

DRAWING LIST

ARCHITECTURAL

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24-002-C

ISSUED FOR PERMIT
2024.09.19

ARCHITECTURAL

(L+D)

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PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT

1108 Maisonneuve Street, Orleans (Ottawa), ON

1. GENERAL

- 1.1. THE PRESENT ABRIDGED SPECIFICATIONS AS WELL AS THE NOTES ON THE PLANS SET OUT THE GUIDELINES FOR THE EXECUTION OF THE WORK AND LIST IN A GENERAL WAY THE REQUIRED MATERIAL. THE WORK MUST BE PERFORMED PROFESSIONALLY TO UPHOLD THE HIGHEST STANDARDS OF THE INDUSTRY.
- 1.2. UNLESS OTHERWISE INSTRUCTED, SUPPLY THE LABOUR, MATERIALS AND TOOLS REQUIRED TO PERFORM DEMOLITION AND CONSTRUCTION WORK. CARRY OUT WORK NOT LISTED BUT IMPLICITLY NECESSARY FOR THE COMPLETE REALIZATION OF THE PROJECT.
- 1.3. THE TERM CONTRACTOR MEANS GENERAL CONTRACTOR.
- 1.4. UNLESS OTHERWISE DIRECTED, ALL INSTRUCTIONS OF THE PRESENT ABRIDGED SPECIFICATIONS ARE INTENDED FOR THE GENERAL CONTRACTOR. CHECK THE CONDITION OF THE PREMISES, THE NATURE OF THE WORK TO BE PERFORMED, THE REQUIREMENTS REGARDING THE CONTRACT AND ITS EXECUTION. CLOSELY EXAMINE THE PLANS TO LOOK INTO ALL LOCAL CONDITIONS THAT MAY AFFECT THE PERFORMANCE OF THE CONTRACT, AS SET OUT IN THE TENDER DOCUMENTS BEFORE THE BIDDING. NO ADDITIONAL AMOUNT SHALL BE GRANTED FOR EXISTING CONDITIONS WHICH MAY BE ACKNOWLEDGED DURING THE BIDDING PROCESS.
- 1.5. NO ADDITIONAL AMOUNT SHALL BE GRANTED FOR WORK PERFORMED WHICH IS NOT REQUIRED BY THESE DOCUMENTS WITHOUT THE OWNER'S PRIOR AUTHORIZATION.
- 1.6. ASSUME ALL OBLIGATIONS AND RESPONSIBILITIES ASSIGNED TO THE "PRINCIPAL CONTRACTOR" UNDER THE ACT RESPECTING OCCUPATIONAL HEALTH AND SAFETY.
- 1.7. OBTAIN ALL PERMITS, INCLUDING THE BUILDING PERMIT, THE LICENSES, PATENTS AND CERTIFICATES NECESSARY TO PERFORM THE WORK, THE CONTRACTOR MUST COMPLY WITH AND ENFORCE PROVINCIAL, FEDERAL AND MUNICIPAL LAWS, BY-LAWS, REGULATIONS, ORDERS, DECREES, CODES AND COLLECTIVE AGREEMENTS AFFECTING THE CONSTRUCTION AND THE LABOUR FORCE. PERFORM WORK IN COMPLIANCE WITH THE ONTARIO BUILDING CODE.
- 1.8. UNLESS OTHERWISE INSTRUCTED, ALL ELEMENTS ARE GUARANTEED ONE (1) YEAR FROM PROVISIONAL ACCEPTANCE OF WORK.

2. REGULATORY REQUIREMENTS:

- 2.1. DOORS & WINDOWS: TO CONFORM TO OBC 9.6 AND 9.7)
 - 2.1.1. ALL WINDOWS NEED CONFORM WITH OBC 3.3.4.8 AND BE EQUIPPED WITH A CONTROL SASH TO RESTRICT OPENING TO A MAXIMUM OF 4".
 - 2.1.2. ENSURE THAT PROVISIONS FOR RESISTANCE TO FORCED ENTRY ARE PROVIDED IN CONFORMANCE WITH OBC 9.6.8 AND 9.7.6.
 - 2.1.3. WINDOWS AND SLIDING GLASS DOORS MUST CONFORM TO CAN/CSA A440-2 AND OBC 12.3.1.3.
 - 2.1.4. THERMAL RESISTANCE OF DOORS TO CONFORM TO OBC 12.3.2.7.

3. COORDINATION AND USE OF THE SITE

- 3.1. COORDINATE THE START-UP OF THE WORK WITH THE OWNER. INFORM THE OWNER AT LEAST 48 HOURS BEFORE UNDERTAKING THE WORK.
- 3.2. CHECK ALL DIMENSIONS ON THE SITE BEFORE STARTING THE WORK. ASSUME RESPONSIBILITY FOR THE DIMENSIONS MEASURED FROM THE PLANS. IMMEDIATELY INFORM THE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SITE.
- 3.3. BEFORE UNDERTAKING THE WORK, REMOVE ALL SIGNS AND NAME PLATES AND DELIVER THEM TO THE OWNER.
- 3.4. ARCHITECTURAL PLANS PREVAIL OVER MECHANICAL AND ELECTRICAL PLANS REGARDING THE LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT. MECHANICAL AND ELECTRICAL PLANS PREVAIL IN TERMS OF EQUIPMENT QUANTITY AND SPECIFICATIONS.
- 3.5. WHERE SEVERAL CONTROLS MUST BE INSTALLED IN THE SAME ROOM (THERMOSTATS, SWITCHES, ETC), ALIGN AND REGROUP THE LATTER ON THE SAME WALL.
- 3.6. COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS AND ENSURE CONTINUITY WITH THE WORK OF OTHER CONTRACTORS.
- 3.7. LIMIT ACTIVITIES TO WORKING AREAS. STORE TOOLS AT THE END OF EACH WORKING DAY. TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT AREAS, INCLUDING CORRIDORS AND STAIRCASES, FROM ANY DUST AND DEBRIS.
- 3.8. FROM TIME TO TIME DURING THE WORK AND UPON COMPLETION OF WORK, CLEAN WORKING AREAS OF ANY DEBRIS. PROVIDE FOR WASTE CONTAINERS FOR THE DISPOSAL OF THE DEBRIS. SUPPLY THE TOOLS AND PERSONNEL NECESSARY FOR CLEANING THE SITE.

4. PRODUCTS

- 4.1. PROVIDE NEW MATERIAL, IN GOOD CONDITION AND OF MAXIMUM AVAILABLE DIMENSIONS, UNLESS OTHERWISE INSTRUCTED.
- 4.2. KEEP NEW ELEMENTS AS WELL AS EXISTING ELEMENTS TO BE PRESERVED IN GOOD CONDITION UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. INSTALL NAMELY, BUT WITHOUT LIMITATION, A PROTECTION ON FLOOR FINISHES AND ON NEW AND EXISTING MILLWORK ELEMENTS. REPLACE ANY ELEMENT DAMAGED DURING THE WORK WITHOUT COST TO THE OWNER.
- 4.3. BRAND SPECIFICATION IS FOR INFORMATION PURPOSES ONLY. NEVERTHELESS, THE CONTRACTOR IS TO SUBMIT A WRITTEN REQUEST FOR EQUIVALENCY AT LEAST TEN (10) DAYS BEFORE BID CLOSING. REQUESTS FOR EQUIVALENCY SUBMITTED AFTER BID OPENINGS AND ANALYSES WILL BE REJECTED.
- 4.4. PROVIDE SHOP DRAWINGS AND TECHNICAL DATA SHEETS FOR ALL MANUFACTURED OR CUSTOM-MANUFACTURED PRODUCTS, INCLUDING, BUT WITHOUT LIMITATION: FABRICATED METALS, MILLWORK, DOORS, FRAMES, HARDWARE, FLOOR COVERINGS, POWER EQUIPMENT AND ELECTRIC APPARATUS. COORDINATE THE SUBMISSION OF DOCUMENTS OR SAMPLES REQUIRED IN ACCORDANCE WITH WORK AND CONTRACTUAL DOCUMENT REQUIREMENTS. IDENTIFY ADEQUATELY ALL DOCUMENTS SUBMITTED.
- 4.5. THE ARCHITECT WILL REVIEW THE SHOP DRAWINGS ONLY TO ENSURE THEIR COMPLIANCE WITH THE GENERAL CONCEPT. THE REVIEW DOES NOT RESULT IN THE AUTOMATIC APPROVAL BY THE ARCHITECT OF THE DETAILED CONCEPTION RELATED TO THE SHOP DRAWINGS. THE CONTRACTOR WHO SUBMITS THE SHOP DRAWINGS REMAINS THE SOLE PERSON RESPONSIBLE. SUCH REVIEW DOES NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PREVENT ANY ERROR OR OMISSION ON THE SHOP DRAWINGS OR TO COMPLY WITH CONSTRUCTION AND CONTRACTUAL DOCUMENT REQUIREMENTS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE CONTRACTOR IS RESPONSIBLE FOR THE DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE SITE, THE MANUFACTURING PROCEDURES OR THE CONSTRUCTION AND INSTALLATION TECHNIQUES AS WELL AS THE COORDINATION OF THE WORK WITH ALL SUB-CONTRACTORS.

5. CUTTING, DRILLING AND PATCHING

- 5.1. NO DRILLING IS TO BE PERFORMED WITHOUT THE OWNER'S AUTHORIZATION.
- 5.2. CUT RIGID MATERIALS WITH A MASONRY SAW OR A CORE DRILL. IT IS FORBIDDEN TO USE PNEUMATIC OR HAMMER TOOLS ON MASONRY OR CEMENT STRUCTURES WITHOUT PRIOR AUTHORIZATION.
- 5.3. REPAIR ALL WORK WITH NEW PRODUCTS, PURSUANT TO CONTRACTUAL DOCUMENT REQUIREMENTS.
- 5.4. ADJUST THE CONSTRUCTION TIGHTLY AROUND CONDUITS, COUPLERS, AIR AND ELECTRICAL DUCTS AS WELL AS OTHER ELEMENTS TRAVERSING WALL, CEILING OR FIRE RATED FLOORS OPENINGS, SEAL COMPLETELY THE SPACES AROUND OPENINGS WITH FIRE STOPPING OR ACOUSTIC MATERIALS, DEPENDING ON THEIR LOCATION, THROUGH THE TOTAL THICKNESS OF THE PIERCED ELEMENT.
- 5.5. FINISH SURFACES TO ENSURE UNIFORMITY WITH ADJACENT FINISH COATINGS. FINISH CONTINUOUS SURFACES UP TO THE CLOSEST INTERSECTION BETWEEN TWO ELEMENTS AND REFINISH COMPLETELY WHEN THERE IS A GROUPING OF ELEMENTS.
- 5.6. SEAL THE OPENINGS, INCLUDING CONCEALED SPACE OPENINGS, AND PATCH SURFACES AS PER EXISTING AFTER THE ENTIRETY OF THE WORK, INCLUDING, BUT WITHOUT LIMITATION, DEMOLITION, ELECTRICAL AND MECHANICAL WORK.

6. ROOFING - MODIFIED BITUMINOUS

- 6.1. BASE SHEET: ROOFING MEMBRANE COMPOSED OF SBS MODIFIED BITUMEN AND A NON-WOVEN POLYESTER REINFORCEMENT. BOTH SIDES ARE COVERED WITH A THERMOFUSIBLE PLASTIC FILM. THE SURFACE MUST BE MARKED WITH THREE (3) CHALK LINES TO ENSURE PROPER ROLL ALIGNMENT.
 - 6.1.1. ACCEPTABLE PRODUCT: HENRY G100 - MODIFIEDPLUS G100 SERIES BASE SHEETS, OR APPROVED EQUIVALENT.
- 6.2. FLASHINGS: MEMBRANE COMPOSED OF SBS MODIFIED BITUMEN AND COMPOSITE HEAVY DUTY NON-WOVEN POLYESTER GLASS MAT REINFORCEMENT. BOTH SIDES ARE COVERED WITH A THERMOFUSIBLE PLASTIC FILM. THE SURFACE SHALL BE MARKED WITH THREE (3) CHALK LINES TO ENSURE PROPER ROLL ALIGNMENT.
 - 6.2.1. ACCEPTABLE PRODUCT: HENRY, OR APPROVED EQUIVALENT
- 6.3. CAP SHEET: ROOFING MEMBRANE COMPOSED OF SBS MODIFIED BITUMEN WITH A NON-WOVEN POLYESTER REINFORCEMENT AND ELASTOMERIC BITUMEN WITH FLAME-RETARDING AGENT. THE SURFACE IS PROTECTED BY COLOURED GRANULES. THE UNDERFACE IS COVERED WITH A THERMOFUSIBLE PLASTIC FILM.
 - 6.3.1. ACCEPTABLE PRODUCT: HENRY MODIFIEDPLUS NP250 POLY CAP SHEETS, OR APPROVED EQUIVALENT

7. MASONRY

- 7.1. REFERENCE STANDARDS: EXCEPT IF OTHERWISE INDICATED, EXECUTE MASONRY WORK IN COMPLIANCE WITH CAN3-A370 AND CAN3-A371 STANDARDS. EXCEPT IF OTHERWISE INDICATED, PREPARE MASONRY MORTAR AND GROUT IN COMPLIANCE WITH CSA A179 STANDARD.
- 7.2. CONCRETE INTERIOR STONE WALL MORTAR: CLASS N MORTAR AND GROUT, ACCORDING TO SPECIFICATIONS OF CSA A179 STANDARD; REFERENCE PRODUCT: BLOC MIX BY DAUBOIS INC.
- 7.3. HOLLOW TYPE CONCRETE BLOCKS:
 - 7.3.1. AUTOCLAVE OR ATMOSPHERIC PRESSURE CURED, IN COMPLIANCE WITH CAN3-A165.1 STANDARD, CLASSIFICATION: H/15AM, MODULAR DIMENSION OR AS IS. SPECIAL DESIGN BLOCKS, SPECIAL BLOCKS FOR LINTELS AND BEAMS. UNLESS OTHERWISE SPECIFICALLY INSTRUCTED, BUILD PARTITIONS UP TO SUPERIOR SLAB BY LEAVING A SPACE OF 1/2" FOR THE DEFLECTION OF THE SLAB AND SEAL THE JOINT.
- 7.4. FACE BRICK:
 - 7.4.1. BURNED CLAY BRICK: TO CAN / CSA A82.1
 - 7.4.2. TYPE: FBS, FBX OR FBA.
 - 7.4.3. GRADE: SW
 - 7.4.4. SIZE: METRIC MODULAR (190MM X 57MM HIGH X 90MM DEEP)
 - 7.4.5. COLOUR AND TEXTURE: TO BE SELECTED BY CONSULTANT.

7.5. LINTELS FOR CONCRETE MASONRY:

- 7.5.1. INSTALL LINTEL BLOCKS, WITH CONCRETE AND REINFORCEMENT, ABOVE OPENINGS IN BLOCK WALLS, WHEN THE OPENING WIDTH IS EQUAL TO OR NARROWER THAN 54"; END SUPPORT: 8" MINIMUM.
- 7.5.2. INSTALL LINTELS MADE OF 2 STEEL ANGLES WELDED BACK-TO-BACK, WHEN THE OPENING WIDTH IS LARGER THAN 54".

7.6. REINFORCEMENT AND ANCHORAGE:

- 7.6.1. VERTICAL REINFORCEMENT: EXCEPT IF INDICATED, CALCULATE VERTICAL REINFORCEMENT IN COMPLIANCE WITH OBC REQUIREMENTS AND CSA S302.1-94 STANDARD.
- 7.6.2. CONCRETE BLOCK HORIZONTAL REINFORCEMENT: IN COMPLIANCE WITH CAN3-A371 STANDARD, LACED, PART PREFABRICATED FOR "T" AND "L" INTERSECTIONS, DIAMETER OF THE RODS 1/8"; REFERENCE PRODUCT: DA310 BY DUR-O-WAL OR APPROVED EQUIVALENT.
- 7.6.3. POSITION REINFORCEMENT HORIZONTALLY AT 16" C/C VERTICALLY, THROUGHOUT BLOCK MASONRY AND AT REQUIRED LOCATIONS;
- 7.6.4. ANCHORS TO STRUCTURAL COLUMNS FOR CONCRETE BLOCK MASONRY: ALLOWING FOR CONTROLLED MOVEMENTS; REFERENCE PRODUCT, DIA 2200 BY DUR-O-WAL OR APPROVED EQUIVALENT. EXCEPT IF INDICATED IN STRUCTURE DRAWINGS, ANCHOR BLOCK WALLS TO COLUMNS WITH ANCHORS SCREWED TO THE LATTER EVERY 16"
REINFORCEMENT AND ANCHORAGE MATERIALS: HOT-DIP GALVANIZED STEEL (460 G/M2), EXCEPTED FOR REINFORCEMENT BARS.

- 7.7. HUMIDITY BARRIERS: PVC MEMBRANE OF 0,5 MM TO BE INSTALLED BEFORE PERFORMING ANY MASONRY WORK IN CONTACT WITH A SLAB ON GROUND, CROSS JOINTS OF 2"; REFERENCE PRODUCT: SEALTIGHT FLEX-GUARD BY W.R. MEADOWS OF CANADA LTD. OR APPROVED EQUIVALENT.

- 7.8. CONTRACTION JOINTS: INSTALL CONTINUOUS JOINT BASES FOR CONTRACTION JOINTS AT INDICATED LOCATIONS OR AT 7,24" C/C MAXIMUM. RESILIENT BOARD CONSTITUTED OF ELASTOMER AND MANUFACTURED FOR SUCH PURPOSE, IN REQUIRED DIMENSIONS AND FORMS, SUCH AS CERAMAR BY W.R. MEADOWS OF CANADA LTD. OR APPROVED EQUIVALENT.

8. PREFINISHED ALUMINUM CLADDING:

- 8.1. REFERENCE PRODUCT: MAIBEC INC., 4000 JEAN-MARCHAND STREET, UNIT 108, QUEBEC CITY, QUEBEC CANADA G2C 1Y6. WWW.MAIBEC.COM
- 8.2. EXTRUDED ALUMINUM: 6063-T5 ALLOY IN ACCORDANCE WITH ASTM B221.
- 8.3. "F" PROFILE: FLAT
 - 8.3.1. 8-F; EXPOSED FACE: 8 INCHES (7.6 INCHES ACTUAL)
 - 8.3.2. MINIMUM METAL THICKNESS: 0.090 INCH
 - 8.3.3. PLANK LENGTH: 16 FEET
- 8.4. ALL EXTRUDED ALUMINUM PLANKS' PROFILES ARE COMPLETE WITH A SET OF 1.5" X 0.187" FACTORY PUNCHED OBLONG SCREW HOLES, REPEATED EVERY 8", AND COMPLETE WITH AN EXTRUDED "T" SHAPE REINFORCEMENT ON THE BACK.
- 8.5. ACCESSORIES:
 - 8.5.1. EXTRUDED ALUMINUM ACCESSORIES: ONE PIECE TRIM, 12 FEET LENGTH
 - 8.5.2. STARTER STRIP
 - 8.5.3. EXTRUDED ALUMINUM ACCESSORIES: TWO (2) PIECES TRIM, 12 FEET LENGTH
 - 8.5.4. J-TRIM - 1 INCH AND J-TRIM - 1-3/4 INCH FOR OUTSIDE CORNERS.
 - 8.5.5. H-TRIM FOR INSIDE CORNERS
- 8.6. FLASHING: PROVIDE ALUMINUM FLASHING COMPLYING WITH SECTION 07 62 00 "SHEET METAL FLASHING AND TRIM" AT SILL, WINDOW AND DOOR HEADS AND WHERE INDICATED.
- 8.7. FASTENERS: 1-1/2 INCHES LENGTH, #8 STAINLESS STEEL SCREW OR OTHER TYPES WITH CORROSION RESISTANCE SUITABLE FOR THE SUBSTRATE APPLICATION AND TO CONDITIONS AND ENVIRONMENTAL EXPOSITION, SUPPLIED BY OTHER MANUFACTURERS. CLIP FASTENERS ARE NOT ACCEPTABLE.
- 8.8. DIGITALLY PRINTED FINISH:
 - 8.8.1. PRIMER COAT: HIGH QUALITY WHITE UV COATING APPLIED TO ALUMINUM.
 - 8.8.2. DIGITAL PRINTED INKJET COATING.
 - 8.8.3. UV BARRIER: PROTECTIVE CLEAR COAT FOR UV PROTECTION AGAINST FADING.
 - 8.8.4. STYLE AND COLOUR TO MATCH MAIBEC ARCHITECTURAL ALUMINUM - STYLE AND COLOUR TO BE SELECTED BY OWNER.

9. HIGH DENSITY CEMENTITIOUS WALL PANELS

- 9.1. REFERENCE PRODUCT: SWISS PEARL BY CLADDING CORP: WWW.CLADDINGCORP.COM ; (888)826-8453.
- 9.2. SWISSPEARL FIBRE CEMENT PANEL
 - 9.2.1. PANEL THICKNESS: 5/16"
 - 9.2.2. COLOUR: AS SELECTED BY OWNER
 - 9.2.3. PANEL SIZE: AS SHOWN ON ARCHITECTURAL DRAWINGS MAXIMUM PANELS SIZE OF 4' X 10' (1250MM X 3050MM).
- 9.3. PANELS MADE WITH:
 - 9.3.1. PORTLAND CEMENT (GREATER THAN 70% OF COMPOSITION)
 - 9.3.2. POLYVINYL ALCOHOL FIBRES (PVA)
 - 9.3.3. HIGH PERFORMANCE FINISH ON ALL SIX SIDES (FACE, REAR, AND ALL EDGES)
 - 9.3.4. ASTM C1186 AT TYPE A GRADE IV FIBRE-CEMENT BOARDS, PANELS MUST BE AIR CURED FOR A MINIMUM OF 4 WEEKS
- 9.3.1. THE FOLLOWING CHARACTERISTICS ARE NOT ACCEPTABLE: AUTOCLAVED PRODUCTS
- 9.3.2. PRODUCTS REINFORCED WITH ONLY WOOD/CELLULOSE FIBRES
- 9.3.3. EFFLORESCENCE
- 9.3.4. COMBUSTIBLE PRODUCTS WITHOUT ASTM E 136 APPROVAL
- 9.3.5. COLOUR CHANGE GREATER THAN E 2.0 PER ASTM G155

- 9.4. PANEL FASTENING: EXPOSED: FASTENERS - RIVETS COLOUR MATCH TO PANEL. PROVIDE PANELS AND PANEL FASTENERS FROM A SINGLE SOURCE.

