

January 20, 2025

BYTEK VW Expansion Project
1325 St. Laurent Blvd.
Ottawa, Ontario
Our Ref: 2301

Addendum N° 7

GENERAL

ARCHITECTURAL

- 1.1 Fire Door; Fire Shutter 7522. Refer to attached Data Sheets.
- 1.2 Include all cutting and patching for extension of sanitary system and new piping, exhaust and install of fixtures in Basement. Maintain continuous integrity of fire rated assemblies.
- 1.3 Basement, Ground Floor and Mezzanine HVAC grilles, diffusers etc, colour to match ceiling.
- 1.4 Add spray applied fire protection for a 1-hour FRR to all beams, joists and deck of entire mezzanine.
- 1.5 Reference drawings A-505, Mezzanine and Basement Floor Finishes Plans and A-506 Ground Floor Finish Plan, Revised
 - 1.5.1 Refer to VW DCD.
- 1.6 Siding clarification
 - 1.6.1 Provide separate identified pricing for installation of prefinished horizontal metal siding on East and West elevation in lieu of patching and repainting EIFS.
- 1.7 Bollards clarification
 - 1.7.1 Supply and install 14 (fourteen), 200mm diameter galvanized steel bollards. Bollards to be 2.5m long concrete filled. Owner to determine final locations.
- 1.8 Finishes revision
 - 1.8.1 Provide revised basement floor finishes as indicated on ASK-3
- 1.9 Floor Repair clarification
 - 1.9.1 Provide separate price for all concrete slab replacement / repair as required to reinstate basement and shop floors associated with additional plumbing work.

brian k. clark

A.R.C.H.I.T.E.C.T

1.10 Basement floor finishes clarification

- 1.10.1 Supply and install 50 sq.m. of Expona Simplay to existing and reinstated basement floor slab.

MECHANICAL

1.11 Plumbing clarification

- 1.11.1 Provide underground plumbing work as outlined in Everest Engineering Addendum No. 2
- 1.11.2 Provide separate price for all required work in basement.
- 1.11.3 Provide separate price for all required work in shop area.

