RESTAURANT RENOVATION "GOOD EATS" AT LIV

207 BELL STREET N.
OTTAWA, ON.

SPECIFICATIONS

DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

DIVISION 01 - GENERAL REQUIREMENTS

DIVISION 02 - EXISTING CONDITIONS

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

DIVISION 08 - OPENINGS - N/A

DIVISION 09 - FINISHES

DIVISION 10 - SPECIALTIES

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	

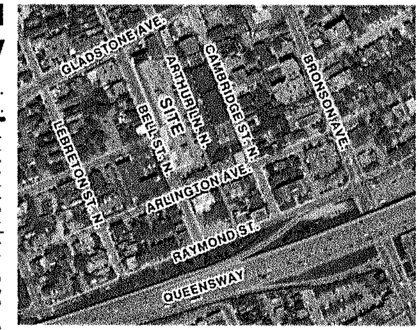
Project / Construction Manager:
CLV Group Inc.

Architect:
KWC Architects Inc.

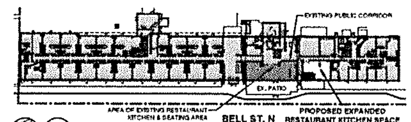
Mechanical Engineer:
Keller Engineering Associates Inc.

Electrical Engineer:
Keller Engineering Associates Inc.

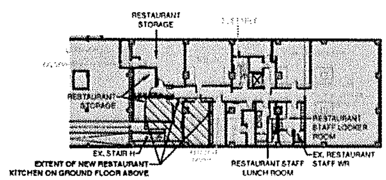
Committee of Adjustment
JUL 29 2020
City of Ottawa



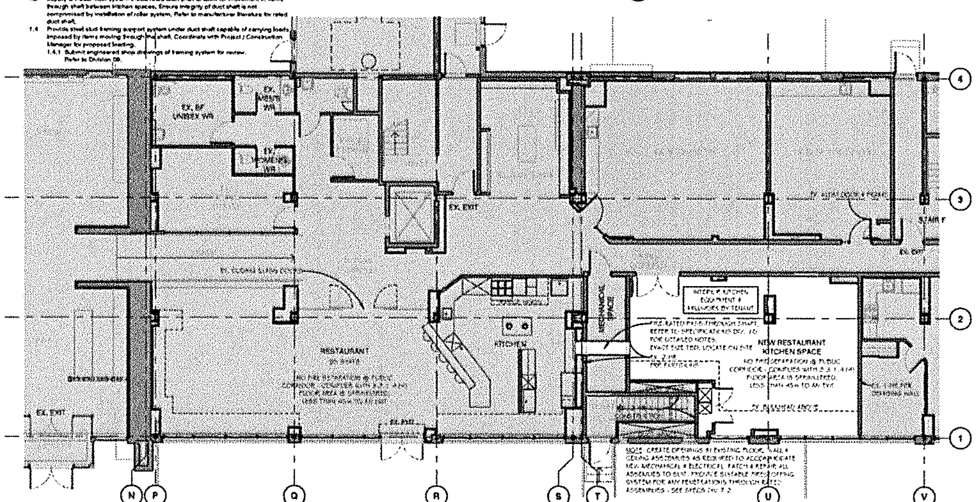
1 LOCATION PLAN A100 SCALE: N.T.S.



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



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



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

Ontario Building Code 2012 Data Matrix Parts 3 & 9 — OBC Reference

NOTES:

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

no.	revision	date
0	Issued for Permit	23 June 2020

KWC ARCHITECTS INC.
353 Parkdale Avenue, Suite 201
Ottawa Ontario Canada K1Y 4R4
PHONE (613) 238-2117
FAX (613) 238-6595

project: RESTAURANT RENOVATION "GOOD EATS" @ LIV
207 BELL STREET N. OTTAWA, ON.