9.5. VENTILATION REQUIREMENTS

- 9.5.1. PANELS SHALL BE REAR VENTILATED WITH A CONTINUOUS VENTILATION CAVITY.
- 9.5.2. CLADDING HEIGHTS LESS THAN 20FT REQUIRE MINIMUM 3/4" CONTINUOUS VENT CAVITY.
- 9.5.3. CLADDING HEIGHTS MORE THAN 20FT, BUT LESS THAN 100FT, REQUIRE MINIMUM 1-1/4" CONTINUOUS VENT CAVITY.
- 9.5.4. CLADDING HEIGHTS 100FT OR GREAT REQUIRE MINIMUM 1-3/4" CONTINUOUS VENT CAVITY.
- 9.5.5. ALL BASE, TOP, SILL, AND HEAD CONDITIONS MUST HAVE MINIMUM 3/4" CLEARANCE FROM PANEL EDGE AND PANEL FACE TO ENSURE PROPER VENTILATION.
- 9.5.6. VENTILATION CAVITY WITH PERFORATED HORIZONTAL PROFILES
- 9.5.7. MINIMUM VENTILATION GAP TO BE 1.5". HORIZONTAL PROFILES SHOULD ALLOW MINIMUM 75% AIRFLOW. CONTINUOUS, NON-PERFORATED, HORIZONTAL PROFILES AT NOT ALLOWED

10. ROUGH CARPENTRY

- 10.1. PROVIDE AND INSTALL NAILERS INSIDE NEW PARTITIONS TO SUPPORT MILLWORK ACCESSORIES AND UNITS. USE 1/2" PLYWOOD. CANADIAN SOFTWOOD PLYWOOD: IN COMPLIANCE WITH CSA 0151 STANDARD, STANDARD CONSTRUCTION GRADE, FOR INDOOR USE ONLY.
- 10.2. PROVIDE AND INSTALL SUBFRAMES AND TRIMS AROUND DOOR AND WINDOW OPENINGS TO ENSURE FRAME SUPPORT, AS INDICATED.

11. STAIRS:

- 11.1. IN CONFORMANCE WITH OBC SECTION 9.8
- 11.2. STAIR WIDTH AS PER OBC 9.8.2.1
- 11.3. STAIRS, RISERS AND TREADS DIMENSIONS: AS DETAILED
- 11.4. MINIMUM HEADROOM 6'-9" AS PER OBC 9.8.2.2
- 11.5. PROVIDE HANDRAILS AT STAIRS IN ACCORDANCE WITH OBC 9.8.7 AND AS DETAILED.

12. GUARDRAILS:

- 12.1. MANUFACTURED WOOD OR METAL GUARDS, RAILINGS AND STAIRS SHALL BE IN CONFORMANCE WITH OBC 4.1.19.1 AND 3.4.6.4(9), AND MUST BE CERTIFIED BY THE MANUFACTURER'S PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO.

13. MILLWORK

- 13.1. REFERENCE STANDARDS: EXCEPT IF INDICATED, MILLWORK IN COMPLIANCE WITH APPLICABLE STANDARDS OF THE ARCHITECTURAL WOODWORK MANUFACTURERS ASSOCIATION OF CANADA (AWMAC).
- 13.2. SHOP DRAWINGS AND SAMPLES: SHOP DRAWINGS TO INDICATE CONSTRUCTION AND ASSEMBLY DETAILS, PROFILES, FASTENERS AND OTHER RELATED DETAILS; ALSO, SHOP DRAWINGS TO INDICATE MATERIALS, FINISHES, HARDWARE, OPENINGS REQUIRED FOR EMBEDMENT OR CONNECTION OF MECHANICAL AND ELECTRICAL EQUIPMENT AND NETWORKS, ANCHORS AND EXPOSED FASTENERS.
- 13.3. SAMPLES: SUBMIT A 8" X 8" PANEL FOR EACH FINISH, SUBMIT DUPLICATE OF EACH HARDWARE ITEM.
- 13.4. HARDWOOD: MOISTURE CONTENT AS SET OUT IN FINISH LEGEND, WITHOUT JOINTED ELEMENTS, NOT EXCEEDING 9% IN COMPLIANCE WITH STANDARDS OF THE NATIONAL HARDWOOD LUMBER ASSOCIATION (NHLA).
- 13.5. CANADIAN SOFTWOOD PLYWOOD: IN COMPLIANCE WITH CAN/CSA-0151 STANDARD, STANDARD CONSTRUCTION GRADE.
- 13.6. MEDIUM DENSITY FIBREBOARDS: IN COMPLIANCE WITH ANSI A208.2 STANDARD, FOR INDOOR USE ONLY, MD CLASSIFICATION.
- 13.7. MELAMINE COMPONENT BOARDS: PRESSURIZED PARTICLE BOARDS FOR INDOOR USE ONLY; IN COMPLIANCE WITH CAN3-0188.1 STANDARD, MELAMINE FINISH ON BOTH FACES, COLOUR AND FINISH AS SELECTED BY ARCHITECT; FINISH PANEL EDGES WITH LAMINATED PLASTIC STRIPS MATCHING THE PANELS.
- 13.8. PARTICLE BOARDS: PRESSURE MADE PANEL FOR INDOOR USE ONLY: IN COMPLIANCE WITH CAN3-0188.1 STANDARD.
- 13.9. LAMINATED PLASTIC: IN COMPLIANCE WITH CAN3-A172 STANDARD, GRADE: GENERAL USE, 1.15 MM THICK.
 - 13.10.1. HANDLES (ON EVERY DOOR AND DRAWER): RICHELIEU, 39965, COLOUR 195.
 - 13.10.2. HINGES: BLUM, CLIP 170, 170° OPENING;
 - 13.10.3. DRAWER SLIDES: RICHELIEU/ACCURIDE, SERIES 3832;
 - 13.10.4. LOCKS: RICHELIEU/DOM, 313-15"-140, 21-05-57 ANGULAR STRIKE PLATES, ALL LOCKS OF ONE ROOM ON SAME KEY, DIFFERENT KEY FOR EACH ROOM, 3 DUPLICATES OF EACH KEY.
 - 13.10.5. SILENCER BUMPERS: SELF-ADHESIVE, TRANSPARENT NYLON, RICHELIEU, MP590, 420-11.
- 13.11. NAILS AND CLIPS: IN COMPLIANCE WITH CSA B111 STANDARD.
- 13.12. WOOD SCREW: IN COMPLIANCE WITH CSA B33.4 STANDARD.
- 13.13. ADHESIVES: AS PER MANUFACTURER'S RECOMMENDATIONS.
- 13.14. CABINETS: AWMAC CUSTOM.
- 13.15. DRAWERS: AWMAC CUSTOM.
- 13.16. SHELVES: AWMAC CUSTOM.
- 13.17. COUNTERTOPS: EXCEPT IF INDICATED: SOFTWOOD PLYWOOD OF 19 MM, PLASTIC LAMINATE, 1.15 MM, WITH SOLID WOOD EDGES, AS INDICATED.
- 13.18. FINISH ALL EXPOSED WOOD SURFACES WITH A PLASTIC LAMINATE FINISH.
- 13.19. APPLY PLASTIC LAMINATE BALANCING SHEET ON ALL UNEXPOSED SURFACES OF PANELS WHICH OPPOSITE SIDE IS FINISHED WITH PLASTIC LAMINATE.
- 13.20.
- 13.21. POSITION ITEMS OF PREFINISHED CARPENTRY WORK ACCURATELY, LEVEL, PLUMB AND FASTEN OR
- 13.22.
- 13.23. ANCHOR SECURELY AS INDICATED IN DRAWINGS. SUPPLY AND INSTALL HEAVY-DUTY FASTENERS TO HOLD WALL-MOUNTED CABINETS. USE DRAW BOLTS FOR COUNTERTOP JOINTS.
- 13.24.
- 13.25. APPLY A THREAD OF SEALANT IN JOINTS SEPARATING LAMINATED SPLASHBOARD AND ADJACENT WALL FINISH.

CLIENT

PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE, REV.
19/09/2024		
28/08/2024	ISSUED FOR PERMIT	3
10/08/2024	ISSUED FOR REVIEW	2
	ISSUED FOR REVIEW	1

PROJECT NAME

**PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - PRR**

1108 Maisonneuve Street, Ottawa, ON K1C 1L1

DRAWING TITLE

ABBREVIATED SPECIFICATIONS

DATE	PROJECT NO.
09.08.2024	24-002C
SCALE	AS NOTED
DRAWN BY	DRAWING NO.
BR	A-001
REVIEWED BY	LCL



1. FIRE RETARDANT SEALANTS

- 1.1. USE FIRE STOPPING AND SMOKE BLOCKING SYSTEMS AT THE FOLLOWING LOCATIONS AND AT ANY OTHER LISTED OR REQUIRED LOCATION:
- 1.2. PENETRATIONS THROUGH FIRE-RESISTANCE RATED MASONRY, CONCRETE AND GYPSUM BOARD PARTITIONS AND WALLS;
- 1.3. TOP OF FIRE-RESISTANCE RATED MASONRY AND GYPSUM BOARD PARTITIONS;
- 1.4. INTERSECTION OF FIRE-RESISTANCE RATED MASONRY AND GYPSUM BOARD PARTITIONS;
- 1.5. CONTROL AND SWAY JOINTS IN FIRE-RESISTANCE RATED MASONRY AND GYPSUM BOARD PARTITIONS AND WALLS;
- 1.6. PENETRATIONS THROUGH FIRE-RESISTANCE RATED FLOOR AND CEILING SLABS;
- 1.7. OPENINGS AND SLEEVES INSTALLED FOR FUTURE USE THROUGH FIRE SEPARATIONS;
- 1.8. AROUND MECHANICAL AND ELECTRICAL ASSEMBLIES PENETRATING FIRE SEPARATIONS.
- 1.9. INSTALL FIRE RETARDANT AND SMOKE BLOCKING MATERIAL AND COMPONENTS IN COMPLIANCE WITH ULC CERTIFICATION AND MANUFACTURER'S INSTRUCTIONS.
- 1.10. FIRE RETARDANT AND SMOKE BLOCKING SYSTEMS: IN COMPLIANCE WITH CAN4-S115 STANDARD AND THE FOLLOWING PRESCRIPTIONS:
- 1.11. ASBESTOS-FREE MATERIALS AND SYSTEMS CAPABLE OF MAINTAINING AN EFFECTIVE BARRIER AGAINST FLAME, SMOKE, AND GASES IN COMPLIANCE WITH REQUIREMENTS OF CAN4-S115 STANDARD AND NOT TO EXCEED OPENING SIZES FOR WHICH THEY ARE INTENDED;
- 1.12. FIRE RESISTANCE RATING OF INSTALLED FIRE-RETARDANT ASSEMBLY: NOT INFERIOR TO THAT OF PENETRATED ELEMENT.
- 1.13. ELEMENT OF COMPOSITE MATERIALS BY TECHNICAL CONDUITS TO BE TRAVERSED: ULC CERTIFIED IN COMPLIANCE WITH CAN4-S115 STANDARD AND LISTED IN ULC GUIDE NO. 40 U19.15 AND 40 U19 UNDER THE LABEL SERVICE OF ULC.
- 1.14. FIRE RETARDANT AND SMOKE SEALS AT OPENINGS INTENDED FOR EASE OF RE-ENTRY: ELASTOMERIC SEAL. NEITHER USE CEMENTING MATERIAL JOINTS NOR RIGID JOINTS AT SUCH LOCATIONS.
- 1.15. FIRE RETARDANT AND SMOKE SEALS AT OPENINGS AROUND PENETRATIONS FOR PIPES, DUCTWORK AND OTHER MECHANICAL ITEMS REQUIRING SOUND AND VIBRATION CONTROL: ELASTOMERIC SEAL. NEITHER USE CEMENTING MATERIAL JOINTS NOR RIGID JOINTS AT SUCH LOCATIONS.
- 1.16. FIRE RETARDANT AND SMOKE SEALS FOR JOINTS BETWEEN TOP OF GYPSUM OR CONCRETE PARTITIONS AND DECKING OR SUPERIOR SLAB: ULC CERTIFIED SYSTEMS PURSUANT TO HW21, HW22, HW23 OR HW24 TRIALS AND MADE OF THE FOLLOWING ELEMENTS:
- 1.17. MINERAL WOOL, 128 KG/M3 DENSITY;
- 1.18. LIQUID VAPORIZING FIRE RESISTANT LEVELLING COAT, WATER-BASED, SUCH AS FIRE DAM SPRAY BY 3M OR APPROVED EQUIVALENT.
- 1.19. PRIMERS: SPECIFIC TO MANUFACTURER'S RECOMMENDATIONS.

2. SEALANTS

- 2.1. SEALANTS FOR WALLS, OTHER THAN GYPSUM BOARD WALLS, WITHOUT FIRE OR SMOKE RESISTANCE OR ACOUSTIC PROPERTIES: SINGLE-COMPONENT, ELASTOMERIC, CHEMICAL POLYMERIZATION, IN COMPLIANCE WITH CAN/CGSB-19.13 STANDARD. REFERENCE PRODUCT: DYMONIC BY TREMCO OR APPROVED EQUIVALENT.
- 2.2. SEALANTS FOR GYPSUM BOARD SURFACES, WITHOUT FIRE OR SMOKE RESISTANCE OR ACOUSTIC PROPERTIES: SINGLE-COMPONENT, LATEX EMULSION-BASED WITH ACRYLIC RESINS, IN COMPLIANCE WITH CAN/CGSB-19.17 STANDARD. REFERENCE PRODUCT: LATEX 10 YEARS BY MULCO INC. OR APPROVED EQUIVALENT.
- 2.3. SEALANTS FOR BUILT-IN FURNITURE AND WALL JUNCTIONS: SINGLE-COMPONENT, SILICON-BASED, IN COMPLIANCE WITH CAN/CGSB-19.22 STANDARD. REFERENCE PRODUCT: SILICONE 25 YEARS BY MULCO INC. OR APPROVED EQUIVALENT.

3. STEEL DOOR AND FRAMES

- 3.1. MANUFACTURED BASED ON DETAILS PROVIDED AND IN COMPLIANCE WITH THE CANADIAN MANUFACTURING SPECIFICATIONS FOR METAL DOORS AND FRAMES, DOCUMENT PUBLISHED BY THE CANADIAN STEEL DOOR AND FRAME MANUFACTURERS ASSOCIATION (CSDFMA).
- 3.2. CUT, REINFORCE, PUNCH OUT AND TAP FRAMES WHERE REQUIRED TO ACCOMMODATE FOR MORTISE-MOUNTED HARDWARE ITEMS, REINFORCE FRAMES TO ACCOMMODATE FOR SURFACE-MOUNTED HARDWARE ITEMS. MINIMUM STAY PLATE THICKNESS: 1/8".
- 3.3. FRAMES WITH JOINTS WELDED AT THE PLANT AND DELIVERED IN ONE PIECE. CONTINUOUS WELDING, NO WELDING ON SITE.
- 3.4. FRAMES, GALVANIZED STEEL SHEET, IN COMPLIANCE WITH ASTM A527 STANDARD, ZINC COATING Z001, 16 CALIBRE.
- 3.5. EXTERIOR STEEL FRAMES TO BE THERMALLY BROKEN AND EQUIPPED WITH WEATHERSTRIPPING.

4. DOOR CORE MATERIALS:

- 4.1. HONEYCOMB CONSTRUCTION:
- 4.2. STRUCTURAL SMALL CELL, 24.5 MM MAXIMUM KRAFT PAPER 'HONEYCOMB', WEIGHT: 36.3 KG PER REAM MINIMUM, DENSITY: 16.5 KG/M3 MINIMUM SANDED TO REQUIRED THICKNESS.
- 4.3. STIFFENED: FACE SHEETS LAMINATED WELDED, HONEYCOMB UNINSULATED INSULATED CORE.
- 4.4. FIBREGLASS: TO CAN/ULC S702, SEMI RIGID TYPE, DENSITY 24 KG/M3.
- 4.5. EXPANDED POLYSTYRENE: CANULC S701, DENSITY 16 TO 32 KG/M3; SELF-EXTINGUISHING, NON-TOXIC.
- 4.6. POLYURETHANE: TO CANULC S704 RIGID, MODIFIED POLY-ISOCYANURATE, CLOSED CELL BOARD; DENSITY 32 KG/M3.
- 4.7. TEMPERATURE RISE RATED (TRR): CORE COMPOSITION TO LIMIT TEMPERATURE RISE ON UNEXPOSED SIDE OF DOOR TO 2500C AT 30 60 MINUTES. CORE TO BE TESTED AS PART OF A COMPLETE DOOR ASSEMBLY. IN ACCORDANCE WITH CAN4 S104, ASTM E152 OR NFPA 252, COVERING STANDARD METHOD OF TESTS OF DOOR ASSEMBLIES AND LISTED BY NATIONALLY RECOGNIZED TESTING AGENCY HAVING FACTORY INSPECTION SERVICE.

5. INTERIOR WOOD DOORS

- 5.1. 5-PLY STAVE LUMBER CORE WDMA EXTRA HEAVY DUTY SLC-5;
- 5.2. FACE PANELS: WDMA "PAINT" GRADE, FOR PAINT FINISH.
- 5.3. CORE: STAVE LUMBER WITH STAGGERED JOINTS.
- 5.4. CROSSBAND: COMPOSITE COMPLIANT WITH WDMA STANDARDS FOR IMPROVED PERFORMANCE.
- 5.5. VERTICAL EDGES: MATCHING, TWO-PIECE LAMINATED.
- 5.6. HORIZONTAL EDGES: WOOD - CONFORMING TO WDMA STANDARDS.
- 5.7. 5 PLY CONSTRUCTION.
- 5.8. ADHESIVE: TYPE I STANDARD
- 5.9. FINISHES: WDMA-TR-6, TRANSPARENT

6. ADHESIVES

- 6.1. HONEYCOMB CORES AND STEEL COMPONENTS: HEAT RESISTANT, SPRAY GRADE, RESIN REINFORCED NEOPRENE/RUBBER (POLYCHLOROPRENE) BASED, LOW VISCOSITY, CONTACT CEMENT.
- 6.2. POLYSTYRENE AND POLYURETHANE CORES: HEAT RESISTANT, EPOXY RESIN BASED, LOW VISCOSITY, CONTACT CEMENT.
- 6.3. LOCK SEAM DOORS: FIRE RESISTANT, RESIN REINFORCED POLYCHLOROPRENE, HIGH VISCOSITY, SEALANT/ADHESIVE.
- 6.4. PRIMER: TOUCH UP PRIME CAN/CGSB 1.181.

7. PAINT

- 7.1. FIELD PAINT STEEL DOORS AND FRAMES IN ACCORDANCE WITH SECTIONS 09 91 23 INTERIOR PAINTING, 09 91 13 EXTERIOR PAINTING. PROTECT WEATHERSTRIPS FROM PAINT. PROVIDE FINAL FINISH SHALL BE FREE OF SCRATCHES OR OTHER BLEMISHES.

8. ACCESSORIES

- 8.1. DOOR SILENCERS: SINGLE STUD RUBBER/NEOPRENE TYPE.
- 8.2. EXTERIOR AND INTERIOR TOP AND BOTTOM CAPS: STEEL.
- 8.3. FABRICATE GLAZING STOPS AS FORMED CHANNEL, MINIMUM 16 MM HEIGHT, ACCURATELY FITTED, BUTTED AT CORNERS AND FASTENED TO FRAME SECTIONS WITH COUNTER SUNK OVAL HEAD SHEET METAL SCREWS.
- 8.4. DOOR HARDWARE: REFER TO DOOR SCHEDULE.
- 8.5. METALLIC PASTE FILLER: TO MANUFACTURER'S STANDARD.
- 8.6. FIRE LABELS: METAL RIVETED.
- 8.7. SEALANT: AS PER SPECIFICATIONS
- 8.8. GLAZING: AS PER SPECIFICATIONS.
- 8.9. MAKE PROVISIONS FOR GLAZING AS INDICATED AND PROVIDE NECESSARY GLAZING STOPS.
- 8.10. DESIGN EXTERIOR GLAZING STOPS TO BE TAMPERPROOF.