End of Addendum



A-506 SCALE 1:100

NOTES

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NOTE:
1) THIS LEGEND IS TO BE READ IN
CONJUNCTION WITH DCD FINISH

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CONJUNCTION WITH DCD FINISH

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OTTAWA ONTARIO

DRAWING

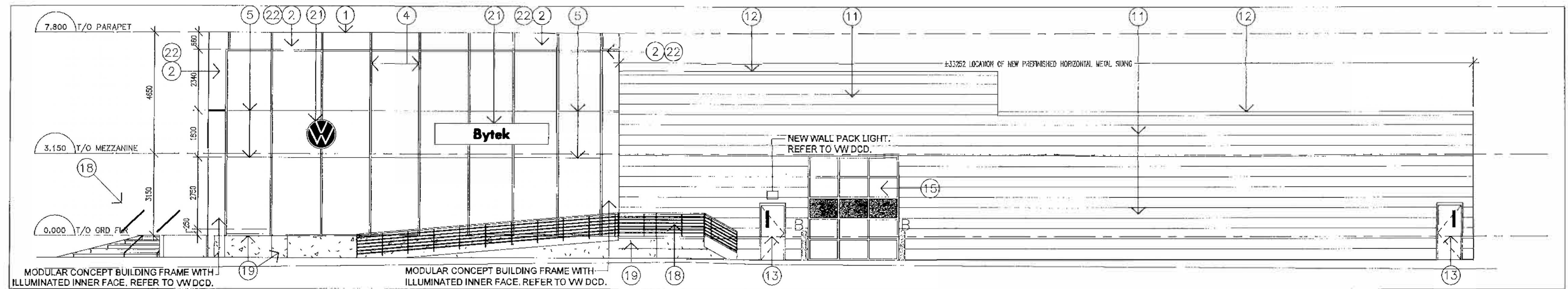
GROUND FLOOR FINISHES PLAN

PROJECT NO. 2301	DRAWN BY: DP
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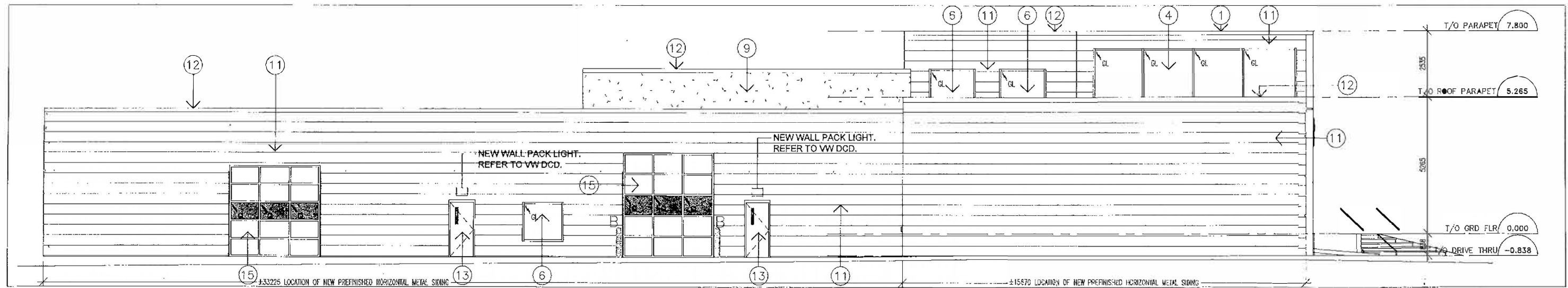
NORTH ARROW:	DATE: OCT. 2023
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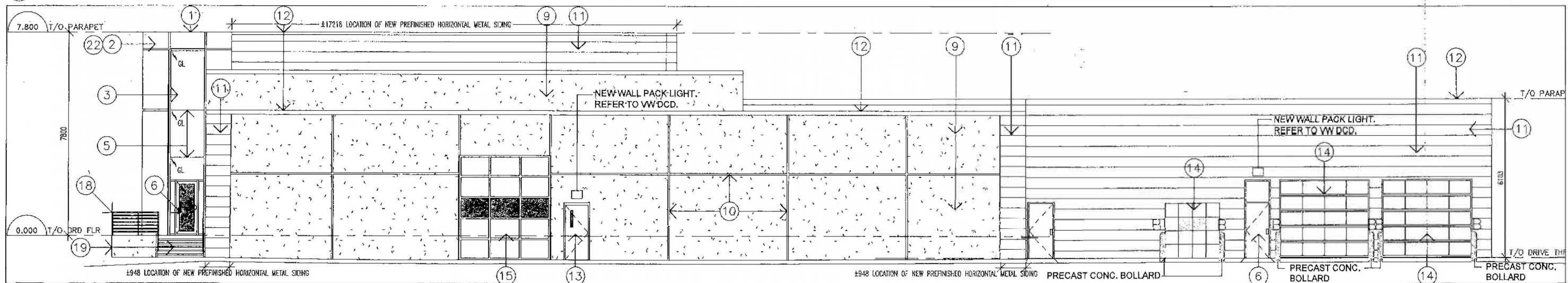
 ΔE 



1 WEST ELEVATION
ASK-3 SCALE 1:150



2 EAST ELEVATION
ASK-3 SCALE 1:150



3 SOUTH ELEVATION
ASK-3 SCALE 1:150

brian k. clark
ARCHITECT

project BYTEK VW - RENOVATION
1325 ST. LAURENT BLVD.