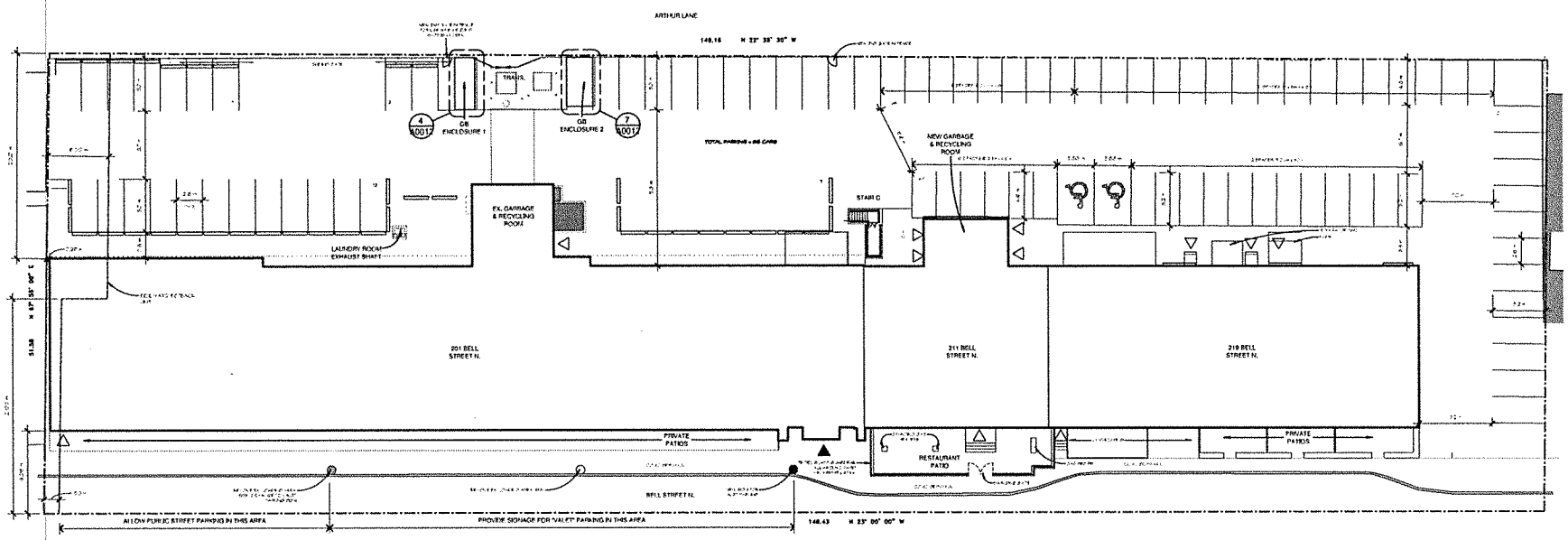
drawn by: AK
project no.: 2031
date: 08 JUNE 2020
scale: as noted

drawing: LOCATION PLAN, SPECIFICATIONS, OBC MATRIX, FLOOR PLANS

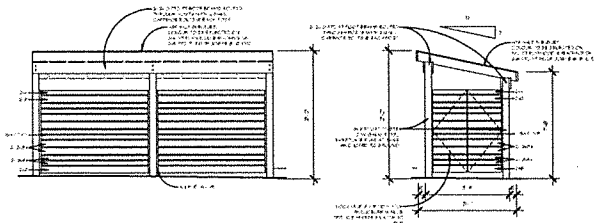
revision: 0 — sheet no.: A100

SHEET SIZE: ARCH D (24"x36")

plot scale 1:1

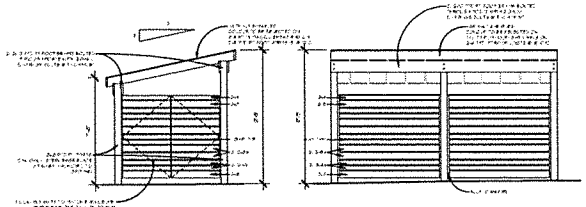


1 SITE PLAN/ PARKING PLAN
A0012 SCALE 1 : 200



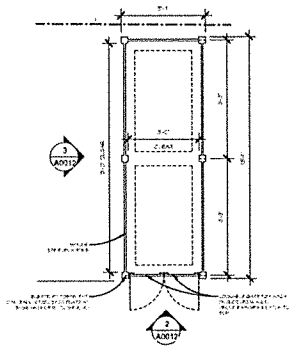
3 GB-1: SIDE ELEVATION
A0012 SCALE 1/4" = 1'-0"

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

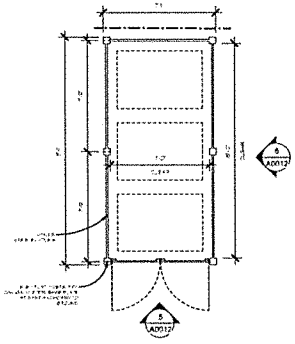


5 GB-2: FRONT ELEVATION
A0012 SCALE 1/4" = 1'-0"

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
Suite 307, 1310 Carling Avenue
Ottawa, Ontario K1Z 7L2
Phone (613) 729-2211
Fax (613) 729-1359
E-mail: lkoffman@koffmanarchitect.ca