9. HARDWARE

- 9.1. REFERENCE STANDARDS: STANDARD POSITION OF HARDWARE MUST MEET REQUIREMENTS OF THE CANADIAN METRIC GUIDE FOR STEEL DOORS AND FRAMES (MODULAR CONSTRUCTION) PREPARED BY THE CANADIAN STEEL DOOR AND FRAME MANUFACTURERS ASSOCIATION.
- 9.2. TECHNICAL DATA SHEETS: SUBMIT FOR APPROVAL HARDWARE LIST, INCLUDING BRAND, MODEL, MATERIAL, FUNCTION, FINISH AND ANY OTHER RELEVANT INFORMATION.
- 9.3. WARRANTY: PROVIDE A CERTIFICATE, SIGNED AND IN THE NAME OF THE OWNER, GUARANTEEING THAT THE WORK OF THIS SECTION IS TO REMAIN FREE OF ANY DEFECT FOR A PERIOD OF TWO (2) YEARS, EXCEPT IF INDICATED, FOUR (4) YEARS FOR LOCKS AND FIVE (5) YEARS FOR DOOR CLOSERS.
- 9.4. THE HARDWARE LIST IS PROVIDED TO HELP ESTABLISH THE TYPE, FUNCTION, QUALITY AND MINIMAL WEIGHT OF THE ITEMS REQUIRED, BUT IS NOT TO BE INTERPRETED AS A LIST FOR QUANTITY. THE CONTRACTOR MUST VERIFY THE LIST AND THE PLANS AND PROVIDE ANY ADDITIONAL HARDWARE ITEM THAT IS NOT IN THE LIST BUT THAT IS REQUIRED TO COMPLETE DOOR INSTALLATION.
- 9.5. USE HARDWARE CERTIFIED AND LABELLED BY THE ULC FOR DOORS WITH FIRE RESISTANCE RATING AND EMERGENCY EXITS.
- 9.6. FASTENERS: PROVIDE FASTENERS REQUIRED FOR THE SMOOTH FUNCTIONING OF HARDWARE ITEMS. EXPOSED FASTENERS TO MATCH HARDWARE ITEM FINISH. USE FASTENERS MADE OF A MATERIAL COMPATIBLE WITH THE ONE THEY PENETRATE.
- 9.7. KEYS: ALL LOCKS TO BE SUBJECT TO A MASTER AND SECONDARY KEY SYSTEM ESTABLISHED WITH THE OWNER. PROVIDE SIX (6) DUPLICATES OF MASTER KEY, SIX (6) DUPLICATES OF SECONDARY KEY AND TWO (2) KEYS BY LOCK. STAMP CODE NUMBERS ON KEYS AND BARRELS.

10. GLASS

- 10.1. FLOAT GLASS: TO CAN/CGSB-12.3, SILVERING MIRROR GLAZING (SELECTED) GLAZING QUALITY, 1/4" THICK.
- 10.2. SHEET GLASS: TO CAN/CGSB-12.2, AA-SPECIAL SELECTED, 1/4" THICK.
- 10.3. SAFETY GLASS: TO CAN/CGSB-12.1, TRANSPARENT, 1/4", 1/2" AND 3/4" THICK.
 - 10.3.1. TYPE 1-LAMINATED
 - 10.3.2. TYPE 2-TEMPERED.
 - 10.3.3. CLASS B-FLOAT
 - 10.3.4. CATEGORY 1.
 - 10.3.5. EDGE TREATMENT
- 10.4. SILVERED MIRROR GLASS: TO CAN/CGSB-12.5, 1/4" MM THICK.
 - 10.4.1. TYPE 3B-LAMINATED.
- 10.5. SPANDREL GLASS: TO CAN/CGSB-12.9, COLOUR: COLOURED FILM TO CONSULTANT'S LATER SELECTION FROM MANUFACTURERS' FULL RANGE ON 1/4" THICK CLEAR GLASS WITH WHITE OPACIFIER.
 - 10.5.1. TYPE 1-TEMPERED.
 - 10.5.2. CLASS A-FLOAT.
 - 10.5.3. STYLE 3-ORGANIC COATED.
 - 10.5.4. FORM I-INSULATING GLASS UNIT.
 - 10.5.5. LOW EMISSIVITY (LOW E) GLASS, 1/4" THICK

- 10.6. GLAZING TAPE: PREFORMED BUTYL TAPE, 10-15 HARDNESS, PAPER RELEASE, GREY COLOUR.
- 10.7. SETTING BLOCKS: NEOPRENE, SHORE "A" DUROMETER HARDNESS 80-90, DIMENSIONS TO SUIT INSTALLATION.

11. GYPSUM PARTITIONS

- 11.1. REFERENCE STANDARDS: GYPSUM PARTITIONS IN COMPLIANCE WITH CAN/CSA-A82.27 STANDARD, CGC MANUAL AND PLAN DETAILS.
- 11.2. SUBMIT FOR APPROVAL WITH THE TRACED LAYOUT OF ALL PARTITIONS ON SITE BEFORE ERECTING PARTITIONS.
- 11.3. STANDARD BOARDS: IN COMPLIANCE WITH CAN/CSA-A82.27 STANDARD, TYPE X, THICKNESS INDICATED, 48" WIDE AND MAXIMUM PRACTICAL LENGTH. USE WATERPROOF GYPSUM BOARD ON ALL BATHROOM AND JANITOR CLOSET WALLS.
- 11.4. WATERPROOF BOARDS: TYPE X, IN COMPLIANCE WITH CAN/CSA-A82.27 STANDARD, THICKNESS INDICATED, 48" WIDE AND MAXIMUM PRACTICAL LENGTH. USE WATERPROOF GYPSUM BOARD ON ALL BATHROOM AND JANITOR CLOSET WALLS.
- 11.5. LIGHTWEIGHT CONCRETE BOARDS: SMOOTH, THICKNESS INDICATED, 36" WIDE PER MAXIMUM PRACTICAL LENGTH, ENDS SQUARE CUT, EDGES BEVELLED, ASBESTOS-FREE AND GYPSUM-FREE, MADE OF POLYMERISED-EMULSION-MODIFIED CEMENT AND POLYSTYRENE PELLETS, REINFORCED ON BOTH FACES WITH A GLASS FIBRE MAT COATED WITH VINYL, AND WITH THE FOLLOWING PHYSICAL PROPERTIES. LIGHTWEIGHT CONCRETE PANEL ON ALL WALLS TO HAVE CERAMIC TILING.
- 11.6. JOINTING PRODUCTS FOR GYPSUM BOARDS: IN COMPLIANCE WITH CAN/CSA-A82.31M STANDARD AND AS PER MANUFACTURER'S RECOMMENDATIONS.

12. WOOD FRAMING:

- 12.1. STRUCTURAL LIGHT FRAMING: SELECT STRUCTURAL NO. 2
- 12.2. STRUCTURAL JOISTS AND PLANKS: SELECT STRUCTURAL NO. 2
- 12.3. LIGHT FRAMING: STANDARD
- 12.4. STUDS: ECONOMY
- 12.5. ENGINEERED JOIST: AS PER STRUCTURAL DESIGN.
- 12.6. STIFFENERS AND BRIDGINGS: AS PER STRUCTURAL
- 12.7. FURRING CHANNELS: THICKNESS, EXCEPT OTHERWISE INDICATED, 1/32".
- 12.8. ACOUSTIC INSULATION: ACOUSTICAL MINERAL WOOL MANUFACTURED EXPRESSLY FOR THIS PURPOSE, IN COMPLIANCE WITH CAN/ULC S702 STANDARD, THICKNESS INDICATED, FRICTION-FIT TYPE TO FIT STUD SPACINGS, 44 KG/M3 NORMAL DENSITY, REFERENCE PRODUCT: MARF BY ROXUL OR APPROVED EQUIVALENT.
- 12.9. ACOUSTIC SEALANTS: REFERENCE PRODUCTS: ACOUSTIQUE BY TREMCO OR ACOUSTISEAL BY MULCO. APPLY ACOUSTIC SEALANT AROUND PERIMETER OF ALL SPACINGS AND ON INTERFACE BETWEEN WALL AND FLOOR OR CEILING WHEN FIREPROOF SEALANT IS NOT REQUIRED.
- 12.10. PROVIDE TWO STUDS EXTENDING FROM FLOOR TO CEILING AT EACH SIDE OF OPENINGS WIDER THAN STUD CENTRES SPECIFIED. SECURE STUDS TOGETHER, 2" APART USING APPROVED MEANS OF FASTENING PLACED ALONGSIDE FRAME ANCHOR CLIPS.
- 12.11. INSTALL YIELDING TRACK UNDER POSTS AND SLABS SO THAT ROOF STRUCTURE IS NOT SUPPORTED BY POSTS AND ALL FIRE-RESISTANT PARTITIONS.

13. FLOOR PREPARATION

- 13.1. SMOOTH UNEVENNESS OF SUB-FLOOR; FILL DENTS, CRACKS, JOINTS, HOLES AND OTHER DEFECTS WITH FILL MATERIAL USING A TROWEL OR FLOAT FOR A SINGLE LEVEL, HARD AND EVEN SURFACE; RESTRICT ACCESS UNTIL FILL MATERIAL HAS HARDENED AND DRIED.

14. RESILIENT FLOORING

- 14.1. SAMPLES: SAMPLE OF 8" X 8" FOR EACH TYPE OF RESILIENT FLOORING.
- 14.2. WARRANTY: PROVIDE A CERTIFICATE, SIGNED AND ISSUED IN THE NAME OF THE OWNER, GUARANTEEING THAT RESILIENT FLOORING IS TO REMAIN FREE OF ANY DEFECT, EXCEPT DUE TO NORMAL USAGE OR A DEFICIENCY IN CONCRETE SUPPORT, FOR A PERIOD OF TWO (2) YEARS.
- 14.3. MAINTENANCE SURPLUS: SUPPLY AN ADDITIONAL QUANTITY EQUIVALENT TO 5% OF INSTALLED QUANTITY, FOR EACH TYPE OF FLOOR COVERING.
- 14.4. LUXURY VINYL TILES: AS SELECTED BY OWNER.
- 14.5. VINYL BASEBOARD: AS SELECTED BY OWNER.
- 14.6. PRIMERS AND ADHESIVES: WATERPROOF, AS RECOMMENDED BY FLOORING MANUFACTURER, MATERIAL COMPATIBLE WITH SUPPORT LOCATED UNDER AND ABOVE GROUND LEVEL.

15. SUB-FLOOR PREPARATION:

- 15.1. CLEAN FLOOR TO BE COVERED WITH WATER AND RINSE CONSIDERABLY. DRYING PERIOD OF AT LEAST EIGHT (8) HOURS;
- 15.2. PRIME FLOOR IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR RESILIENT FLOORING;
- 15.3. CHECK WITH HYGROMETER, MOISTURE CONTENT NOT TO EXCEED 2.5%.
- 15.4. LAY METAL STRIPS WHERE FLOOR COVERING EDGES ARE EXPOSED OR UNPROTECTED.
- 15.5. AT THE END OF WORK, PERFORM INITIAL MAINTENANCE TREATMENT AS RECOMMENDED BY MANUFACTURER.

16. CERAMIC

- 16.1. REFERENCE STANDARDS: EXCEPT IF INDICATED, TILING IN COMPLIANCE WITH "INSTALLATION MANUAL, CERAMIC TILE", PUBLISHED BY THE TERRAZZO, TILE AND MARBLE ASSOCIATION OF CANADA (TMAAC).
- 16.2. SAMPLES: SUBMIT SAMPLES FOR EACH TYPE, COLOUR, TEXTURE, FORMAT, PATTERN AND TILING PROFILE.
- 16.3. MAINTENANCE SURPLUS: SUPPLY AN ADDITIONAL QUANTITY EQUIVALENT TO AT LEAST 5% OF THE INSTALLED QUANTITY FOR EACH TYPE AND COLOUR OF TILES AND STORE THEM AT THE SPECIFIED LOCATION, SPARE TILES SHOULD BE OF SAME MANUFACTURING RUN AS THOSE INSTALLED.
- 16.4. TILES: AS SELECTED BY OWNER.

17. MORTAR:

- 17.1. FLOOR SUPPORT, FOR CERAMIC AND STONE TILES: KERABOND BY MAPEI, WITH KERALASTIC;
- 17.2. WALLS, FOR ANY SUPPORT OTHER THAN METAL, FOR CERAMIC, STONE AND GLASS PASTE TILES: KERABOND (WHITE REGARDING GLASS PASTE TILES) BY MAPEI, WITH KERALASTIC;
- 17.3. CHECK WITH MANUFACTURER REGARDING ANY SPECIAL CONDITION FOR LAYING TILES NAMELY LIGHT-COLOURED STONES OR SUPPORTS WHICH FORM MAY BE ALTERED.

18. GROUT:

- 18.1. FLOORS AND WALLS (JOINTS OF 1/8" AND MORE); KER-200 WITH SAND BY MAPEI, COLOURS CHOSEN BY ARCHITECT;
- 18.2. WALLS (JOINTS OF LESS THAN 1/8"); KER-800 BY MAPEI, COLOURS CHOSEN BY ARCHITECT.
- 18.3. PERIMETER MOULDINGS: CLEAR ANODIZED ALUMINIUM, SUCH AS SCHLUTER SYSTEM OR APPROVED EQUIVALENT.
- 18.4. INSTALL TILES ON CLEAR AND CLEAN SURFACES, AS PER ADHESIVE MANUFACTURER'S RECOMMENDATIONS.
- 18.5. PREPARATION: MAKE SURE THAT SURFACES ARE EVEN, MAXIMUM TOLERANCE BEING 1/8" IN 118". CHECK WITH HYGROMETER, MOISTURE CONTENT NOT TO EXCEED 2.5%.
- 18.6. EXCEPT INDICATED OTHERWISE, PLACE TILES SO THAT THEY ARE CENTERED IN ROOM AND THAT TILES ALONG WALLS MEASURE AT LEAST HALF THEIR FULL SIZE.
- 18.7. MATCH DIFFERENT PRODUCTION RUNS IN A UNIFORM AND CONTINUOUS MANNER; MAKE SURE THAT TILE SHEETS ARE NOT VISIBLE AFTER INSTALLATION.
- 18.8. SOUND TILES AFTER SETTING AND REPLACE HOLLOW-SOUNDING UNITS TO OBTAIN FULL BOND.
- 18.9. ALLOW ADHESIVE TO DRY AS PER MANUFACTURER'S RECOMMENDATIONS BEFORE GROUTING TILES.

19. PAINT

- 19.1. REFERENCE STANDARDS: EXCEPT IF INDICATED, USE ONLY PAINT MATERIALS LISTED ON THE CGSB QUALIFIED PRODUCTS LIST, CURRENT EDITION. PAINT MATERIALS FOR EACH COATING FORMULA TO BE PRODUCTS OF A SINGLE MANUFACTURER.
- 19.2. SAMPLES: SUBMIT FOR APPROVAL 24" X 24" SAMPLE FOR EACH COLOUR.
- 19.3. SURFACE PREPARATION:
 - 19.3.1. PREPARE WOOD SURFACES IN COMPLIANCE WITH CGSB 85GP-1M STANDARD, APPLY VINYL SEALER IN COMPLIANCE WITH CAN/CGSB-1.126M STANDARD OVER KNOTS AND RESINOUS AREAS. APPLY WOOD FILLER TO NAIL HOLES AND CRACKS;
 - 19.3.2. PREPARE SHOP PRIMED STEEL SURFACES WITH A PRODUCT IN COMPLIANCE WITH CAN/CGSB-1.40M AND CGSB 85-GP-14M STANDARDS.
 - 19.3.3. PREPARE GALVANIZED STEEL AND ZINC COATED STEEL SURFACES IN COMPLIANCE WITH CGSB 85-GP-16M STANDARD. WASH WITH TRISODIUM PHOSPHATE SOLUTION AND RINSE THOROUGHLY;
 - 19.3.4. PREPARE MASONRY, STUCCO AND CONCRETE SURFACES IN COMPLIANCE WITH CGSB 85-GP-31M STANDARD;
 - 19.3.5. PREPARE GYPSUM BOARD SURFACES IN COMPLIANCE WITH CGSB 85-GP-33M STANDARD. FILL SMALL CRACKS WITH PATCHING COMPOUND.
- 19.4. CLEAN SURFACES TO BE PAINTED, NAMELY TOP OF DUCTWORK AND CONDUITS.
- 19.5. SAND AND DUST BETWEEN EACH COAT TO REMOVE DEFECTS VISIBLE FROM A DISTANCE OF 1.5 M.
- 19.6. FINISH TOP, BOTTOM, EDGES AND CUT-OUTS OF DOORS AFTER FITTING AS SPECIFIED FOR DOOR SURFACES. DO NOT PAINT OVER ULC LABELS. PAINT STEEL DOORS WITH AIRLESS SPRAYER.
- 19.7. PAINT EXPOSED CONDUITS, PIPING, HANGERS, DUCTWORK AND OTHER MECHANICAL AND ELECTRICAL EQUIPMENT. EXPOSED MECHANICAL AND ELECTRICAL DUCTWORK TO MATCH COLOUR OF ADJACENT WALLS AND CEILINGS. DO NOT PAINT OVER PREPAINTED ELEMENTS, NAMEPLATES AND LABELS.
- 19.8. USE PRODUCTS WITH SAME COLOUR AND SAME SHEEN AS EXISTING FINISH TO PATCH EXISTING SURFACES AFFECTED BY WORK. PAINT UP TO NEXT VERTICAL JOINT. USE PRODUCTS COMPATIBLE WITH EXISTING PRODUCTS.
- 19.9. PAINT WALLS CONCEALED BY BUILT-IN FURNITURE SAME COLOUR AS OF ADJACENT WALL. APPLY ONE FINISHING COAT ONLY.

20. PAINT FORMULAE:

- 20.1. FORMULA NO. 1 FOR INTERIOR WALLS OF CONCRETE BLOCK AND CAST-IN-PLACE CONCRETE:
 - 20.1.1. ONE COAT PRIMER-EMULSION IN COMPLIANCE WITH CAN/CGSB-1.188 STANDARD. REFERENCE PRODUCT: 675-115 BY SICO.
 - 20.1.2. TWO COATS LATEX INTERIOR PAINT, PLATINUM FINISH. REFERENCE PRODUCT: 874 BY SICO.
- 20.2. FORMULA NO. 2 FOR INTERIOR WALLS, GYPSUM BOARD:
 - 20.2.1. ONE COAT LATEX PRIMER-SEALER. REFERENCE PRODUCT: 870-130 BY SICO.
 - 20.2.2. TWO COATS LATEX INTERIOR PAINT, PLATINUM FINISH. REFERENCE PRODUCT: 874 BY SICO.
- 20.3. FORMULA NO. 3 FOR INTERIOR CEILINGS, GYPSUM BOARD:
 - 20.3.1. ONE COAT LATEX PRIMER-SEALER. REFERENCE PRODUCT: 870-130 BY SICO.
 - 20.3.2. TWO COATS LATEX INTERIOR PAINT, MATT FINISH. REFERENCE PRODUCT: 871-112 BY SICO.
- 20.4. FORMULA NO. 4 FOR INTERIOR SHOP PRIMED FERROUS METAL SURFACES
- 20.5. TOUCH UP WITH ANTICORROSIVE PRIMER. REFERENCE PRODUCT: 926-260 BY SICO.
- 20.6. PRIME COAT. REFERENCE PRODUCT: 926-260 BY SICO
- 20.7. TWO COATS ALKYD PAINT, PEARL FINISH. REFERENCE PRODUCT: 886 BY SICO.

21. SPECIALTIES:

- 21.1. ROOF ACCESS HATCH: BILCO THERMALLY BROKEN R20+, SINGLE LEAF HATCH FROM SHIP'S LADDER.
- 21.2. ROOF HATCH RAILINGS: BILCO BIL-GUARD® 2.0 ROOF HATCH SAFETY RAILING SYSTEM.