drawing

EXTERIOR ELEVATIONS - EXTENT OF NEW METAL SIDING FOR SEPARATE PRICING OPTION

scale:
AS NOTED

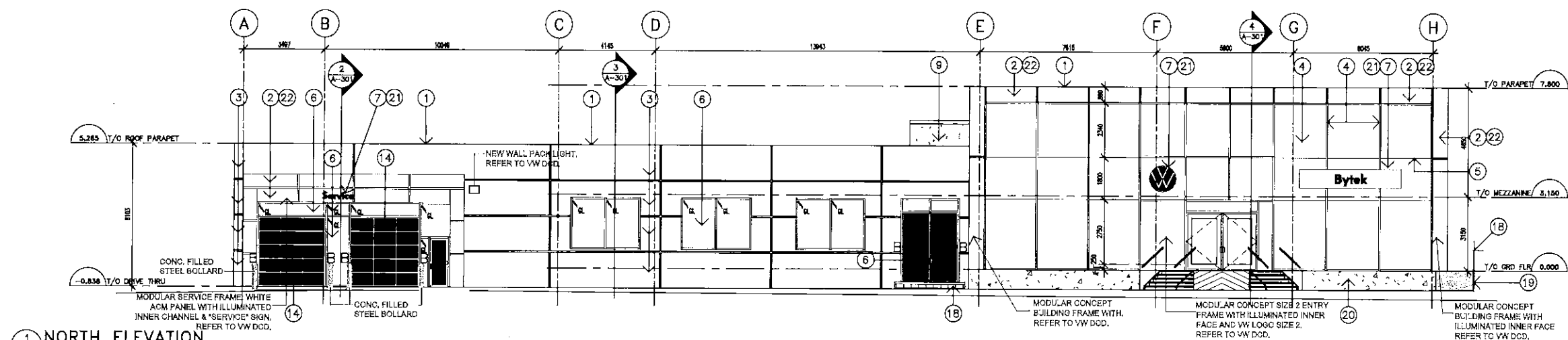
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22. NOV 24'

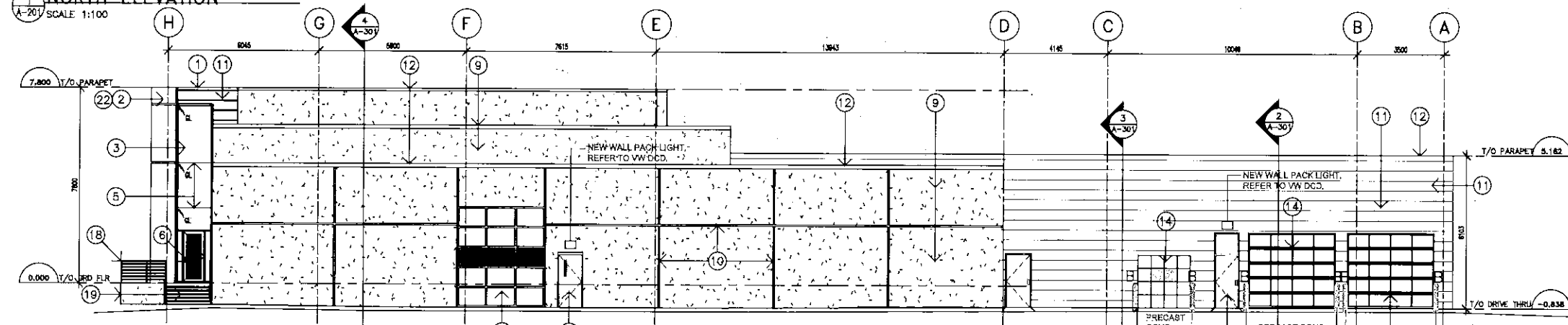
proj. no.
2301

dwg. no.

