER FREE
C.J. - CONTROL JOINT
C.N. - COMPLETE WITH
CSK'D - COUNTERSUNK HARDWARE
EQ - EQUAL
EX. - EXISTING
F.R.R. - FIRE RESISTANCE RATING
G.B. - GRADE ONE BEDS
G.F. - GYPSUM LINING
O.D. - OUTSIDE DIAMETER
O.H. - OVERHEAD
PTD - PAINTED
FT - FIRE RETARDANT TREATED
U.N.O. - UNLESS NOTED OTHERWISE
U/S - UNDERSIDE

PROJECT SPECIFIC
ACT - ACOUSTICAL TILE
ALUM - ALUMINUM
CONC - CONCRETE
CL - CLEAR ANODIZED
ANOD
DGU - DENSE GLASS GOLD
E - EXHAUST FAN
EIFS - EXTERIOR INSULATED FINISHING SYSTEM
FD - FLOOR DRAIN
FDC - FIRE DEPARTMENT CONNECTION
FHC - FIRE HOSE CABINET
GWB - GYPSUM WALL BOARD
HB - HARD BOARD
HM - HOLLOW METAL
LF - LIGHT FIXTURE
REMG - REMOVED GEORGIAN WIRED GLASS
P. LAM - PLASTIC LAMINATE
TSF - TUBULAR STEEL FRAME
RD - ROOF DRAIN
SCW - SOLID CORE WOOD
ST ST - STAINLESS STEEL
WRB - WEATHER RESISTANT BARRIER
WT - WASHITUB
W.A. - WIRELESS ACCESS PANEL

"AS-BUILT" DRAWINGS
LEONARD KOFFMAN / ARCHITECT
DATE: NOVEMBER 22, 2013

NO.	DATE	DESCRIPTION
REVISIONS		
ISSUED FOR THE PURPOSE OF:		
REVIEW	DECEMBER 22, 2014	
	APRIL 1, 2013	
TENDER	APRIL 1, 2013	
CONSTRUCTION		

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND TO SIGN AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. DO NOT SCALE DRAWINGS. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LEONARD F. KOFFMAN, ARCHITECT AND CANNOT NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

LEONARD KOFFMAN
ARCHITECT
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Phone (613) 729-2211
Fax (613) 729-1359
E-mail: lkoffman@koffmanarchitect.ca