CLIENT

PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
19/09/2024		3
28/08/2024	ISSUED FOR PERMIT	2
10/08/2024	ISSUED FOR REVIEW	1

PROJECT NAME

PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - PRR

1108 Maisonneuve Street, Ottawa, ON K1C 1L1

DRAWING TITLE

ABBREVIATED SPECIFICATIONS

DATE	PROJECT NO.
09.08.2024	24-002C
SCALE	AS NOTED
DRAWN BY	DRAWING NO.
BR	A-002
REVIEWED BY	LCL



PARTITION ASSEMBLY
SHAFT WALL - 2 HOUR FRR

DESCRIPTION

- 1/2" SHEETROCK FIRECODE C 2 HOUR ULC DES W452, SA926 A-30, CORE GYPSUM PANELS, FACE LAYER JOINTS FINISHED
- 2-1/2" C-H STUDS, 25 GAUGE, 24" O.C.
- 1" SHEETROCK GYPSUM LINER PANELS

NOTE:
ULC DES W452, SYSTEM B

TYPE P4

PARTITION ASSEMBLY
FIRE-RATED DEMISING WALLS

DESCRIPTION

- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS
- 2X4" WOOD STUDS @ 16" O.C.
- 3" SOUND ATTENUATION FIRE WOOL
- RESILIENT CHANNEL ONE SIDE
- JOINTS FINISHED

NOTE:
1 HOUR UL DES U327 A-24
STC 50 BBN-760903

TYPE P1

PARTITION ASSEMBLY
EXTERIOR WALL - SIDING (CEMENT)

DESCRIPTION

- 1/2" PREFINISHED METAL SIDING
- 1X3" WOOD STRAPPING @ 16" O.C.
- 1/2" OSB SHEETING
- 2" SEMI-RIGID MINERAL INSULATION
- 6 MIL VAPOUR BARRIER
- ALL WINDOW AND DOOR OPENING ENGINEERED IN TO BE LINED WITH MEMBRANE
- R24 MINERAL WOOL INSULATION
- 2" X 4" FRAMING (STUDS, HEADERS, LVL'S AND PARALLAMS AS NECESSARY)
- 1X3" FURRING
- 1/2" GYPSUM BOARD

NOTE:

TYPE W1

ROOF ASSEMBLY

DESCRIPTION

- MOD BIT MEMBRANE ROOFING
- PROTECTION BOARD
- TAPERED RIGID INSULATION
- 3/4" ROOF SHEATHING
- 14" ENGINEERED WOOD JOISTS
- 14" MINERAL WOOL INSULATION
- 1/2" OSB SHEETING
- 5/8" GYPSUM BOARD
- SUSPENDED GYPSUM BOARD CEILING

NOTE:

TYPE R1

PARTITION ASSEMBLY
FIRE-RATED DEMISING WALLS

DESCRIPTION

- 3 1/2" BRICK ANCHORED TO STRUCTURE
- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS
- 2X4" WOOD STUDS @ 16" O.C.
- 3" SOUND ATTENUATION FIRE WOOL
- 5/8" SHEETROCK FIRECODE C CORE GYPSUM PANELS
- RESILIENT CHANNEL ONE SIDE
- JOINTS FINISHED

NOTE:
1 HOUR UL DES U327 A-24
STC 50 BBN-760903

TYPE P1A

PARTITION ASSEMBLY
EXTERIOR WALL - SIDING (METAL/WOOD)

DESCRIPTION

- 1/2" PREFINISHED METAL SIDING
- 1X3" WOOD STRAPPING @ 16" O.C.
- SILL GASKETS
- 2" SEMI-RIGID MINERAL INSULATION
- 1/2" OSB SHEETING
- 6 MIL VAPOUR BARRIER
- ALL WINDOW AND DOOR OPENING ENGINEERED IN TO BE LINED WITH MEMBRANE
- R24 MINERAL WOOL INSULATION
- 2" X 4" FRAMING (STUDS, HEADERS, LVL'S AND PARALLAMS AS NECESSARY)
- 1X3" FURRING
- 1/2" GYPSUM BOARD

NOTE:

TYPE W2

FLOOR ASSEMBLY

DESCRIPTION

- FLOOR FINISH - REFER TO SPECS
- 3/4" THICK LEVEL ROCK® BRAND 2500 SERIES FLOOR UNDERLAYMENT
- SOUND MAT - 1 LAYER 1/8" THICK LEVEL ROCK® BRAND SAMAN™ SOUND ATTENUATION MAT
- SUBFLOORING: 1 LAYER 5/8" T&G PLYWOOD SUBFLOOR
- STRUCTURAL WOOD MEMBERS: 1 LAYER 1-2" ENGINEERED WOOD JOISTS, SPACED MAX. 24" O.C.
- INSULATION: 1 LAYER 3-1/2" UNFACED MINERAL WOOL
- RESILIENT CHANNEL: 1 LAYER 25 GA. RESILIENT CHANNELS SPACED 16" O.C. (SOUND TESTED WITH RC BELLEGGES)
- GYPSUM PANEL: 1 LAYER 5/8" SHEETROCK® ECOMART GYPSUM PANEL (UL TYPE ULX™)

NOTE:
1 HOUR UL DES L530
ASTC 57 TO 59
AIC: 54 TO 56

TYPE F1

PARTITION ASSEMBLY
BASIC INTERIOR PARTITION

DESCRIPTION

- 1/2" GYPSUM BOARD
- 2X4" STUDS @ 16" O.C.
- 1/2" GYPSUM BOARD

NOTE:

TYPE P2

PARTITION ASSEMBLY
EXTERIOR WALL - BRICK

DESCRIPTION

- 3 1/2" BRICK VENEER
- FEROFAST THERMAL BRACKETS
- 1" ENGINEERED DRAINAGE & VENTILATION MAT
- 2" SEMI-RIGID MINERAL INSULATION
- AIR MEMBRANE
- 1/2" SHEATHING
- 6" MINERAL WOOL BATT INSULATION
- 6" VAPOUR BARRIER
- 5/8" GYPSUM BOARD

NOTE:

TYPE W3

FLOOR ASSEMBLY

DESCRIPTION

- FINISHED FLOORING AS PER OWNER SPEC.
- 5/8" T&G PLYWOOD SUB FLOOR
- PRELINED W.D. JOISTS @ 16"
- SAFB BETWEEN JOISTS
- RESILIENT METAL CHANNELS @ 16" O.C.
- 1 LAYERS OF 5/8" TYPE X GB

NOTE:
1 HOUR UL DES L530

TYPE F2

PARTITION ASSEMBLY
FIRE-RATED CONCRETE BLOCK WALL

DESCRIPTION

- 8" REINFORCED CONCRETE BLOCK
- 1/2" GYPSUM BOARD, LAMINATED TO BLOCK

NOTE:

TYPE P3

PARTITION ASSEMBLY
FOUNDATION WALL - UNDERGROUND

DESCRIPTION

- TWO LAYERS OF WATER RESISTIVE BARRIER
- 1" GMB THERMAL DRAIN BOARD
- NEW CONCRETE FOUNDATION WALL
- VAPOUR BARRIER
- 1" COMFORTBATT (R4) NAILED TO WALL
- 2X4 WOOD STUDS FILED WITH 3.5" HEATLOK SOYA SPRAYED INSULATION
- 1/2" GYPSUM BOARD

NOTE:

TYPE W4

FLOOR ASSEMBLY

DESCRIPTION

- FLOOR FINISH - REFER TO SPECS
- 3/4" THICK DRYCORE ENGINEERED SUBFLOOR
- STRUCTURAL CONCRETE SLAB (REFER TO STRUCTURAL)
- 6" COMPACTED SAND
- 2" THICK RIGID INSULATION
- MINIMUM 6" COMPACTED GRAVEL
- UNDISTURBED SOIL

NOTE:

TYPE F3

PARTITION ASSEMBLY
ELEVATOR SHAFT WALL

DESCRIPTION

- 1/2" PREFINISHED METAL SIDING
- 1X3" WOOD STRAPPING @ 16" O.C.
- SILL GASKETS
- 2" SEMI-RIGID MINERAL INSULATION
- 1/2" OSB SHEETING
- VAPOUR BARRIER
- CONCRETE ELEVATOR SHAFT WALL

NOTE:

TYPE W5

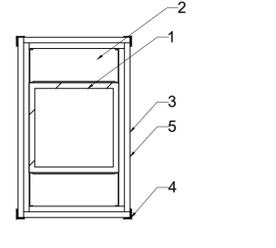
ONTARIO BUILDING CODE - MATRIX

FIRM NAME: LALANDE + DOYLE ARCHITECTS INC.
159 HOLLAND AVE.
OTTAWA, ON K1P 6E5
T: 613.233.2900 F: 613.233.1008

NAME OF PROJECT: ORLEANS DEVELOPMENT - NEW 4-STORY MULTI-RESIDENTIAL BUILDING
LOCATION: 1108 MAISONNEUVE STREET, ORLEANS (OTTAWA), ON

ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX 3			OBC REFERENCE								
	EXISTING	NEW	ALTERATION	EXISTING	NEW	ALTERATION						
1	PROJECT DESCRIPTION:	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/>	<input checked="" type="checkbox"/> PART 3 1.1.2.2.1 [a]	<input type="checkbox"/>	<input type="checkbox"/>						
2	MAJOR OCCUPANCY(S):	C - RESIDENTIAL		3.1.2.1.(1)								
3	BUILDING AREA (m²):	EXISTING: 0 m² NEW: 329.01 m² TOTAL: 329.01 m²		1.4.1.2 [A]								
4	GROSS AREA (m²):	EXISTING: 0 m² NEW: 1,316.04 m² TOTAL: 1,316.04 m²		1.4.1.2 [A]								
5	NUMBER OF STOREYS: ABOVE GRADE: 4 BELOW GRADE: 1			1.4.1.2 [A] & 3.2.1.1.								
6	NUMBER OF STREETS/ FIRE FIGHTER ACCESS: 2			3.2.2.10. & 3.2.5.								
7	BUILDING CLASSIFICATION: 3.2.2.45, Group C, up to 4 Storeys, Sprinklered			3.2.2.45.								
8	SPRINKLER SYSTEM PROPOSED:	<input checked="" type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS, EXISTING <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> NOT REQUIRED		3.2.2.45.								
9	STANDPIPE REQUIRED:	<input type="checkbox"/> EXISTING <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.2.9.								
10	FIRE ALARM REQUIRED:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.2.4.								
11	WATER SERVICE/ SUPPLY IS ADEQUATE:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		3.2.5.7.								
12	HIGH BUILDING:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.2.6.								
13	CONSTRUCTION RESTRICTIONS:	<input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMB. <input checked="" type="checkbox"/> BOTH PERMITTED REQUIRED		3.2.2.24.								
14	MEZZANINE(S) AREA (m²):	<input type="checkbox"/> EXISTING <input checked="" type="checkbox"/> DESIGN OF BUILDING		3.2.1.1.(3) - (8).								
15	OCCUPANT LOAD BASED ON:	<input type="checkbox"/> m²/PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING										
	BASEMENT FLOOR:	6 BEDROOMS - 12 PERSONS										
	FIRST FLOOR:	4 BEDROOMS - 8 PERSONS										
	SECOND FLOOR:	6 BEDROOMS - 12 PERSONS										
	THIRD FLOOR:	6 BEDROOMS - 12 PERSONS										
	FOURTH FLOOR:	5 BEDROOMS - 10 PERSONS										
	TOTAL:	54 PERSONS										
16	BARRIER-FREE DESIGN:	<input checked="" type="checkbox"/> YES (UNITS)		3.8. & CSA B651-04								
17	HAZARDOUS SUBSTANCES:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		3.3.1.2. & 3.3.1.19.								
18	REQUIRED FIRE RESISTANCE RATING (FRR) EXISTING BUILDING	HORIZONTAL ASSEMBLIES FRR (HOURS)	LISTED DESIGN NO. OR DESCRIPTION (SG-2)									
	NEW BUILDING FLOORS:	1H	UL DES L530									
	MEZZANINE:	0 H	NOT REQUIRED - SPRINKLERS									
	REQUIRED FRR BETWEEN SUITES:											
	ELEVATOR HOISTWAY:											
	MECHANICAL/ELECTRICAL ROOMS:											
	VERTICAL SERVICE SPACES:											
19	STC RATINGS	MINIMUM STC RATINGS										
	1. BETWEEN UNITS:	50 BBN-760903										
	2. ELEVATOR HOISTWAY:	55										
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS			TABLE 3.2.3.1 D								
	WALL	AREA OF EFB (m²)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HRS)	LISTED DESIGN OR DESCRIPTION	COMBUSTIBLE CONST.	COMB. CONST. NON-COMB. CLADDING	NON-COMB. CONST.	
	NORTH	216 m²	--	-----	100 %	N/A	N/A	N/A		X		
	SOUTH	216 m²	--	-----	100 %	N/A	N/A	N/A		X		
	EAST	328 m²	3.7 m	-----	26 %	7.5 %	N/A	N/A		X		
	WEST	328 m²	3 m	-----	22 %	8.9 %	N/A	N/A		X		
21	WASHROOMS: OBC 3.7.4.5: ONE WASHROOM PER UNIT - 20 UNITS = 20 WASHROOMS											

FRR OF HSS



GENERAL NOTES:

- FOR ALL TECHNICAL ISSUE OR QUESTIONS, CONTACT THE ARCHITECT BEFORE CONTINUING THE WORK
- THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK SITE AND WILL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF MEASUREMENTS AND OBSERVATIONS.
- CONTRACTOR WILL REPORT ANY ERRORS, OMISSIONS OR DEFECTS TO THE ARCHITECT BEFORE THE COMMENCEMENT OF WORK. VERIFY EXISTING CONDITIONS ON SITE AND ADJUST AS NECESSARY.
- ALL WORK SHALL BE PERFORMED:
 - ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF QUEBEC BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS.
 - IN ACCORDANCE WITH MANUFACTURERS' LITERATURE FOR INSTALLATION AND MAINTENANCE.
- DO NOT SCALE DRAWINGS: IF NO DIMENSIONS IS GIVEN REFER TO THE AUTHOR OF THE DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS REGARDING FOOTINGS, FOUNDATIONS, WOOD FRAME STRUCTURE AND ALL OTHER STRUCTURAL COMPONENTS OF THE BUILDING.
- IT IS FORBIDDEN TO REPRODUCE IN WHOLE OR IN PART THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE AUTHOR. I+D ARCHITECTS OWN EXCLUSIVE COPYRIGHTS ON THIS DOCUMENT.
- NO COPY OF THIS PLAN WITHOUT THE WRITTEN CONSENT IS PERMITTED. ANY OFFENDER IS SUBJECT TO PROSECUTION. IF ADDITIONAL COPIES ARE REQUIRED, PLACE A REQUEST WITH THE ARCHITECTS. PRINTING COST WILL APPLY.
- FOUNDATION WALLS SHOULD NOT BE BACKFILLED UNTIL CONCRETE HAS REACHED ITS SPECIFIED 28 DAYS CURING STRENGTH AND STRUCTURAL FLOOR FRAMING INCLUDING PLYWOOD SUBFLOOR IS REQUIRED TO STABILIZE THE WALL PRIOR TO BACKFILL.
- REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, FOOTINGS, COLUMNS, BEAMS, ETC.
- PROVIDE FLOOR DRAINS BENEATH LAUNDRY MACHINES. REFER TO MECHANICAL.

CLIENT

PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
19/09/2024	ISSUED FOR PERMIT	3
30/08/2024	ISSUED FOR PERMIT REVIEW	2
19/09/2024	ISSUED FOR COORDINATION	1

PROJECT NAME

PULSE SOCIETIES LTD.

ORLEANS DEVELOPMENT - PRR

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE

OBC MATRIX, GENERAL NOTES, ASSEMBLIES

DATE PROJECT NO.

09.07.2024 24-002C

SCALE

AS NOTED

DRAWN BY

BR

REVIEWED BY

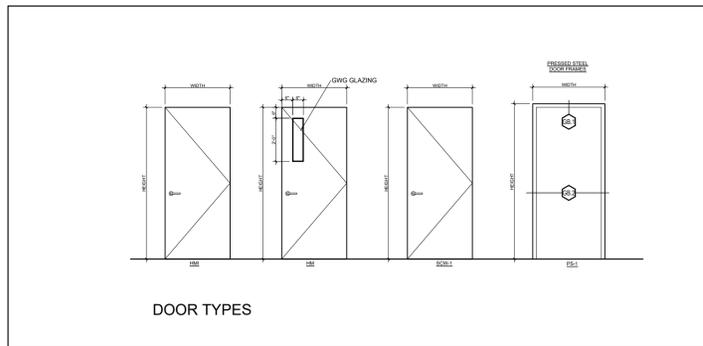
LCL

DRAWING NO.

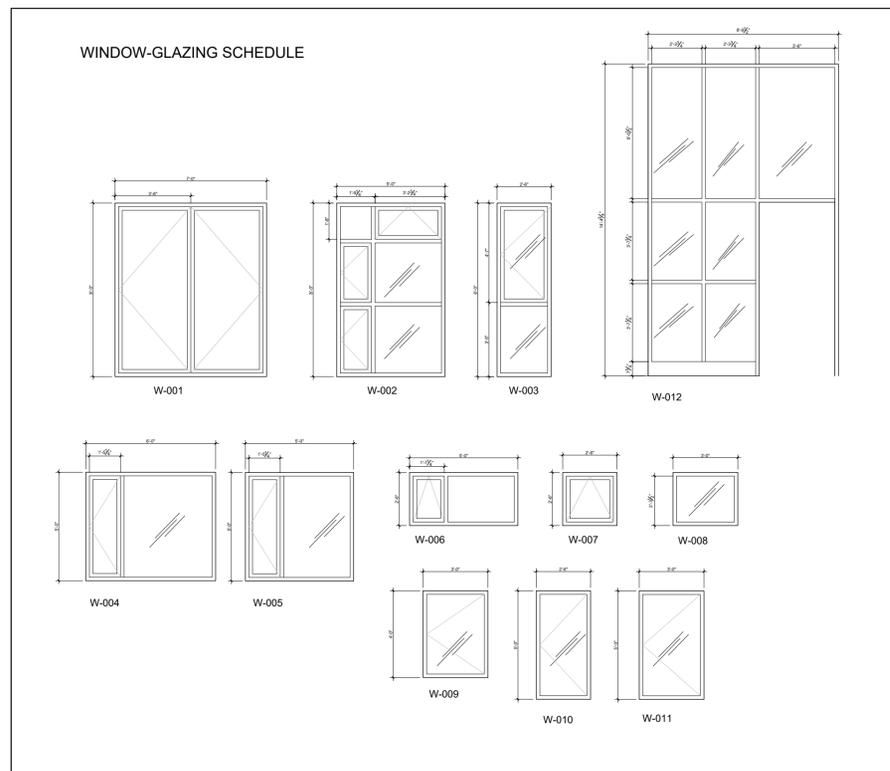
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(L+D) LALANDE + DOYLE ARCHITECTS INC.
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159 HOLLAND AVE.
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Fax: 613.233.1008



DOOR SCHEDULE								
No.	QTT.	LOCATION	TYPE	DIMENSIONS	FRAME	FRR	HARDWARE	NOTES
D01	1	EXTERIOR ENTRANCE DOOR	ALUMINUM-CLAD WOOD	3'-4" X 8'-0"	ALUMINUM		LOCKSET W/ CLOSER, WEATHERSTRIPPING, POWER OPENER	GLAZED SIDELIGHT & TRANSOM (SEE ELEVATION)
D02	1	INTERIOR ENTRANCE DOOR	ALUMINUM-CLAD WOOD	3'-4" X 8'-0"	ALUMINUM		CLOSER, WEATHERSTRIPPING, POWER OPENER	GLAZED SIDELIGHT & TRANSOM (SEE ELEVATION)
D03	2	EXIT DOOR	HOLLOW METAL INSULATED	3'-0" X 8'-0"	STEEL		LOCKSET & DEADBOLT	
D04	10	STAIRWELL DOOR	HOLLOW METAL	3'-0" X 8'-0"	STEEL	45 MIN.	CLOSER, PASSAGE SET	
D05	16	APART. ENTRANCE DOOR	SOLID CORE WOOD	3'-2" X 8'-0"	WOOD	45 MIN.	LOCKSET & DEADBOLT W/ CLOSER, DOOR VIEWER	
D06	4	ACCESSIBLE APART. ENTRANCE DOOR	SOLID CORE WOOD	3'-4" X 8'-0"	WOOD	45 MIN.	LOCKSET & DEADBOLT W/ CLOSER, DOOR VIEWER	
D07	16	BEDROOM DOOR	SOLID CORE WOOD	2'-8" X 8'-0"	WOOD		PRIVACY SET	
D08	4	ACCESSIBLE BEDROOM DOOR	SOLID CORE WOOD	3'-4" X 8'-0"	WOOD		PRIVACY SET	
D09	16	WASHROOM DOOR	SOLID CORE WOOD	2'-8" X 8'-0"	WOOD		PRIVACY SET	
D10	4	ACCESSIBLE WASHROOM DOOR	SOLID CORE WOOD	3'-4" X 8'-0"	WOOD		PRIVACY SET	



UNIT SCHEDULE				
	UNIT No.	AREA (ft²)	No. of BEDROOMS	REMARKS
BASEMENT	UNIT 1	598 SQ FT	STUDIO	ACCESSIBLE
	UNIT 2	453 SQ FT	STUDIO	
	UNIT 3	590 SQ FT	1 BEDROOM	
	UNIT 4	451 SQ FT	STUDIO	
	UNIT 5	578 SQ FT	1 BEDROOM	
1ST FLOOR	UNIT 6	600 SQ FT	STUDIO	ACCESSIBLE
	UNIT 7	454 SQ FT	STUDIO	
	UNIT 8	588 SQ FT	1 BEDROOM	
	UNIT 9	455 SQ FT	STUDIO	
	UNIT 10	575 SQ FT	1 BEDROOM	
2ND FLOOR	UNIT 11	578 SQ FT	STUDIO	ACCESSIBLE
	UNIT 12	452 SQ FT	STUDIO	
	UNIT 13	548 SQ FT	1 BEDROOM	
	UNIT 14	455 SQ FT	STUDIO	
	UNIT 15	859 SQ FT	2 BEDROOMS	
3RD FLOOR	UNIT 16	578 SQ FT	1 BEDROOM	
	UNIT 17	452 SQ FT	STUDIO	
	UNIT 18	455 SQ FT	1 BEDROOM	
	UNIT 19	455SQ FT	STUDIO	
4TH FLOOR	UNIT 20	859 SQ FT	2 BEDROOMS	
	UNIT 21	578 SQ FT	1 BEDROOM	
	UNIT 22	727 SQ FT	1 BEDROOM	ACCESSIBLE
	UNIT 23	749 SQ FT	1 BEDROOM	ACCESSIBLE
	UNIT 24	859 SQ FT	2 BEDROOMS	

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PROJECT NORTH

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CIVIL

DATE	DESCRIPTION	ISSUE REV.
19/09/2024	ISSUED FOR PERMIT	3
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19/08/2024	ISSUED FOR COORDINATION	1