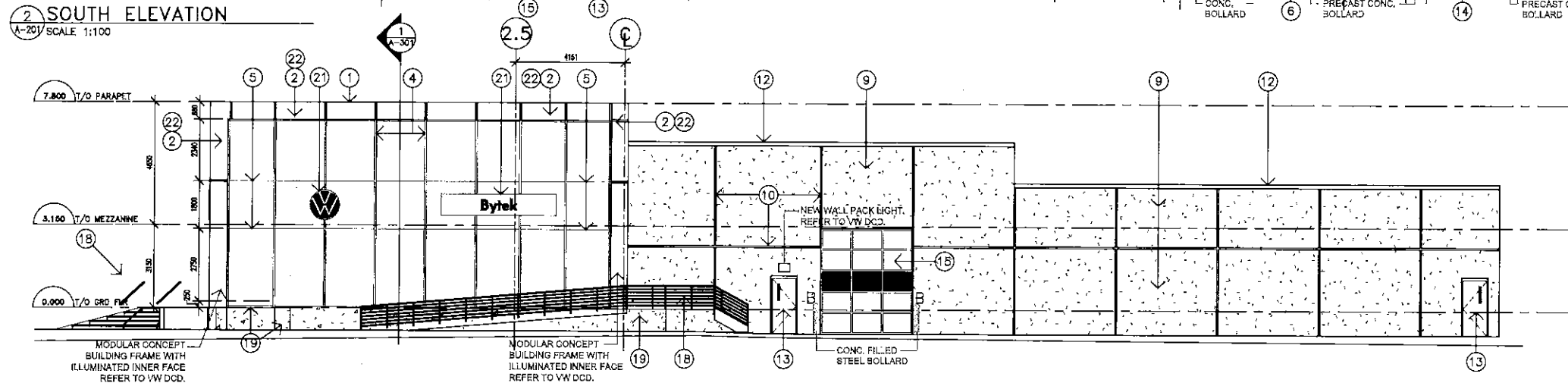
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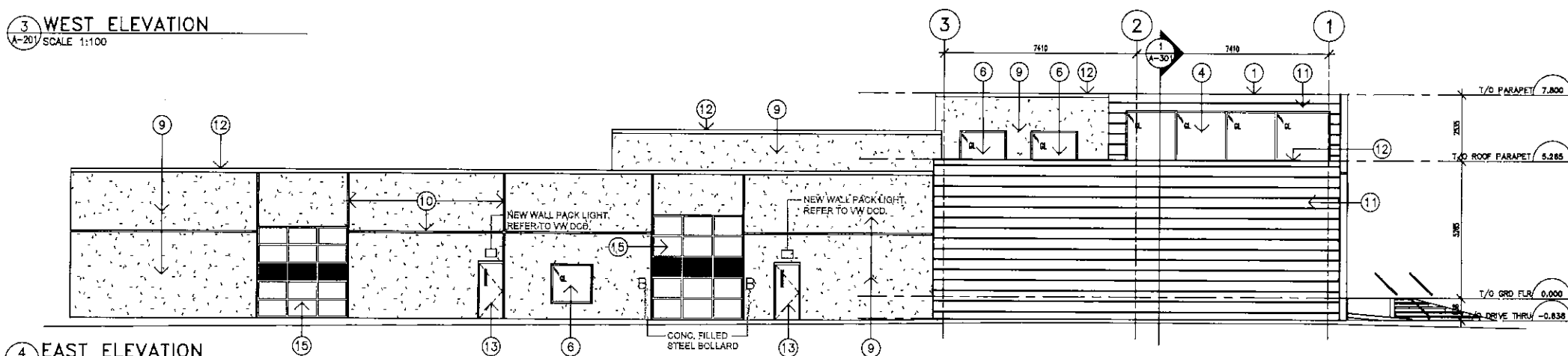
1 NORTH ELEVATION
A-201 SCALE 1:100