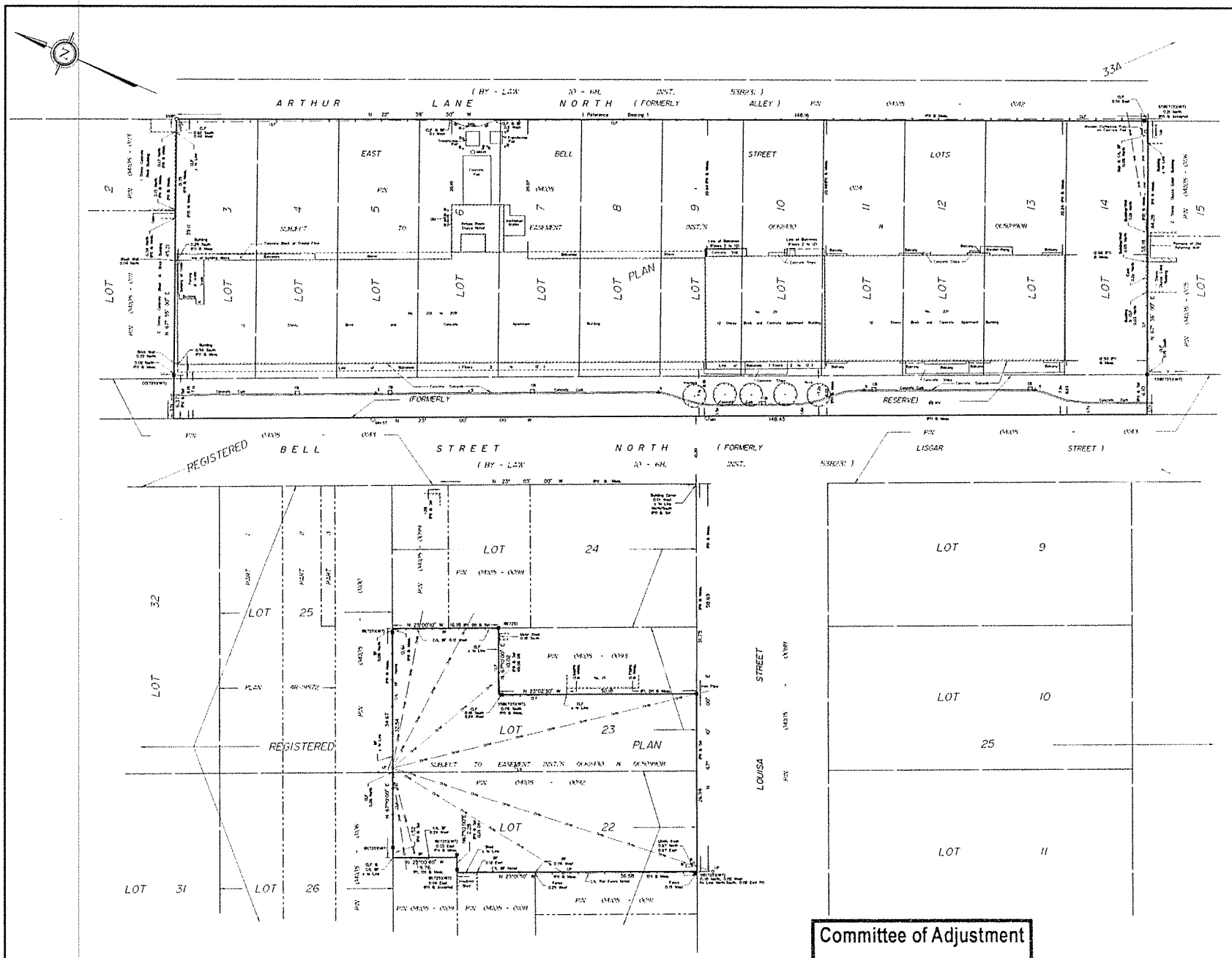
OWNER: INTERRENT INTERNATIONAL PROPERTIES INC.

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 Sheip
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 Inter/Rand 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 (3.3 Long)
IB	"	Iron Bar
CC	"	Cut Cross
(WIT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebekk Ltd
Meas	"	Measured
CLF	"	Chain Link Fence
BF	"	Board Fence
	"	Gate
CA	"	Centreline
— — —	"	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-H	"	Maintenance Hole - Hydro
(P1)	"	(AOG) Plan, June 12, 1995
(P2)	"	Registered Plan 33A
(D1)	"	Inst. 1/561713

Bearings are astronomic, derived from the easterly limit of Bell Street North, shown to be N 23°00'00" 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 ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3)

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14 Concourse Gate, Suite 500
Nepean, ONT. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Ontario Land Surveyors

Committee of Adjustment
JUL 29 2020
City of Ottawa