PROJECT NAME
**PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - PRR**

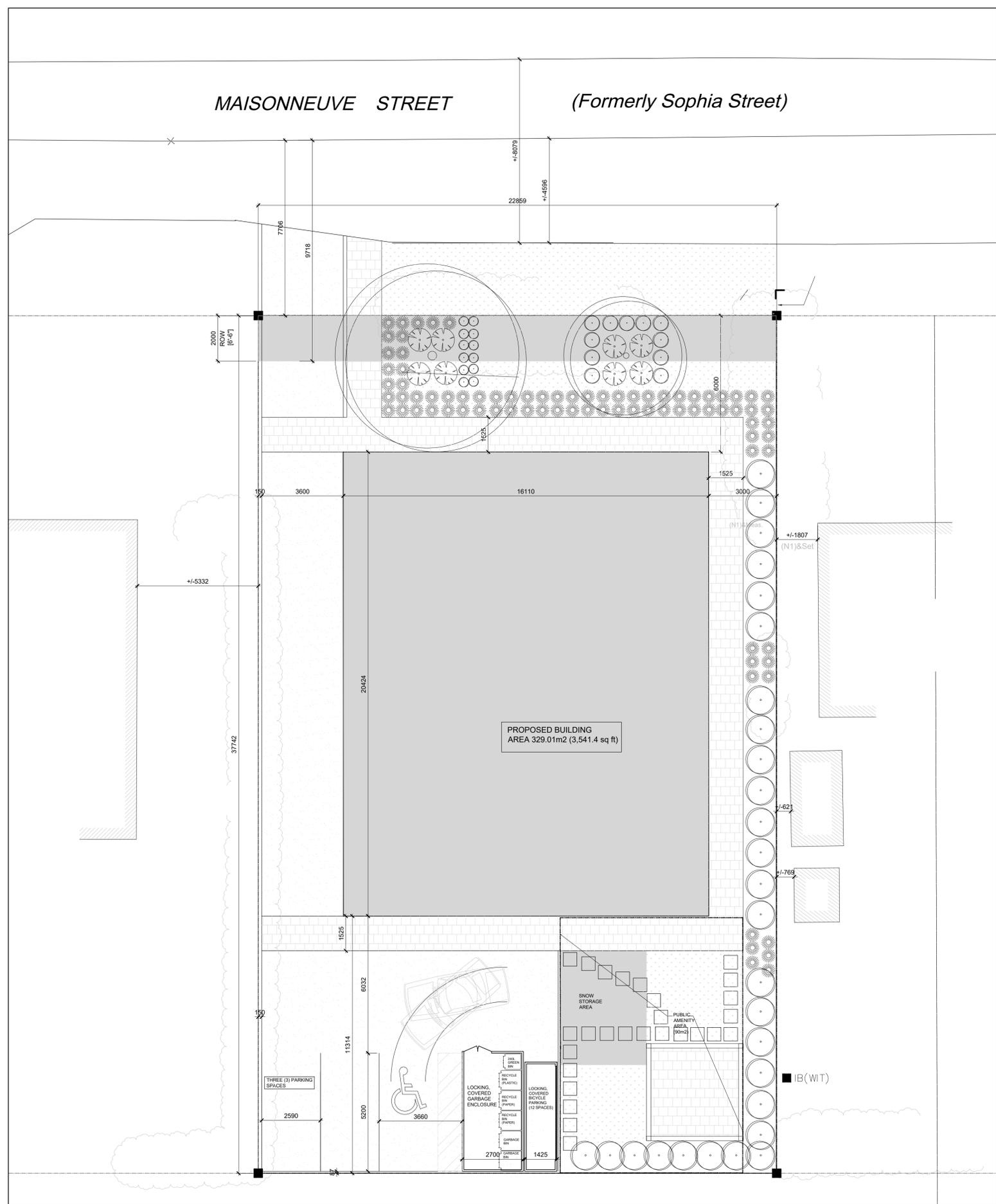
1108 Maisonneuve street, Ottawa, ON

DRAWING TITLE

DOOR, FRAME, WINDOW & UNIT SCHEDULES

DATE 09.07.2024	PROJECT NO. 24-002C
SCALE AS NOTED	
DRAWN BY BR	DRAWING NO. A-004
REVIEWED BY LCL	





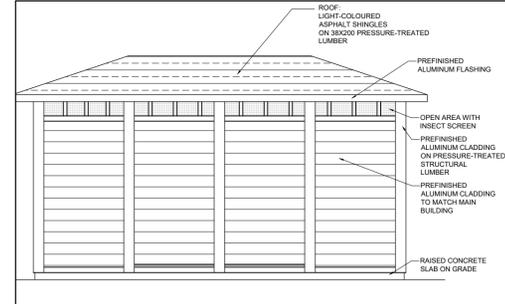
1 SITE PLAN
SCALE = 1 : 100

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M ²)	540 M ²	862.76 M ²	YES
MINIMUM LOT WIDTH	18 M	22.859 M	YES
MINIMUM FRONT YARD SETBACK	6 M	6 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS APARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30% (258.5)	MORE THAN 30%	YES
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	11 M	11.314 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK	3 M	3 M	YES
MAXIMUM BUILDING HEIGHT	15 M	14.8 M	YES
MAXIMUM FLOOR SPACE INDEX	NONE	N/A	YES
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110)	3 M (ABUTTING A STREET) NONE (NOT ABUTTING A STREET)	NONE	YES
MINIMUM PARKING	1 VISITOR PARKING SPACE	3 SPACES (1 ACCESSIBLE) YES	
MINIMUM BICYCLE PARKING (SECTION 115)	0.5 PER DWELLING UNIT (10 REQUIRED)	12 OUTDOOR	YES

- GENERAL NOTES:**
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 - PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JUNE 21, 2023.
 - GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION CIVIL PLANS. NEW GRADES TO TIE INTO EXISTING GRADES. REFER TO CIVIL DRAWINGS.
 - CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
 - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE PRESERVATION.
 - REFER TO ENGINEERING DRAWINGS FOR EXTENT OF NEW ROAD DEVELOPMENT, SITE LIGHT FIXING, AND MASTER SITE PLAN.
 - ALL NOTES ARE AS PER CITY/PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.

LOT DESCRIPTION:

PIN: 04425-0027 LT
PARTS OF LOTS 49 AND 50; AS IN CT176790; GLOUCESTER REGISTERED PLAN 86
CITY OF OTTAWA



2 GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE = 1 : 50

PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING
MUNICIPAL ADDRESS: 1108 MAISONNEUVE ST, ORLEANS (OTTAWA), ON K1C 1L1
PIN:
ZONING USE: RSA - R5A(2179)H(40), RESIDENTIAL ZONE S, APARTMENT DWELLING, LOW RISE, STACKED
PROPOSED CONSTRUCTION: NEW 4 - STOREY BUILDING
PROPOSED USE: APARTMENT DWELLING, LOW RISE, STACKED
BUILDING HEIGHT: 14.901m (48.89 FT)
GROSS FLOOR AREA: 329.01 m² (3 541 SQ FT)

PARKING STATISTICS:

STANDARD PARKING:
2 SPACES OF 2.6m W x 5.2m L (8' - 7" W x 17' - 0" L)

ACCESSIBLE PARKING:
1 SPACE OF 3.66m W X 5.2m L (12' - 0" W x 17' - 0" L)

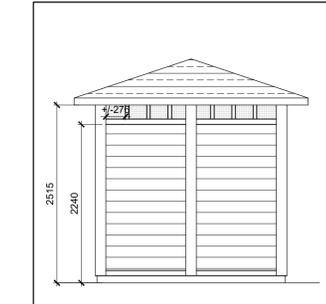
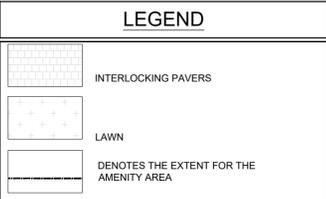
TOTAL PARKING SPACES: 3

BICYCLE PARKING: 12 EXTERIOR COVERED

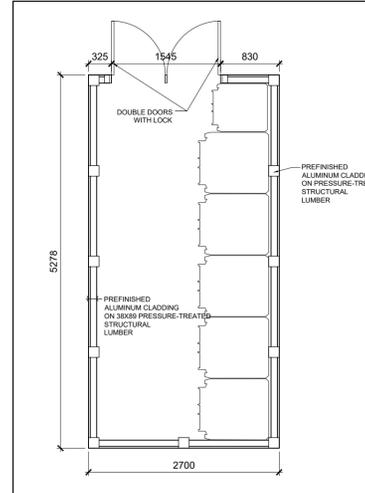
LANDSCAPING:
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 127.4 m²
15% LANDSCAPING REQUIRED: 19.11 m²

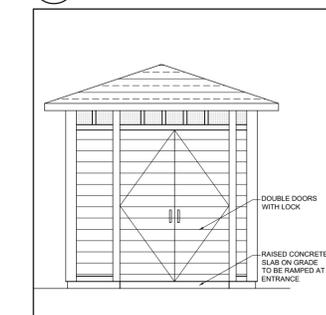
TOTAL LANDSCAPED AREAS PROVIDED: 345.7 m²
TOTAL EXTERIOR AMENITY AREA PROVIDED: 72m²



3 GARBAGE ENCLOSURE REAR ELEVATION
SCALE = 1 : 50



4 GARBAGE ENCLOSURE - PLAN
SCALE = 1 : 50



4 GARBAGE ENCLOSURE FRONT ELEVATION
SCALE = 1 : 50

CLIENT

SITE AREA: 890.44m² (9,584.57 SQ FT)

PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

(L+D) LALANDE + DOYLE ARCHITECTS INC.
www.l+d.ca
Tel: 613.233.2900
Fax: 613.233.1008
159 Neilson Ave
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
2024/09/19	ISSUED FOR PERMIT	5
2024/08/28	ISSUED FOR REVIEW	5
2024/07/31	REISSUED FOR SPA	5
2024/07/31	REISSUED FOR SPA	4
2024/07/09	ISSUED FOR COORDINATION	3
2024/06/04	REISSUED FOR SPA	3
2024/05/21	REISSUED FOR SPA	2
2024/05/17	ISSUED FOR SPA	1
2024/05/06	ISSUED FOR REVIEW	1

PROJECT NAME
PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - MSN

1108 Maisonneuve St, Ottawa, ON K1C 1L1

DRAWING TITLE
SITE PLAN

DATE
09.07.2024

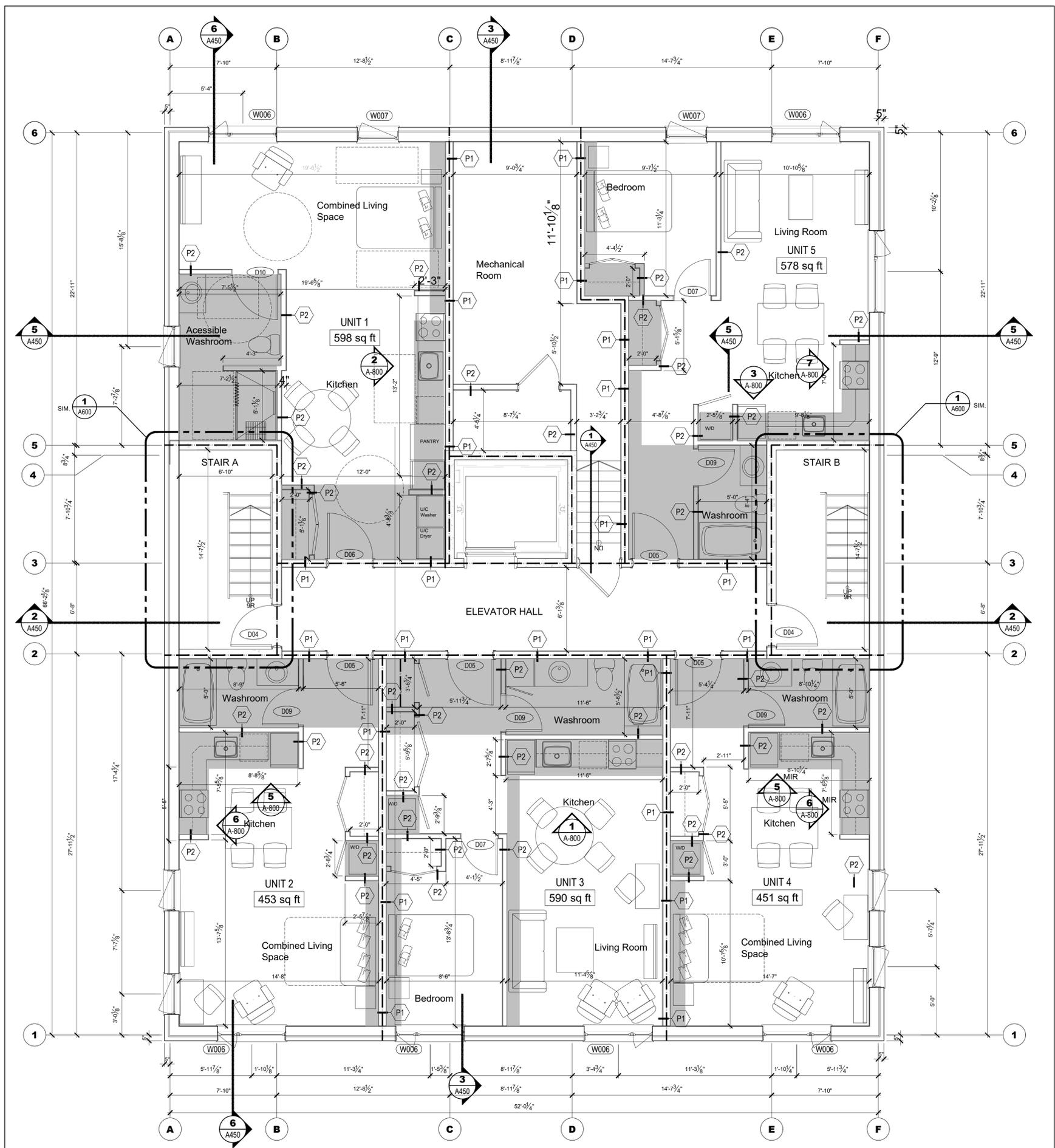
PROJECT NO.
24-002

SCALE
AS NOTED

DRAWN BY
BR

DRAWING NO.
A-100

REVIEWED BY
LCL



1 B1SEMENT FLOOR PLAN
SCALE = 1/4" = 1'-0"

- GENERAL NOTES:**
- FOR ALL TECHNICAL ISSUE OR QUESTIONS, CONTACT THE ARCHITECT BEFORE CONTINUING THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK SITE AND WILL BE SOLELY RESPONSIBLE FOR THE ACCURACY OF MEASUREMENTS AND OBSERVATIONS.
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- IN ACCORDANCE WITH MANUFACTURERS' LITERATURE FOR INSTALLATION AND MAINTENANCE.
 - DO NOT SCALE DRAWINGS. IF NO DIMENSIONS IS GIVEN REFER TO THE AUTHOR OF THE DRAWINGS.
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 - REFER TO CONSULTING ENGINEERING CONSULTANTS FOR ANY ISSUES AFFECTING STRUCTURAL AND/OR GEOTECHNICAL (SOILS).
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 - REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION, FOOTINGS, COLUMNS, BEAMS, ETC.
 - REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL ELEMENTS.

- UNIT 1:** 598 SQ FT
UNIT 2: 453 SQ FT
UNIT 3: 590 SQ FT
UNIT 4: 451 SQ FT
UNIT 5: 578 SQ FT
UNIT 6: 600 SQ FT
UNIT 7: 454 SQ FT
UNIT 8: 588 SQ FT
UNIT 9: 455 SQ FT
UNIT 10: 575 SQ FT
UNIT 11: 578 SQ FT
UNIT 12: 452 SQ FT
UNIT 13: 548 SQ FT
UNIT 14: 455 SQ FT
UNIT 15: 859 SQ FT
UNIT 16: 578 SQ FT
UNIT 17: 452 SQ FT
UNIT 18: 548 SQ FT
UNIT 19: 455 SQ FT
UNIT 20: 859 SQ FT
UNIT 21: 578 SQ FT
UNIT 22: 727 SQ FT
UNIT 23: 749 SQ FT
UNIT 24: 859 SQ FT

LEGEND

- DENOTES 1-HOUR FIRE-RATED PARTITION
- DENOTES BULKHEAD TO ACCOMMODATE MECHANICAL DUCTING. UNDERSIDE OF BULKHEADS TO BE AT 8'-0" ABOVE FINISHED FLOOR.
- DENOTES STRUCTURAL BEAM - REFER TO STRUCTURAL

CLIENT

PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

(L+D) LALANDE + DOYLE ARCHITECTS INC.
www.l+d.ca
741 613.233.2900
159 Neilson Ave
Ottawa, Ontario K1Y 0Y2

LOUISE CATHERINE LALANDE
LICENCE 4683

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE	REV.
2024/09/19	ISSUED FOR PERMIT	4	3
2024/09/10	ISSUED FOR COORDINATION		2
2024/08/28	ISSUED FOR REVIEW		2
2024/08/23	ISSUED FOR REVIEW & COORDINATION		1

PROJECT NAME
PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - MSN

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE
B1SEMENT FLOOR PLAN

DATE
09.07.2024

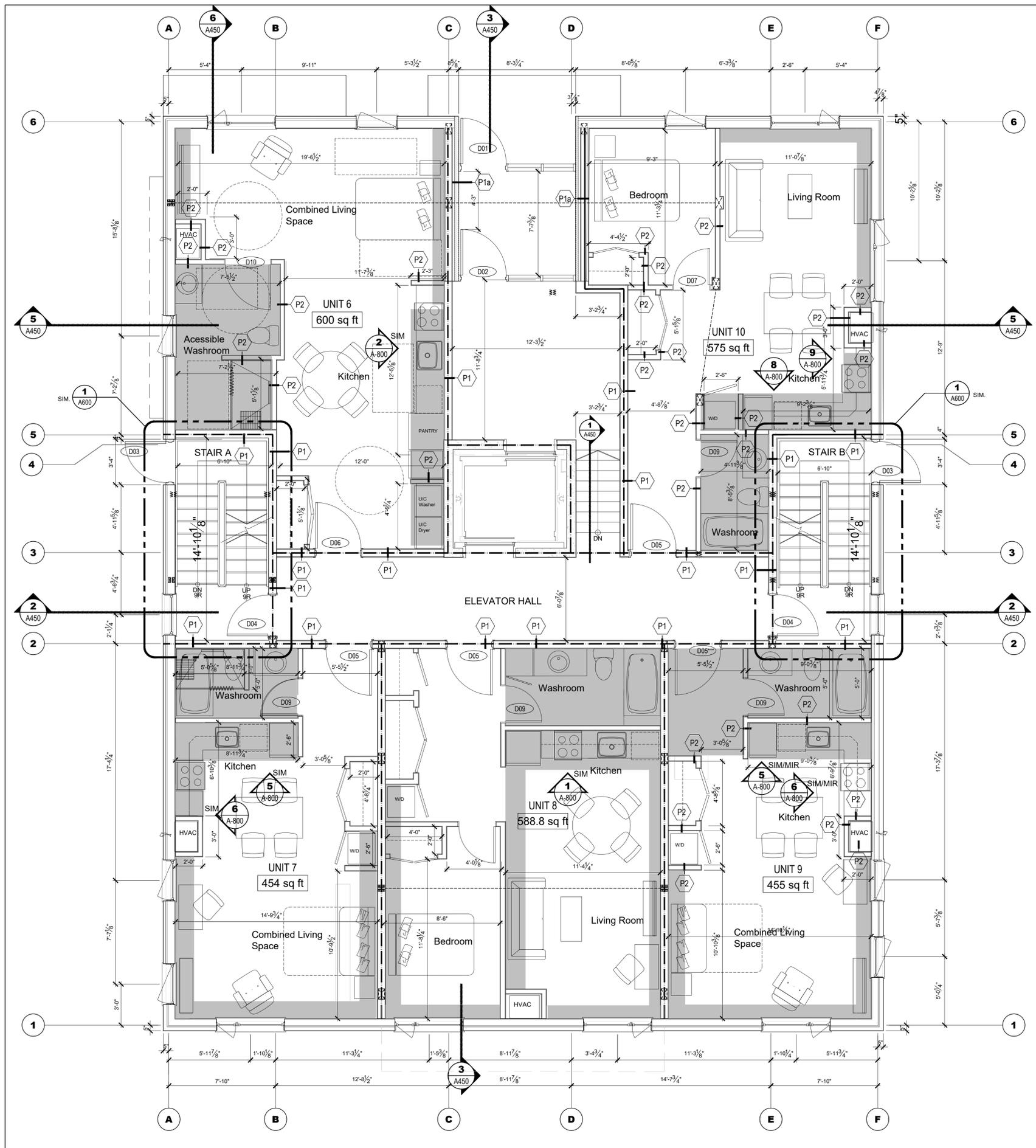
PROJECT NO.
24-002C

SCALE
AS NOTED

DRAWN BY
BR

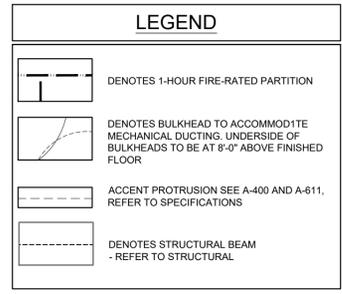
DRAWING NO.
A-200

REVIEWED BY
LCL



1 FIRST FLOOR PLAN
 SCALE = 1/4" = 1'-0"

- GENERAL NOTES:**
- FOR ALL TECHNICAL ISSUE OR QUESTIONS, CONTACT THE ARCHITECT BEFORE CONTINUING THE WORK.
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2024/08/23	ISSUED FOR REVIEW & COORDINATION	1	