2 SOUTH ELEVATION
A-201 SCALE 1:100



3 WEST ELEVATION
A-201 SCALE 1:100



4 EAST ELEVATION
A-201 SCALE 1:100

DRAWING NOTES

- 1 ACM PARAPET CAP
- 2 ACM FRAME & FASCA
- 3 NEW ACM PANELS
- 4 NEW CURTAINWALL VERTICAL MULLIONS ONLY
- 5 SSB HORIZONTAL GLASS JOINTS
- 6 NEW/REPLACEMENT WINDOWS AND DOORS
- 7 NEW SIGNAGE
- 8 RIGID INSULATION C/W CEMENT FINISH
- 9 EXISTING EIFS, REFINISHED
- 10 EXISTING EIFS PANEL JOINTS
- 11 PREFINISHED HORIZONTAL METAL SIDING
- 12 PREFINISHED METAL CAP FLASHING
- 13 HOLLOW METAL DOOR AND FRAME REPAINTED
- 14 NEW O/H DOOR
- 15 EXISTING O/H DOOR TO REMAIN
- 16 PREPARE & RETINISH EXISTING STEEL HANGING PICKETS
- 17 REPAIR EXISTING FOUNDATION
- 18 EXISTING RAMP AND GUARDRAIL TO REMAIN, PREPARE AND REPAINT AS REQUIRED
- 19 EXISTING CEMENT FINISH TO BE REPAIRED
- 20 PREFINISHED CEMENT INSULATION PANELS
- 21 PROVIDE POWER TO ALL SIGNAGE
- 22 PROVIDE POWER AND BUILT-IN LED LIGHTING AT SORTER PANELLING

NOTES

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and omissions to the Architect.
All contractors must comply with all pertinent codes and by-laws.
Do not scale drawings.
This drawing may not be used for construction until signed by the Architect.
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2	18 OCT 24	ISSUED FOR TENDER
1	18 OCT 23	ISSUED FOR BUILDING PERMIT
NO	DATE	REVISION

STAMP

brian k. clark
ARCHITECT

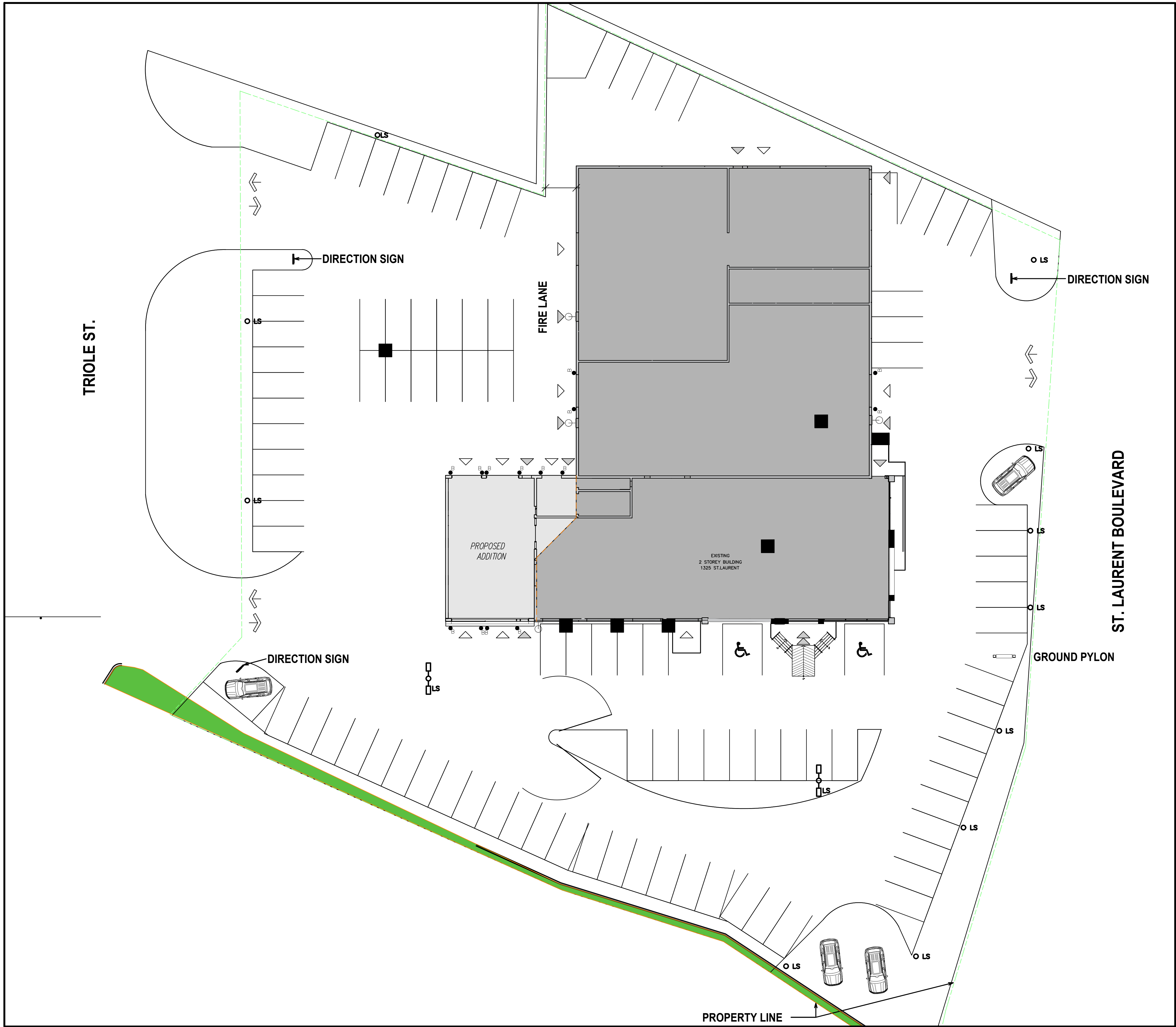
141 Catherine Street, Unit 102
Ottawa, Ontario K2P 1C3
TEL: (813) 238-7412 • FAX: 238-1798
Email: bkc@brianclarkarchitect.com