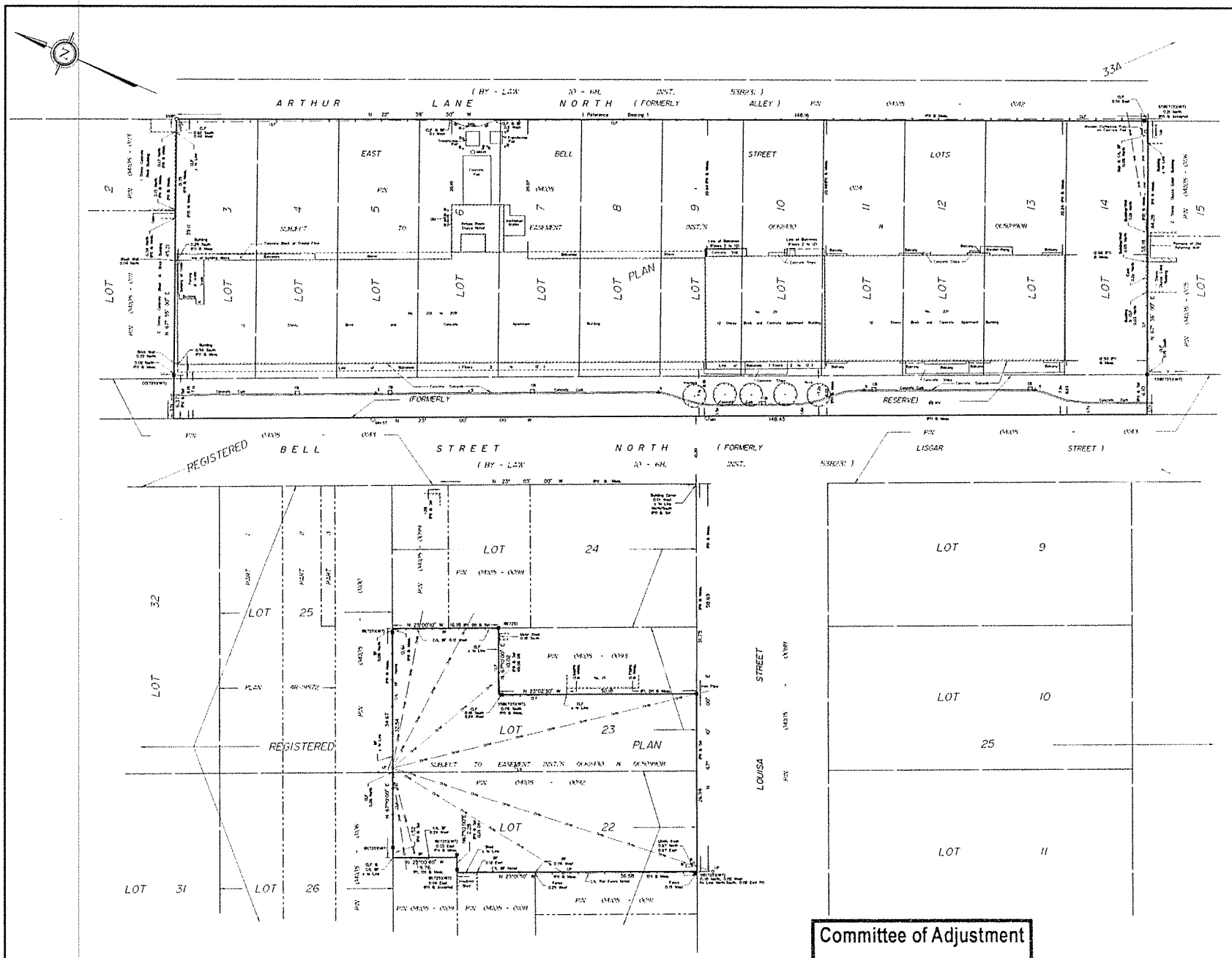
OWNER: INTERRENT INTERNATIONAL PROPERTIES INC.

REVISIONS TO B.P. 1608594
211/219 RENOVATIONS
201, 211, 219 BELL STREET N.
(NOW 207 BELL ST. N.)
OTTAWA, ON.

DRAWING TITLE: SITE PLAN/ PARKING PLAN

DRAWN	DATE	SCALE
AK		AS NOTED

PROJECT NO.: 1310-211/219
SHEET NO.:
DRAWING NO.: A0012



SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of

LOTS 3 TO 14 (Both Inclusive)
(East Bell Street North,
North of the Boundary Stone)
And
PART OF THE RESERVE
REGISTERED PLAN 33A
And
PART OF LOTS 22 AND 23
REGISTERED PLAN 25
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Scale 1 : 250

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT :

1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them
2. The survey was completed on the 25th day of April, 2013

May 1/13
Date

V. Andrew Sheay
Ontario Land Surveyor

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED : May 1, 2013

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to InterRent International Properties Inc. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client

Notes & Legend

—O—	Denotes	Survey Monument Planted
—■—		Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
SSIB*		Short Standard Iron Bar (0.3 Large)
IB		Iron Bar
CC		Cut Cross
(WIT)		Witness
(AOG)		Annis, O'Sullivan, Vollebekk Ltd.
Meas		Measured
C/F		Chain Link Fence
BF		Board Fence
Gate		Gate
CB		Centreline
OHW		Overhead Wires
UP		Utility Pole
B		Bollard
CB		Catch Basin
S		Sign
GM		Gas Meter
WV		Water Valve
MH-ST		Maintenance Hole - Storm
MH		Maintenance Hole
MH-HY		Maintenance Hole - Hydro
(P1)		(AOG) Plan, June 12, 1995
(P2)		Registered Plan 33A
(P3)		Inst. N368113

Bearings are astronomic, derived from the easterly limit of Bell Street North, shown to be N 23°03'00" W on a Plan by (AOG), dated June 12, 1995

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1867718

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY OBTAINED FROM THE SURVEYOR IN accordance with Regulation 1026, Section 29 (3)

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Nepean, ON K2E 7S6
Phone (613) 727-0850 Fax (613) 727-1079

Ontario Land Surveyors

Committee of Adjustment
JUL 29 2020
City of Ottawa