PROJECT NAME

**PULSE SOCIETIES LTD.
 ORLEANS DEVELOPMENT - MSN**

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE

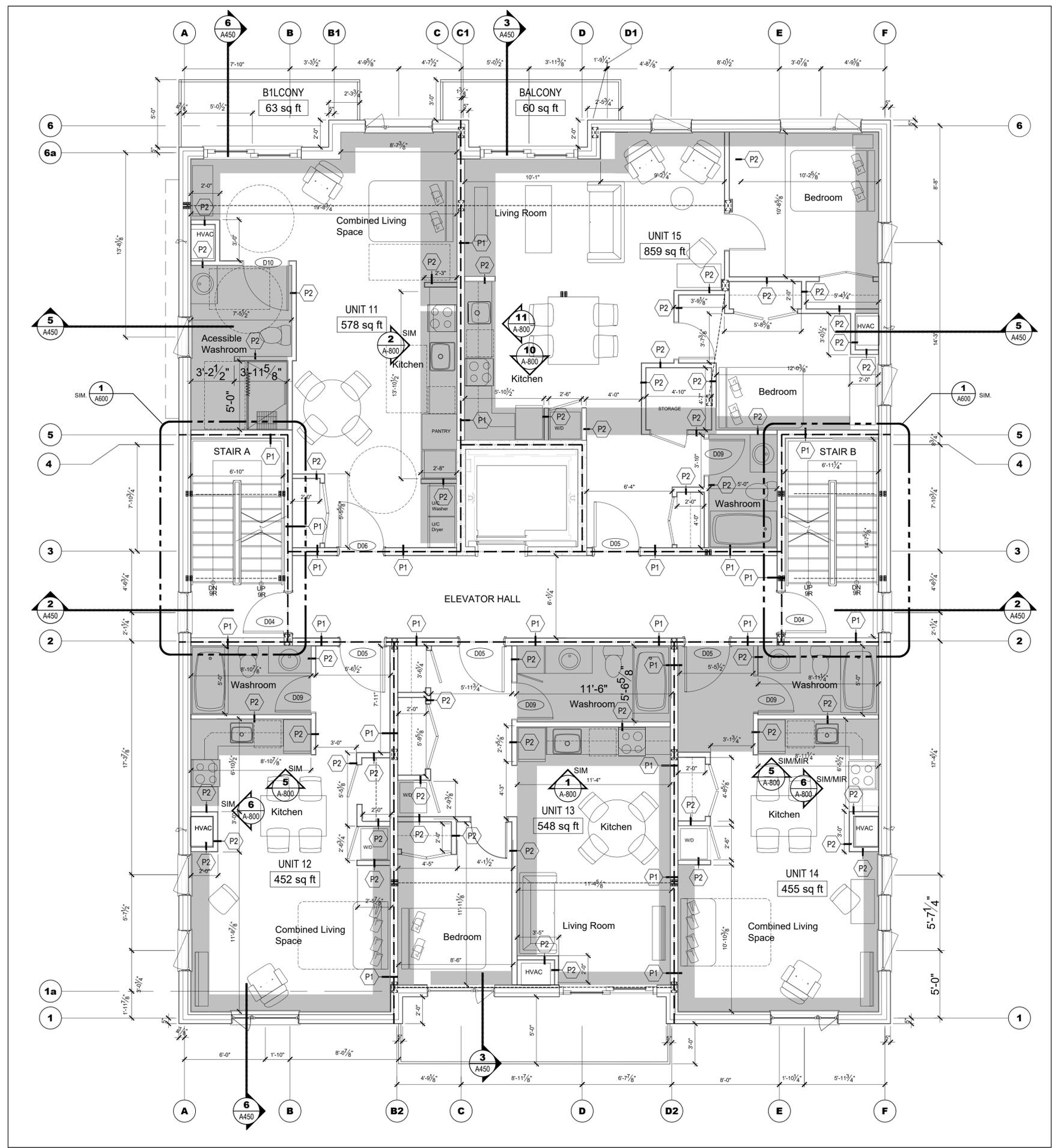
FIRST FLOOR PLAN

DATE 23.08.2024 PROJECT NO. 24-002C

SCALE AS NOTED

DRAWN BY BR DRAWING NO. A-201

REVIEWED BY LCL



1 SECOND FLOOR PLAN
SCALE = 1/4" = 1'-0"

GENERAL NOTES:

- FOR ALL TECHNICAL ISSUE OR QUESTIONS, CONTACT THE ARCHITECT BEFORE CONTINUING THE WORK.
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LEGEND

	DENOTES 1-HOUR FIRE-RATED PARTITION
	DENOTES BULKHEAD TO ACCOMMODATE MECHANICAL DUCTING. UNDERSIDE OF BULKHEADS TO BE AT 8'-0" ABOVE FINISHED FLOOR
	ACCENT PROTRUSION SEE A-400, REFER TO SPECIFICATIONS
	DENOTES STRUCTURAL BEAM - REFER TO STRUCTURAL

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PROJECT NORTH



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ARCHITECTURAL



MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

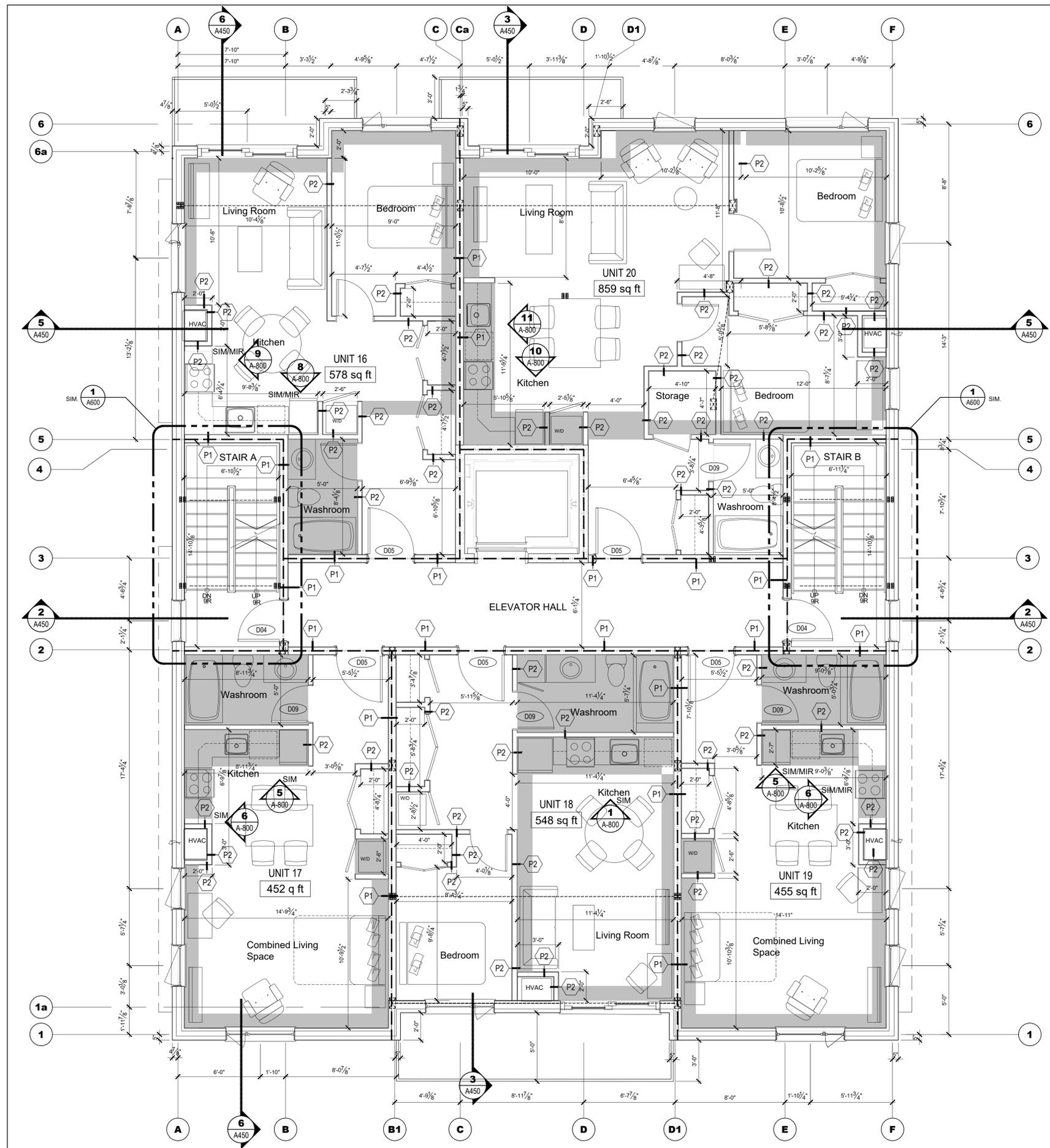
DATE	DESCRIPTION	ISSUE REV.
2024/09/19	ISSUED FOR PERMIT	4
2024/09/10	ISSUED FOR COORDINATION	3
2024/08/28	ISSUED FOR REVIEW	2
2024/8/23	ISSUED FOR REVIEW & COORDINATION	1

PROJECT NAME
**PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - MSN**

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE
SECOND FLOOR PLAN

DATE 09.07.2024	PROJECT NO. 24-002C
SCALE AS NOTED	
DRAWN BY BR	DRAWING NO. A-202
REVIEWED BY LCL	



1 THIRD FLOOR PLAN
 SCALE = 1/4" = 1'-0"

GENERAL NOTES:

- FOR ALL TECHNICAL ISSUE OR QUESTIONS, CONTACT THE ARCHITECT BEFORE CONTINUING THE WORK
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LEGEND

	NOTES 1-HOUR FIRE-RATED PARTITION
	NOTES BULKHEAD TO ACCOMMODATE MECHANICAL DUCTING. UNDERSIDE OF BULKHEADS TO BE AT 8'-0" ABOVE FINISHED FLOOR
	ACCENT PROTRUSION SEE A-400. REFER TO SPECIFICATIONS
	NOTES STRUCTURAL BEAM - REFER TO STRUCTURAL

CLIENT

PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

(L+D) LALANDE + DOYLE ARCHITECTS INC.
 www.l+d.ca
 Tel: 613.233.2900
 Fax: 613.233.3008
 199 Holland Ave
 Ottawa, Ontario K1Y 0Y2

LOUISE CATHERINE LALANDE
 LICENCE 4683

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE	REV.
2024/09/19	ISSUED FOR PERMIT	4	
2024/09/10	ISSUED FOR COORDINATION	3	
2024/08/28	ISSUED FOR REVIEW	2	
2024/08/23	ISSUED FOR REVIEW & COORDINATION	1	

PROJECT NAME

PULSE SOCIETIES LTD.

ORLEANS DEVELOPMENT - MSN

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE

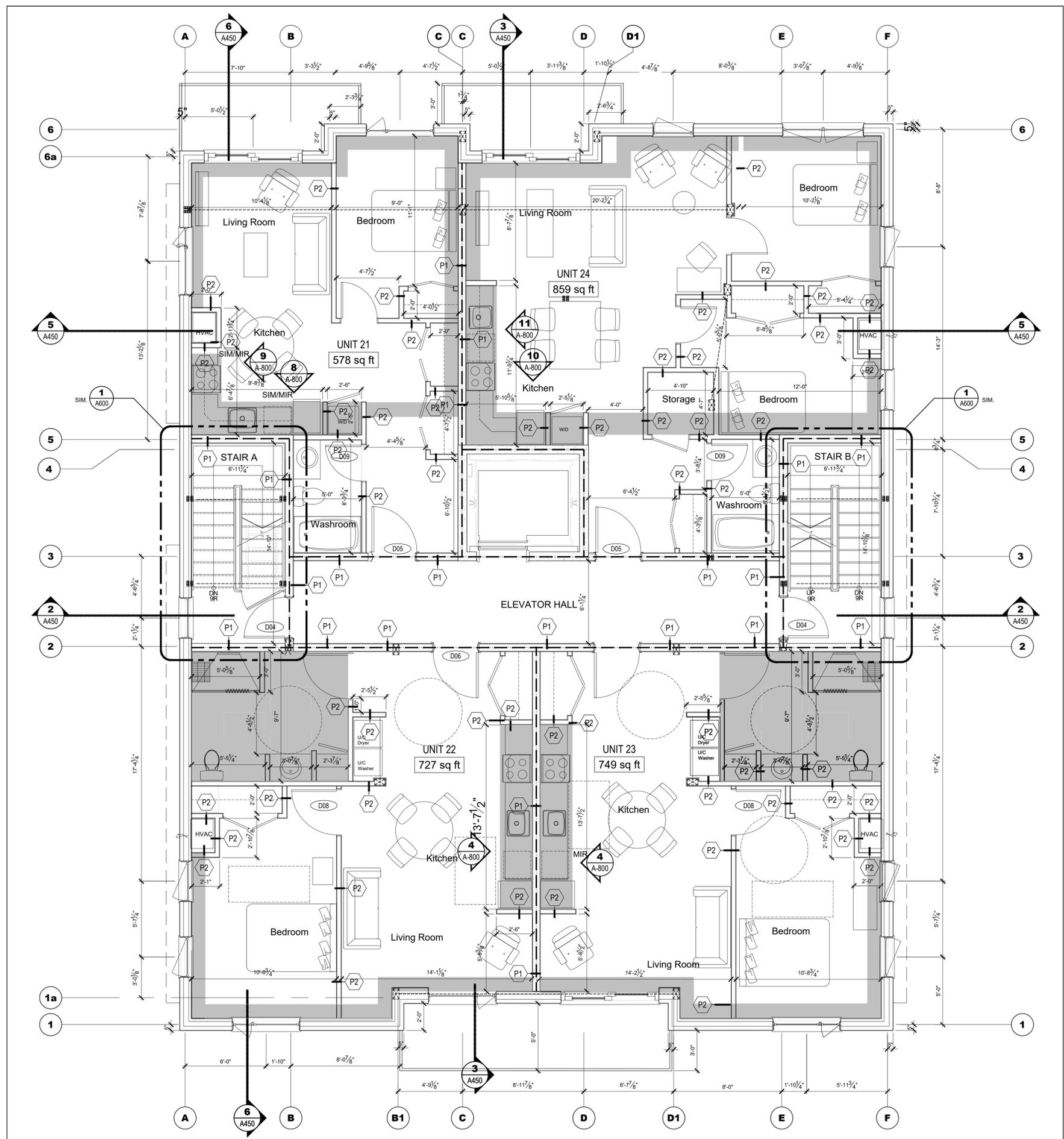
THIRD FLOOR PLAN

DATE 09.07.2024 PROJECT NO. 24-002C

SCALE AS NOTED

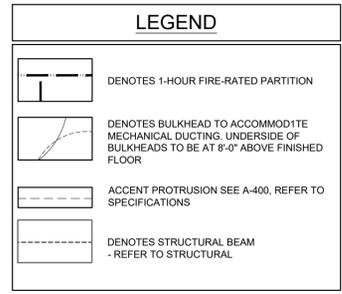
DRAWN BY BR DRAWING NO. A-203

REVIEWED BY LCL



1 FOURTH FLOOR PLAN
 SCALE = 1/4" = 1'-0"

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CIVIL

DATE	DESCRIPTION	ISSUE	REV.
2024/09/19	ISSUED FOR PERMIT	4	
2024/09/10	ISSUED FOR COORDINATION	3	
2024/08/28	ISSUED FOR REVIEW	2	
2024/08/23	ISSUED FOR REVIEW & COORDINATION	1	

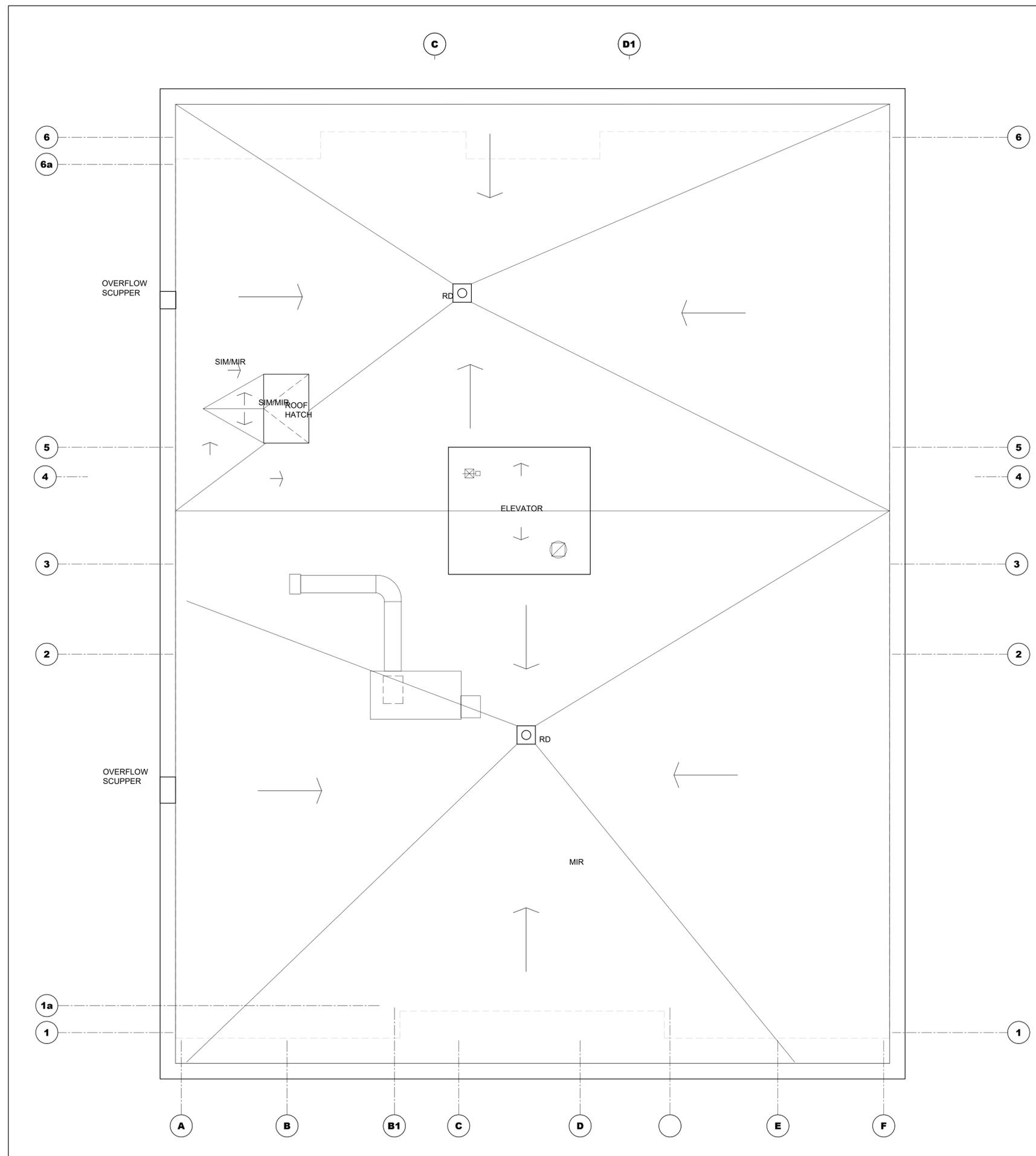
PROJECT NAME
PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - MSN

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE
FOURTH FLOOR PLAN

DATE
 09.07.2024
 SCALE
 AS NOTED
 PROJECT NO.
24-002C

DRAWN BY
 BR
 REVIEWED BY
 LCL
 DRAWING NO.
A-204



1 ROOF PLAN
SCALE = 1/4" = 1'-0"

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PROJECT NORTH



TRUE NORTH



ARCHITECTURAL



(L+D) LALANDE + DOYLE ARCHITECTS INC.
www.l+d.ca
Tel: 613.233.2900
Fax: 613.233.1008
129 Neilson Ave
Ottawa, Ontario K1P 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
19/09/2024	ISSUED FOR PERMIT	3
28/08/2024	ISSUED FOR REVIEW	2
10/08/2024	ISSUED FOR REVIEW	1

PROJECT NAME

PULSE SOCIETIES LTD
ORLEANS DEVELOPMENT - PRR

1108 Maisonneuve Street, Ottawa, ON K1C 1L1

DRAWING TITLE

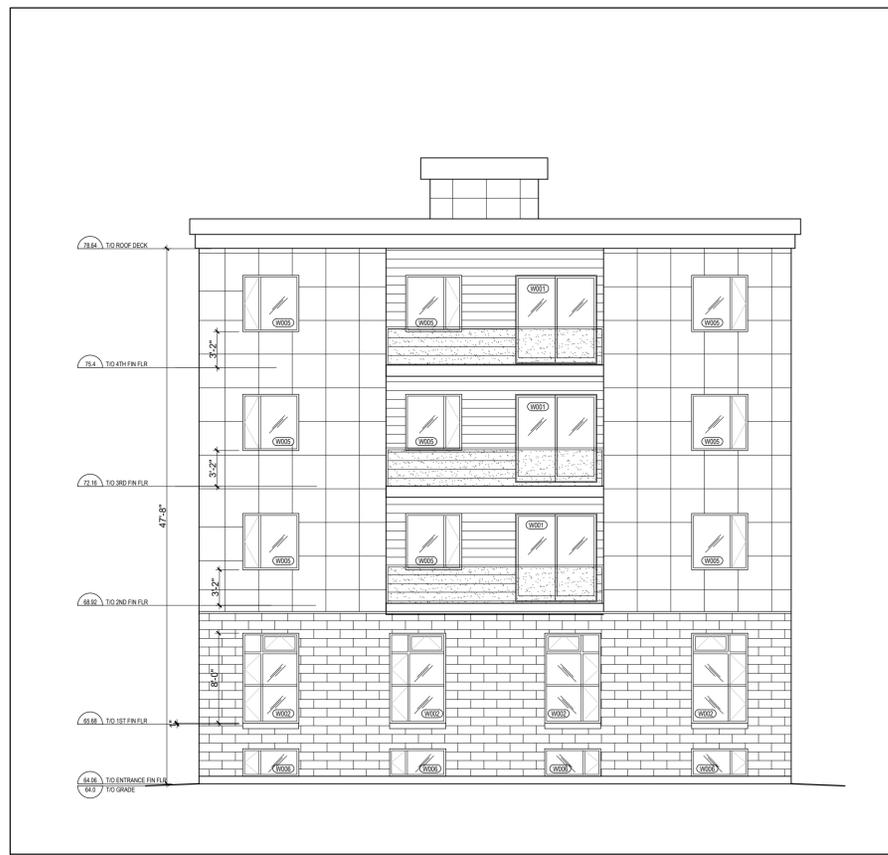
ROOF PLAN

DATE 20.08.2024 PROJECT NO. **24-002C**

SCALE AS NOTED

DRAWN BY BR DRAWING NO. **A-250**

REVIEWED BY LCL

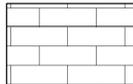
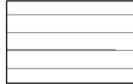