PROJECT
**BYTEK VW
RENOVATION
1325 ST. LAURENT BLVD.**

OTTAWA ONTARIO

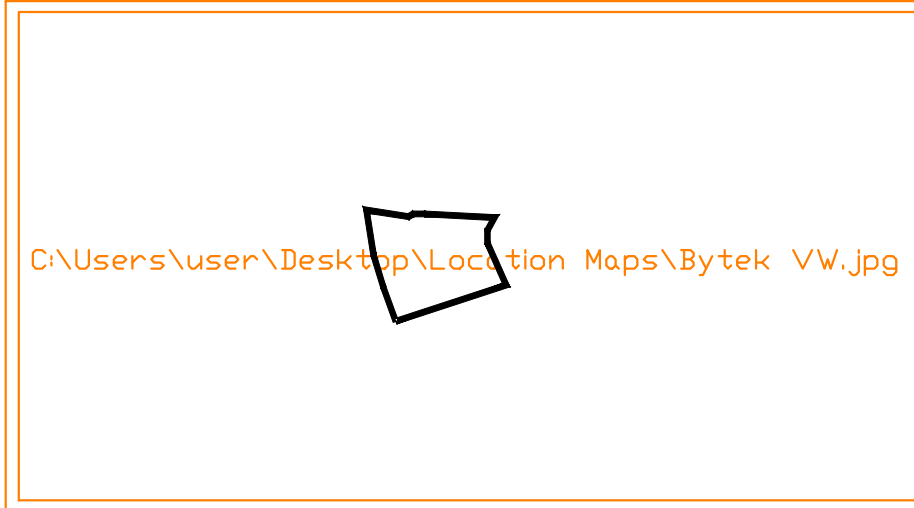
ELEVATIONS

PROJECT NO. 2301	DRAWN BY DP	SCALE 1:100
NORTH ARROW	DATE MAY, 2023	DRAWING NO. A-201 Rv2



1 SITE PLAN
A001 SCALE 1:200

LOCATION MAP



GENERAL NOTES

DRAWING LEGEND

- DEMOLISH
- EXISTING BUILDING
- NEW CONSTRUCTION
- LOCATION OF ENTRANCE / EXIT
- VEHICLE ENTRY WITH O/H DOOR
- DOOR ENTRY
- MOUNTED LIGHT FIXTURE
- PRECAST CONCRETE BOLLARD
- LIGHT STANDARD
- LIGHT STANDARD
- GROUND PYLON
- DIRECTIONAL SIGN

EV CHARGER - LEGEND

- AC 7.2KW OR 9.6KW LEVEL 2 CHARGER
- LEVEL 3 24KW DC FAST CHARGER
- SHOWROOM DEMO CHARGER (WITH PEDESTAL)
- PROVIDE 240V OR 480V PLUGS FOR EV CHARGERS IN THE WORKSHOP
- RECOMMENDED LOCATION OF QUARANTINE AREA

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SITE PLAN BASED UPON ADV JOB N° 23541-23 DATED FEBRUARY 21, 2023

NO	DATE	REVISION
2	18 OCT' 24	ISSUED FOR TENDER
1	18 OCT' 23	ISSUED FOR BUILDING PERMIT

NO	DATE	REVISION

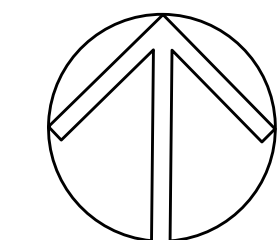
brian k. clark
A·R·C·H·I·T·E·C·T
141 Catherine Street, Unit 102
Ottawa, Ontario K2P 1C3
TEL: (613) 238-7412 FAX 238-1799
Email bklarkarchitect@gmail.com

PROJECT
BYTEK VW
ADDITION & RENOVATION
1325 ST. LAURENT BLVD.