2 SOUTH FAÇADE
A-400 SCALE = 1/8" = 1'-0"



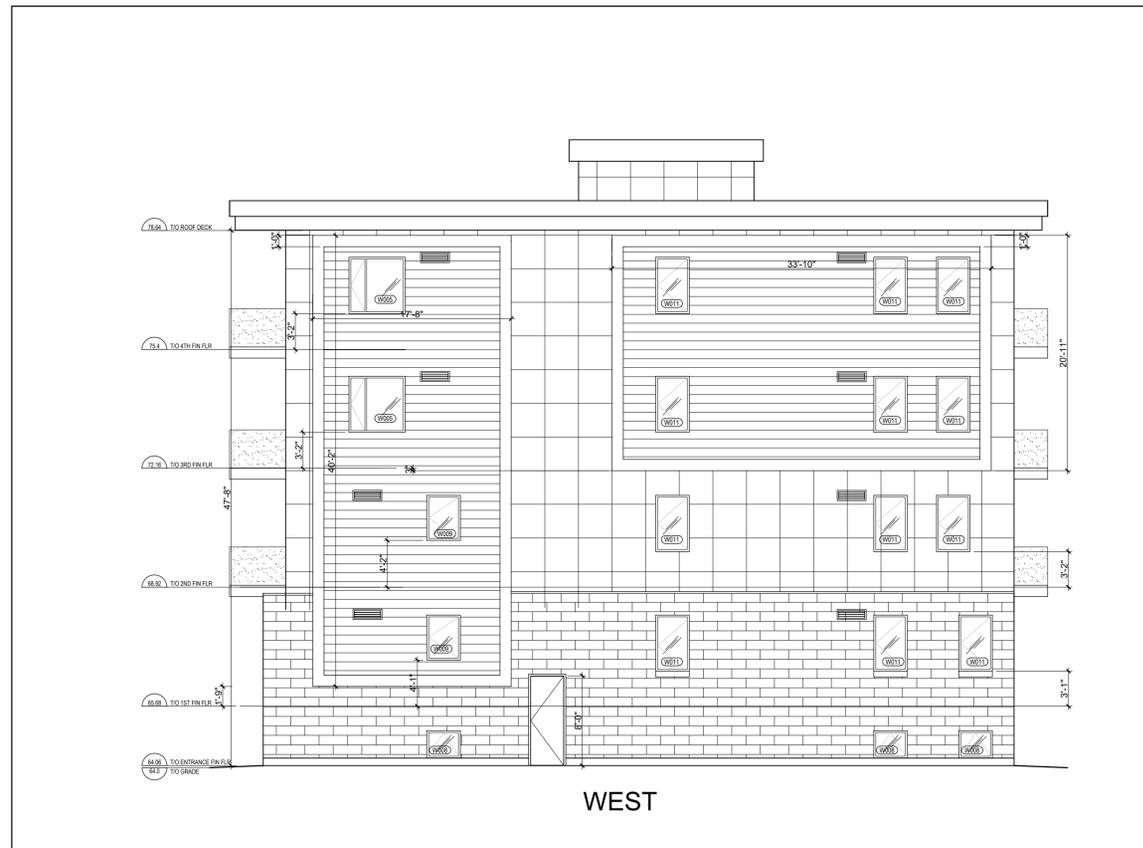
1 NORTH FAÇADE
A-400 SCALE = 1/8" = 1'-0"

LEGEND:

-  BRICK
-  PREFINISHED ALUMINUM CLADDING
-  PREFINISHED CEMENT CLADDING



4 EAST FAÇADE
A-400 SCALE = 1/8" = 1'-0"



3 WEST FAÇADE
A-400 SCALE = 1/8" = 1'-0"

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PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

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PROJECT NAME
**PULSE SOCIETES LTD. |
ORLEANS DEVELOPMENT - MSN**

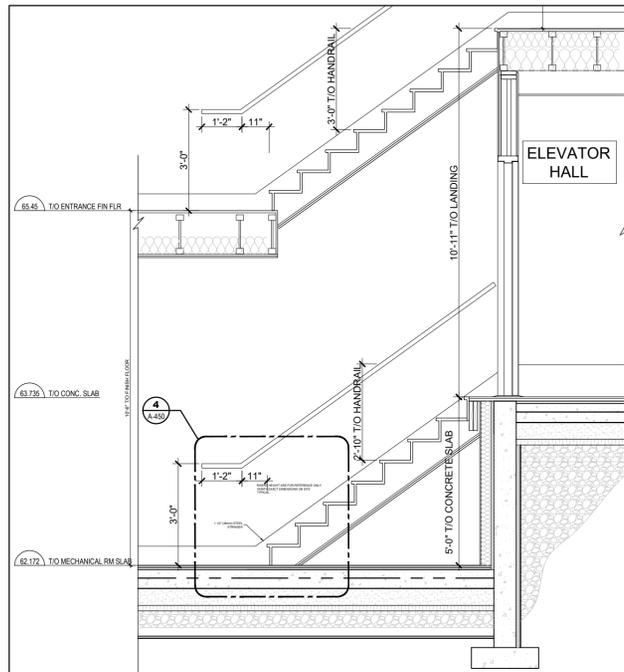
1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE
ELEVATIONS

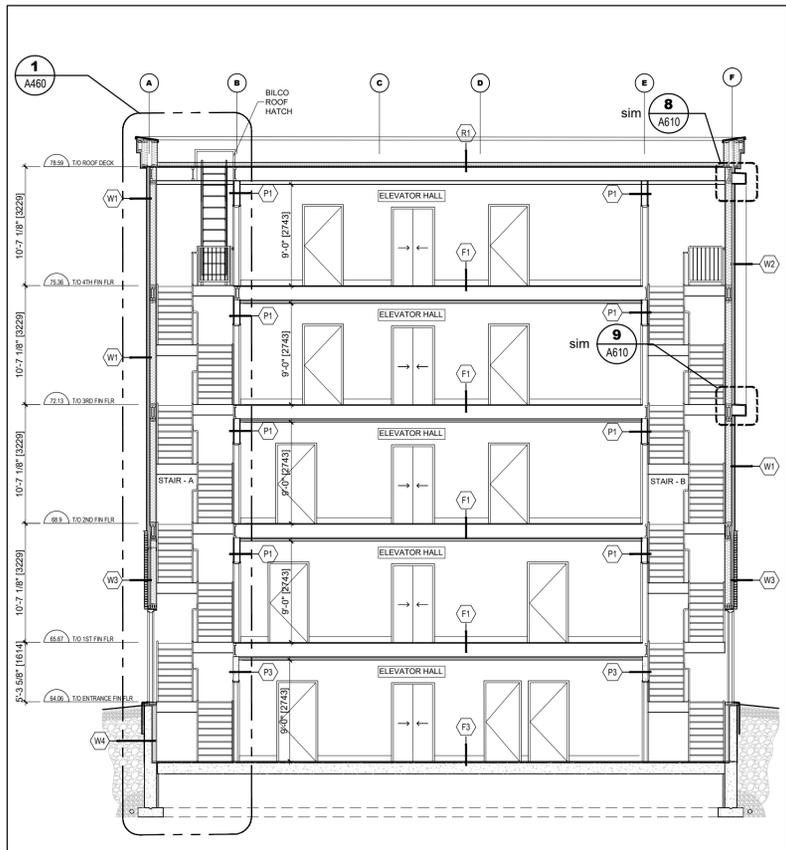
DATE: 10/07/2024
SCALE: AS NOTED
DRAWN BY: BR
REVIEWED BY: LCL

PROJECT NO.:
24-002C

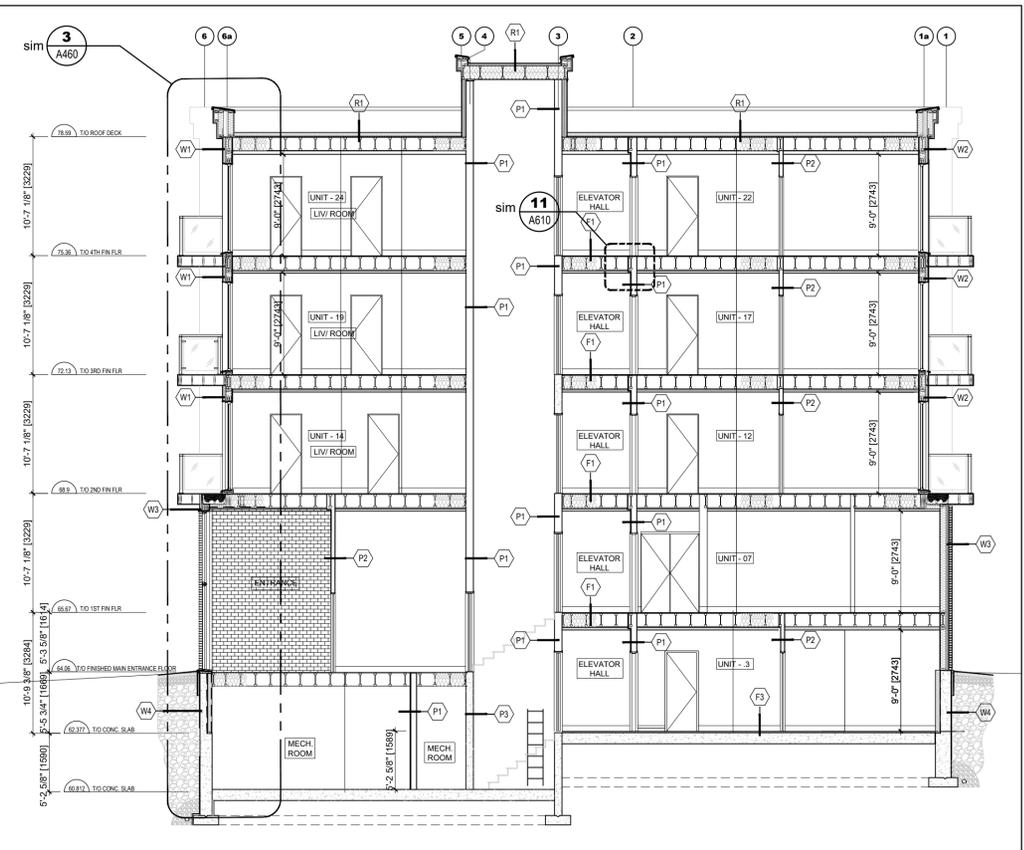
DRAWING NO.:
A-400



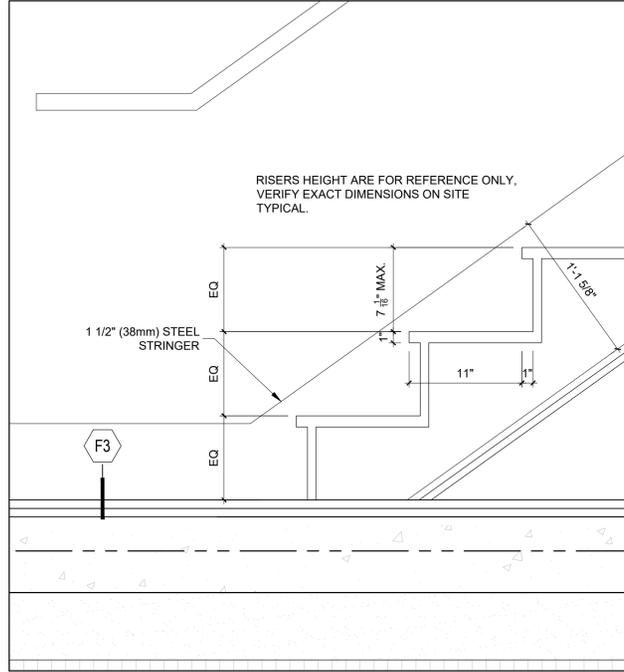
1 SECTION DETAIL
A-450 SCALE = 3/8" = 1'-0"



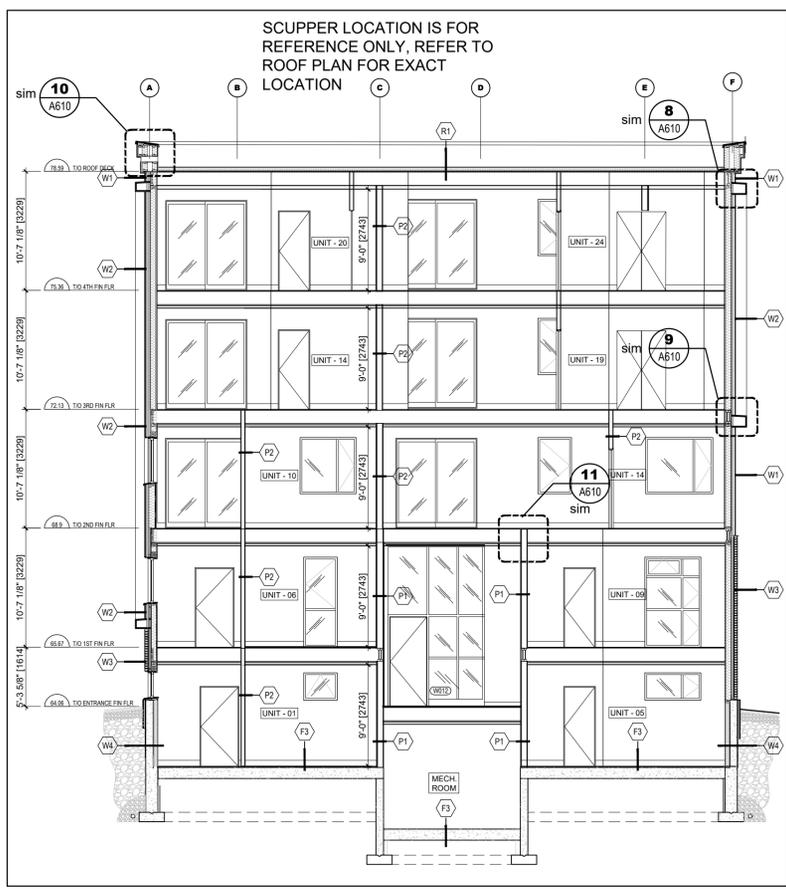
2 CROSS-SECTION
A-450 SCALE = 1/8" = 1'-0"



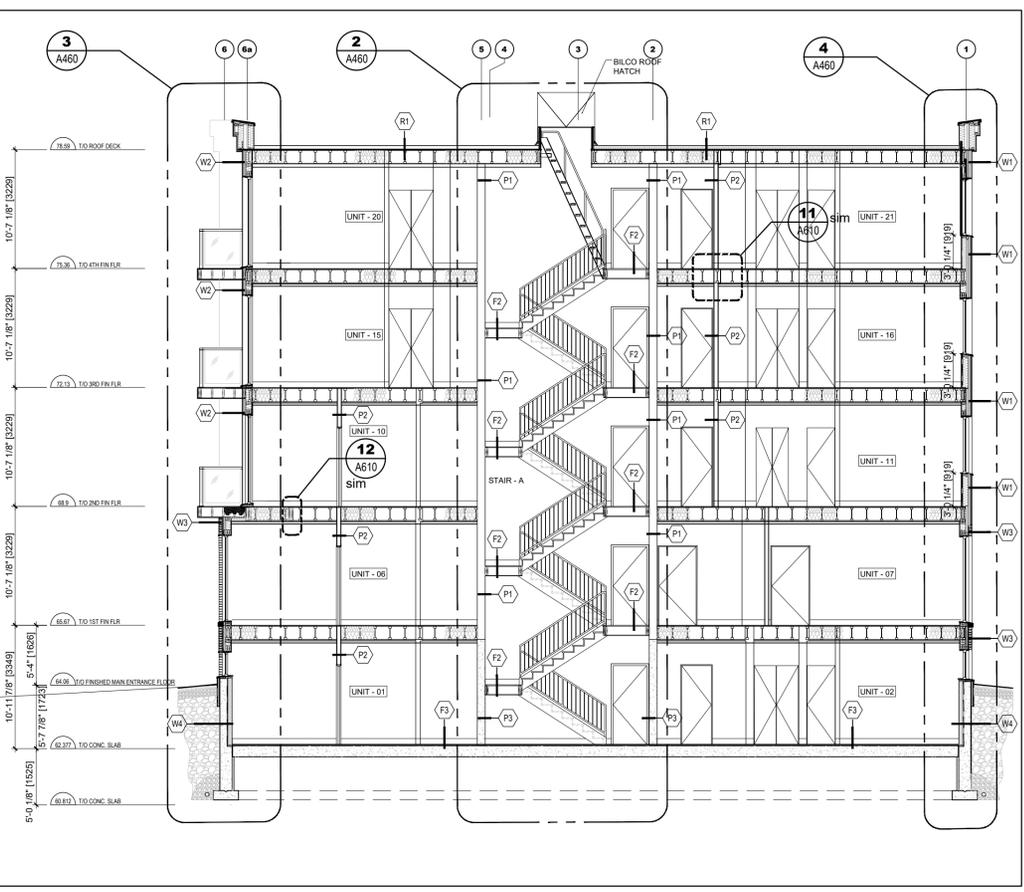
3 LONGITUDINAL SECTION
A-450 SCALE = 1/8" = 1'-0"



4 STAIR SECTION DETAIL TYPICAL
A-450 SCALE = 1-1/2" = 1'-0"



5 SECTION DETAIL
A-450 SCALE = 1/8" = 1'-0"



6 STAIR SECTION DETAIL TYPICAL
A-450 SCALE = 1/8" = 1'-0"

NOTES:

- STAIRS, HAND RAILS AND GUARDS SHALL COMPLY TO 3.3.4.7 OF THE LATEST EDITION OF THE ONTARIO BUILDING CODE (OBC)
- THREADS SHALL HAVE A RUN NOT LESS THAN 280 (11") AND NOT MORE THAN 355 (14") EXCLUDING NOSING TYPICAL
- RISERS SHALL HAVE A HEIGHT OF NOT LESS THAN 125mm (4 15/16") AND NOT MORE THAN 180mm (7 1/16") BETWEEN SUCCESSIVE TREADS
- GUARDS SHALL BE CONTINUOUS AND HAVE A HEIGHT OF NOT LESS THAN 1070mm (42 1/8")
- HANDRAIL SHALL BE CONTINUOUS AND HAVE A HEIGHT OF NOT LESS THAN 915 (36")

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PROJECT NORTH

TRUE NORTH

ARCHITECTURAL

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MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

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28/08/2024	ISSUED FOR REVIEW	1

PROJECT NAME

**PULSE SOCIETIES LTD
ORLEANS DEVELOPMENT - PRR**

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE

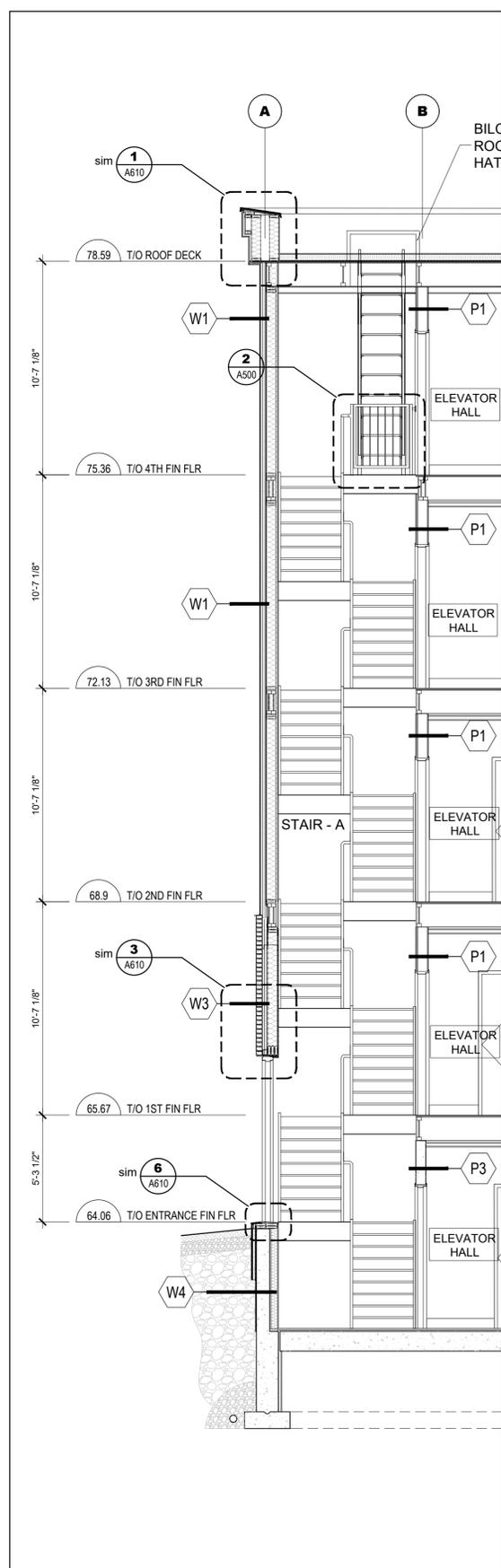
**BUILDING SECTIONS
AND DETAILS**

DATE 22.05.2024 PROJECT NO.