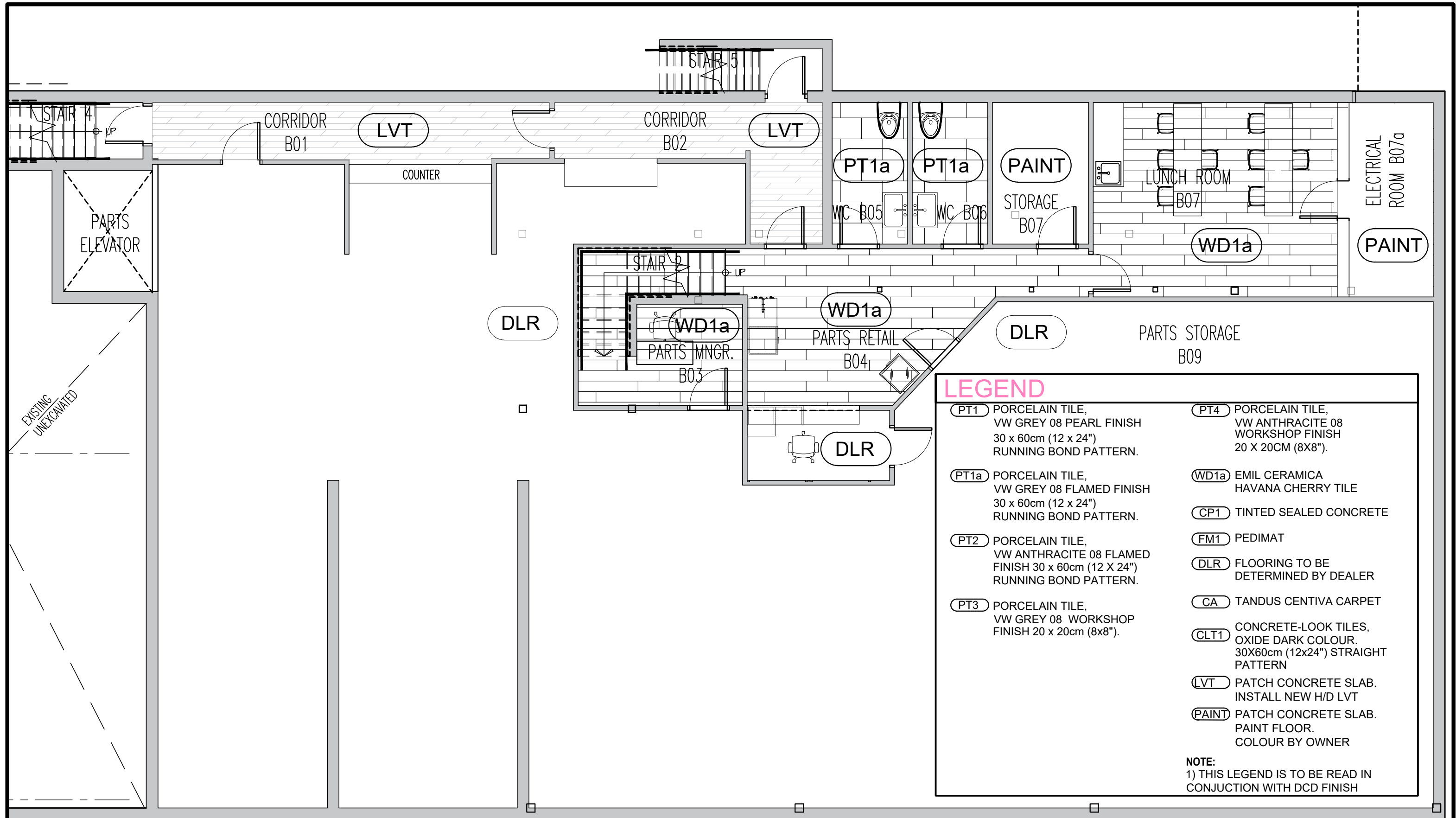
OTTAWA ONTARIO

SITE PLAN

PROJECT NO. 2301	DRAWN BY: DP/DC	SCALE: 1:200
NORTH ARROW:	DATE: MAY, 2023	DRAWING NO.



A-001



brian k. clark
ARCHITECT

project BYTEK VW - RENOVATION
1325 ST. LAURENT BLVD.
drawing
PARTIAL BASEMENT PLAN - FINISHES PLAN

scale: 1:75	date: 22. NOV 24'	dwg. no. ASK-3
drawn by: DP	proj. no. 2301	

Date: January 7th, 2025

Project : Renovation and Addition Bytek Volkswagen

Attn: Brian K. Clark – Brian K. Clark Architects

Addendum #2

Mechanical:

1. Contractor to provide new oil interceptor sized for the entire garage. Interceptor to be recessed under the garage floor in an accessible location with a reinforced top suitable for driving on. Contractor to connect the drainage from the primary garage trench drain, the autobody shop catch basins to the new interceptor.
2. Contractor to provide a separate drain connection from the washroom plumbing fixtures and combine with the garage drainage down stream of the interceptor. Reuse existing plumbing fixtures.
3. The combined discharge to be connected to the new basement drainage system.
4. Contractor to provide a separate price to provide a new 12" wide prefabricated trench drain c/w heavy duty grate to replace the existing trench drain. Size to match existing.
5. Contractor to provide a separate price to provide a 8' long 12" wide prefabricated trench drain with heavy duty grate in the autobody washbay area complete with 4" dia. drain connection to interceptor (combined with autobody drains).
6. Please refer to the drainage sketch by TPH plumbing for approximate location of the existing drainage along with the camera inspection reports.
7. After backfill but before new slab is poured contractor to provide a camera inspection of the piping (wet) to confirm that it is properly sloped. Provide a camera inspection of the building drainage piping as well.
8. Construction to be completed in phases, phase a,b&c to be completed in sequence with the main show room renovation followed by d then e.
 - a. The initial phase shall be the plumbing work for the new drive thru.
 - b. The plumbing for the ground and 2nd floor including new piping and fixtures.
 - c. The plumbing in the basement including excavation and backfill, new plumbing fixtures etc for a complete installation. Leave the connection location for the garage piping open for final connection of the garage.
 - d. Install the new interceptor and redo all the underslab piping within the repair garage portion of the building including ancillary rooms. Provide connections to the autobody shop and leave connections open for connection under next phase. Connect garage into basement sanitary and close up.
 - e. Provide new underground plumbing and connect to the stubs provided under phase d.

If you have any questions please feel free to call.

Yours truly,

Charles Van Alstine P.Eng.