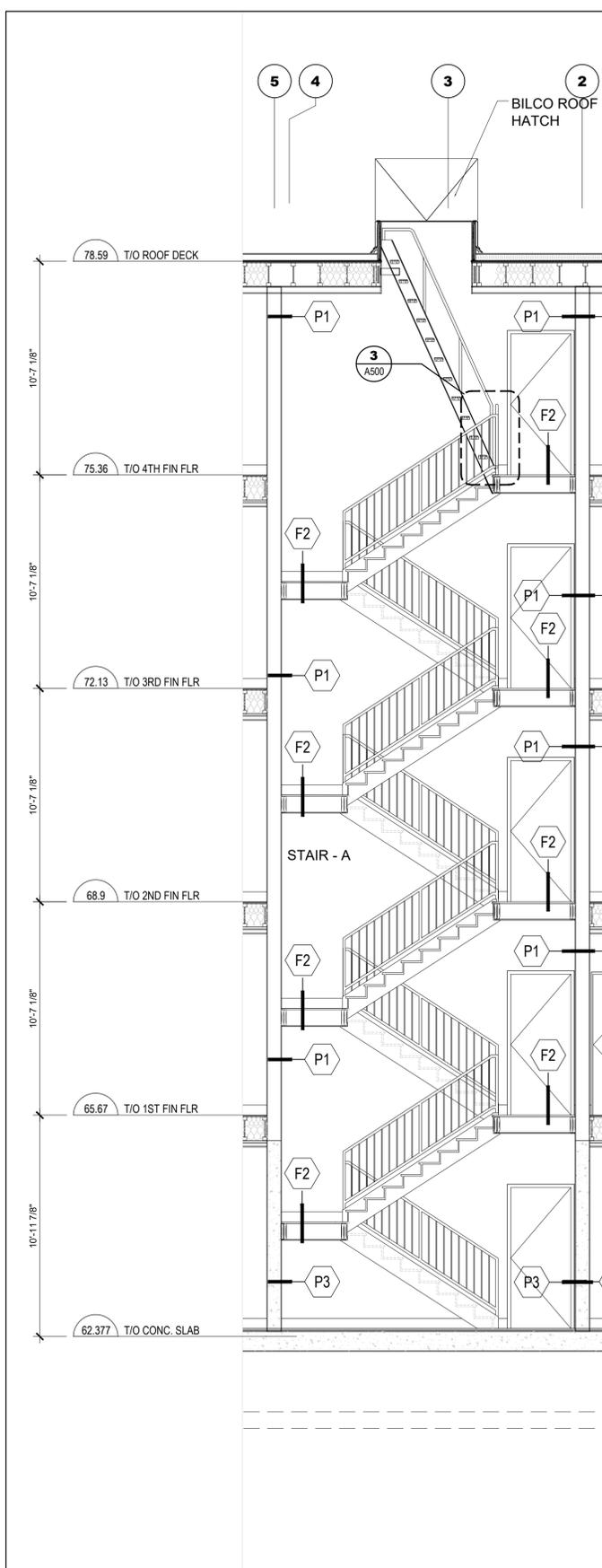
SCALE AS NOTED **24-002C**

DRAWN BY BR DRAWING NO.

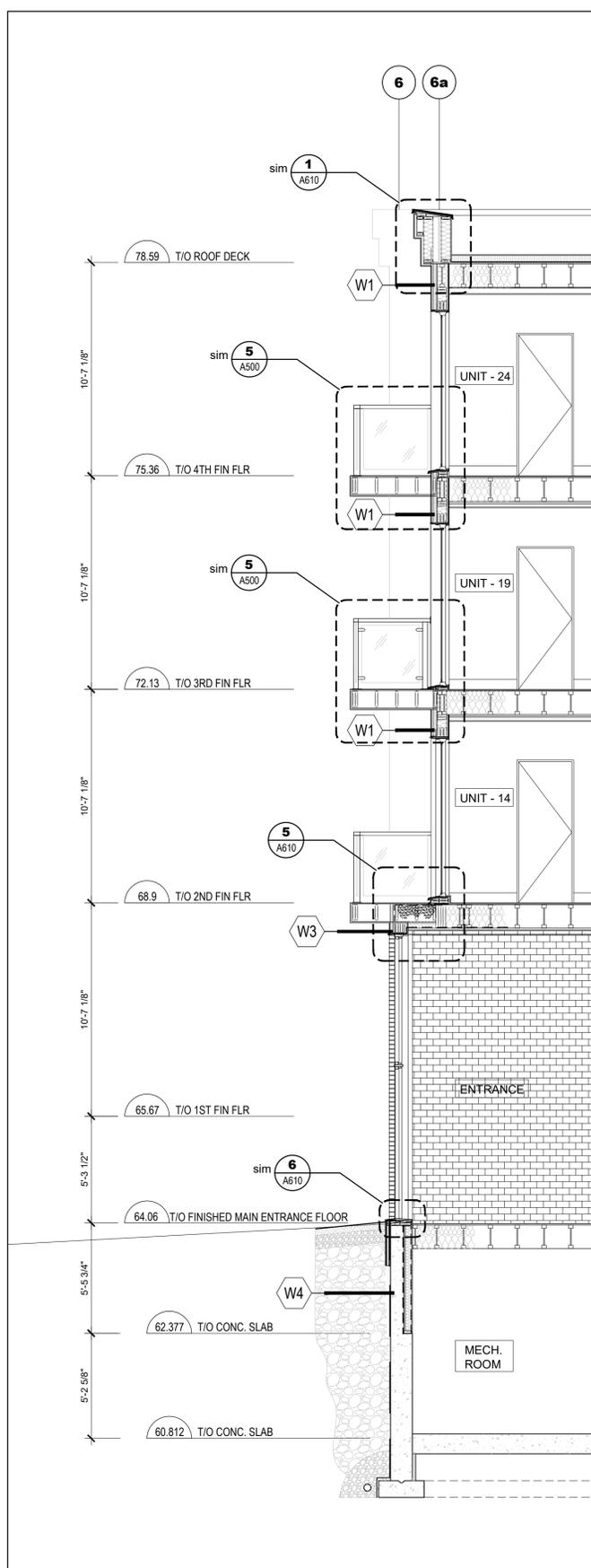
REVIEWED BY LCL **A-450**



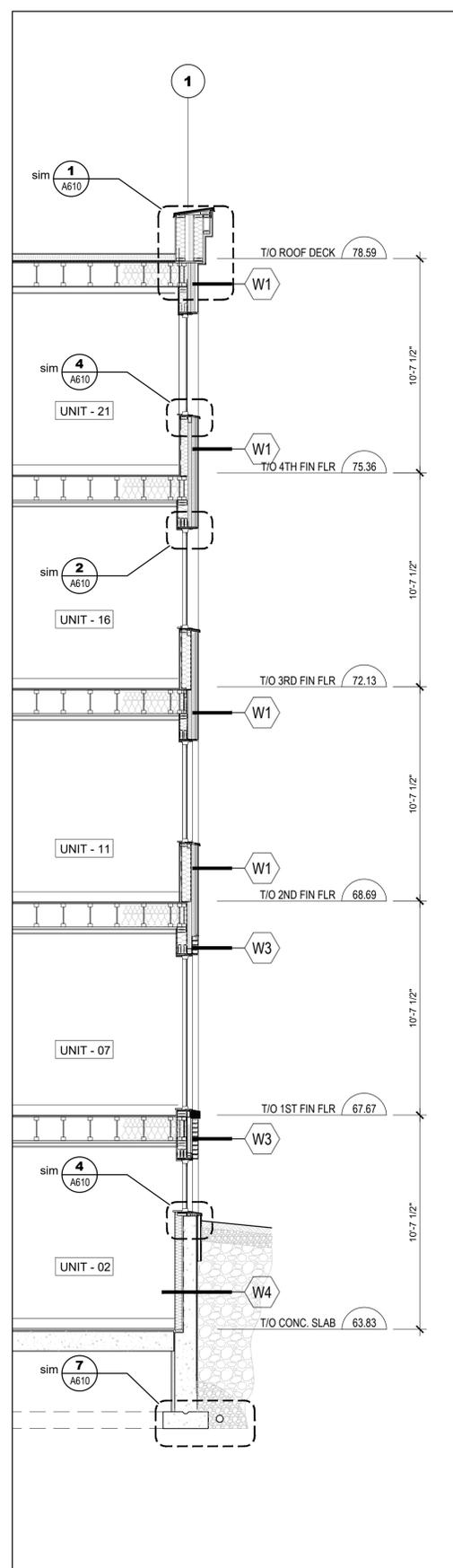
1 WALL SECTION
A-460 SCALE = 1/4" = 1'-0"



2 WALL SECTION
A-460 SCALE = 1/4" = 1'-0"



3 WALL SECTION
A-460 SCALE = 1/4" = 1'-0"



4 WALL SECTION
A-460 SCALE = 1/4" = 1'-0"

CLIENT

PROJECT NORTH

TRUE NORTH



ARCHITECTURAL

(L+D) LALANDE + DOYLE ARCHITECTS INC.
www.l+d.ca
Tel: 613.233.2900
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Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
19/09/2024	ISSUED FOR PERMIT	2
28/08/2024	ISSUED FOR REVIEW	1

PROJECT NAME

**PULSE SOCIETIES LTD
ORLEANS DEVELOPMENT - PRR**

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE

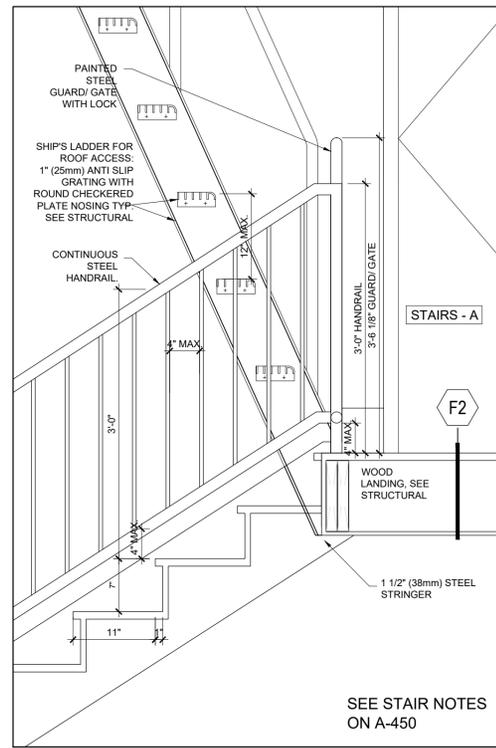
TYPICAL - WALL & STAIRS
SECTIONS

DATE 22.05.2024 PROJECT NO. 24-002C

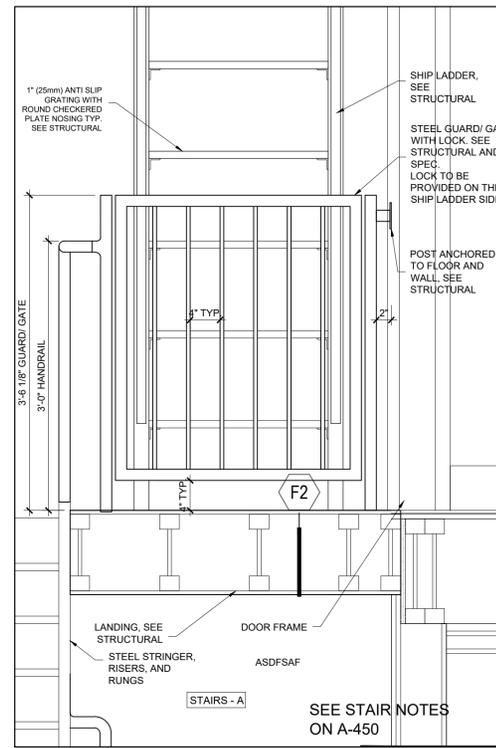
SCALE AS NOTED

DRAWN BY BR DRAWING NO. A-460

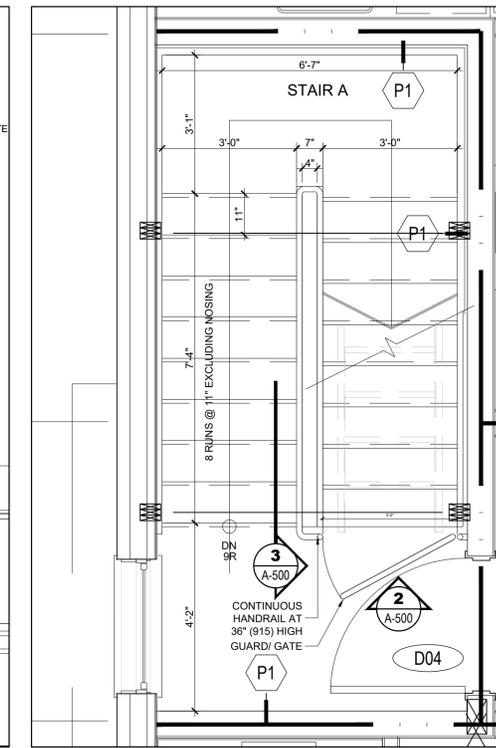
REVIEWED BY LCL



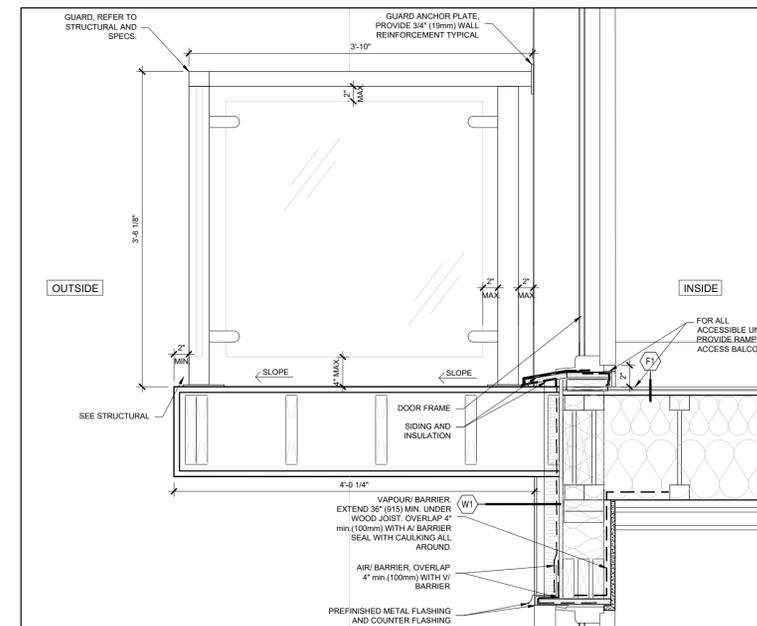
3 DETAIL @ SHIP'S LADDER
A-500 SCALE = 1 1/2" = 1'-0"



2 DETAIL @ STAIR LANDING
A-500 SCALE = 1 1/2" = 1'-0"



1 PLAN
A-500 SCALE = 1 1/2" = 1'-0"



5 DETAIL @ BALCONY
A-500 SCALE = 1 1/2" = 1'-0"

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TRUE NORTH



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STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
19/09/2024	ISSUED FOR PERMIT	1

PROJECT NAME

**PULSE SOCIETIES LTD
ORLEANS DEVELOPMENT - PRR**

1108 Maisonneuve Street, Orleans (Ottawa), ON

DRAWING TITLE

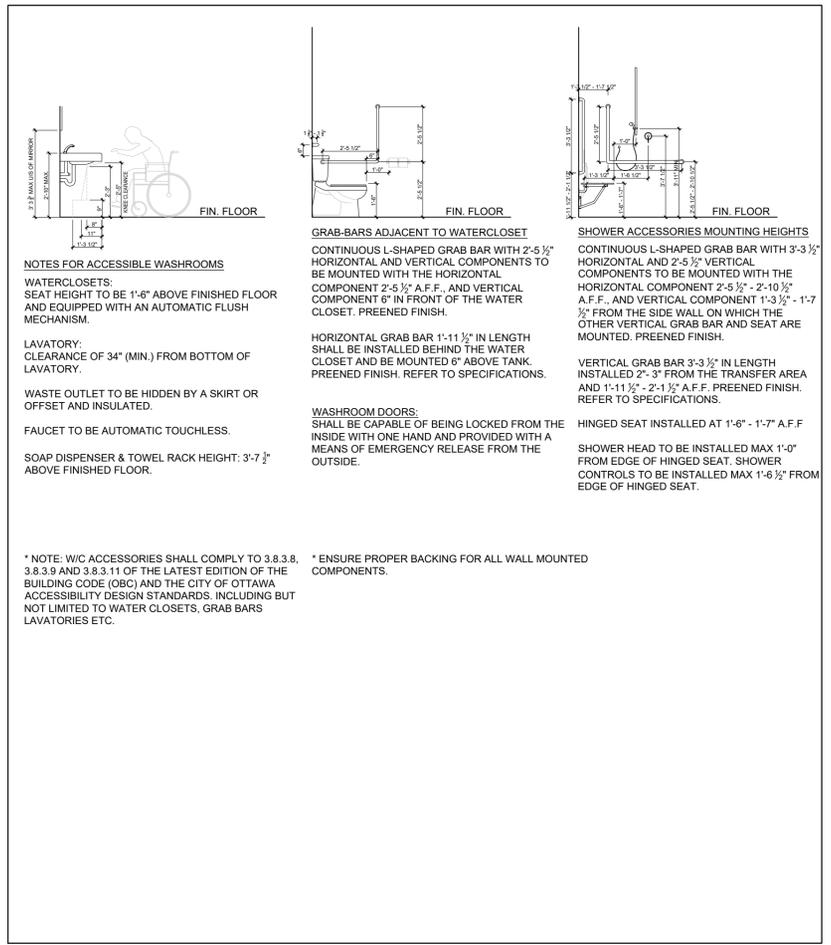
**DETAILS: STAIRS
PLAN & SECTIONS**

DATE 22.05.2024 PROJECT NO.

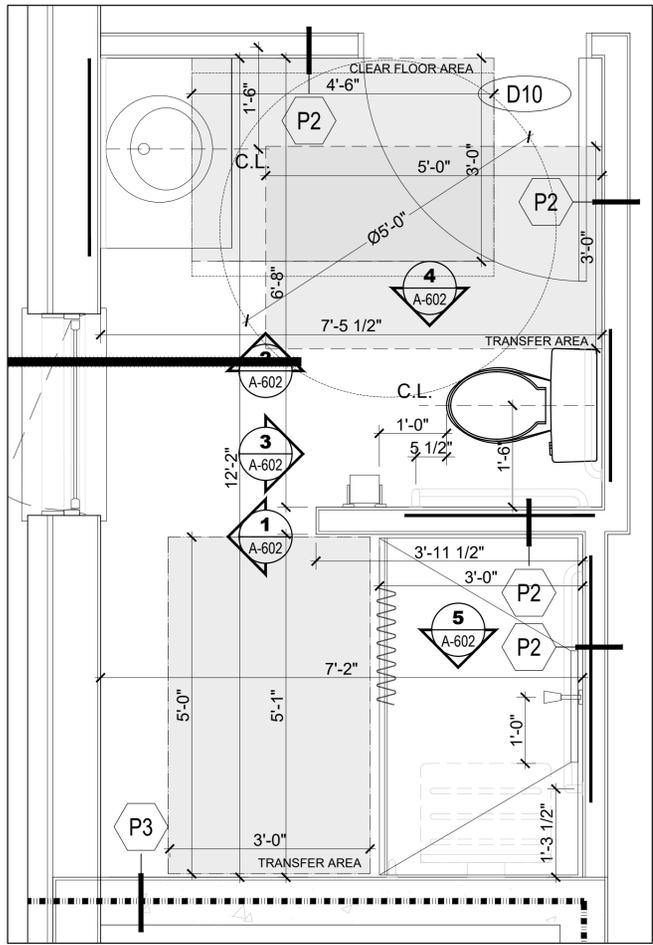
SCALE AS NOTED **24-002C**

DRAWN BY BR DRAWING NO.

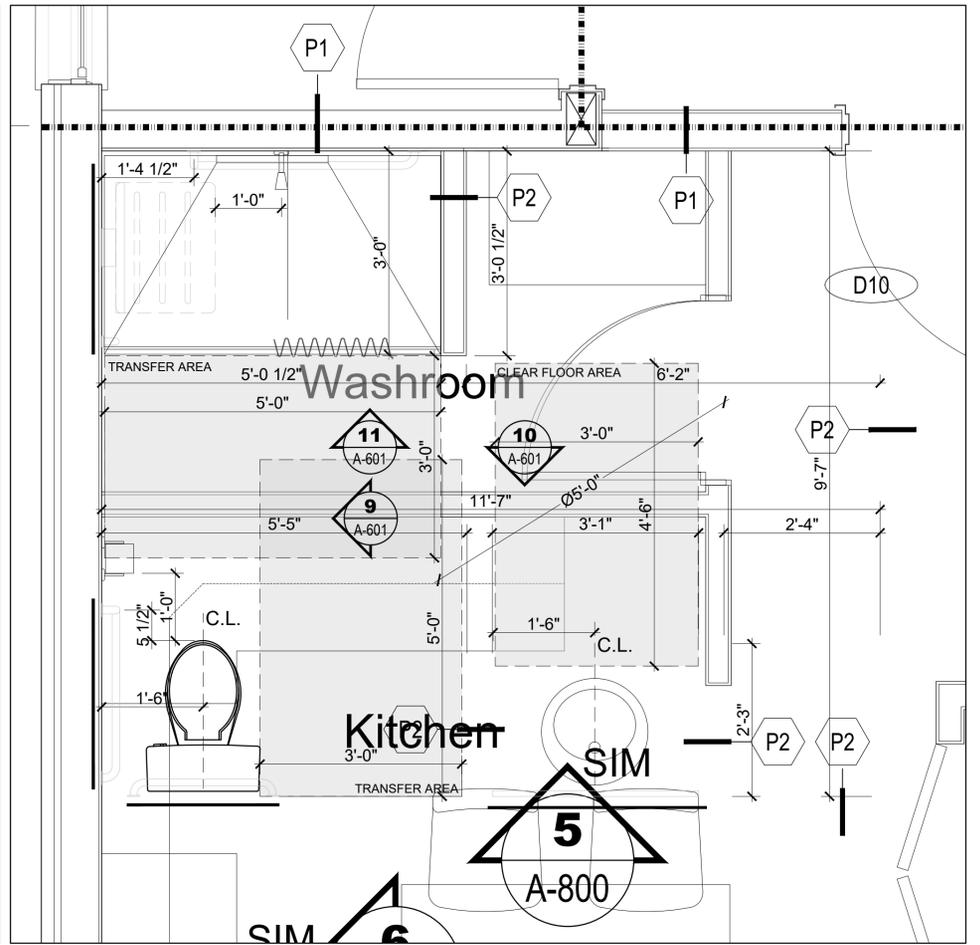
REVIEWED BY LCL **A-500**



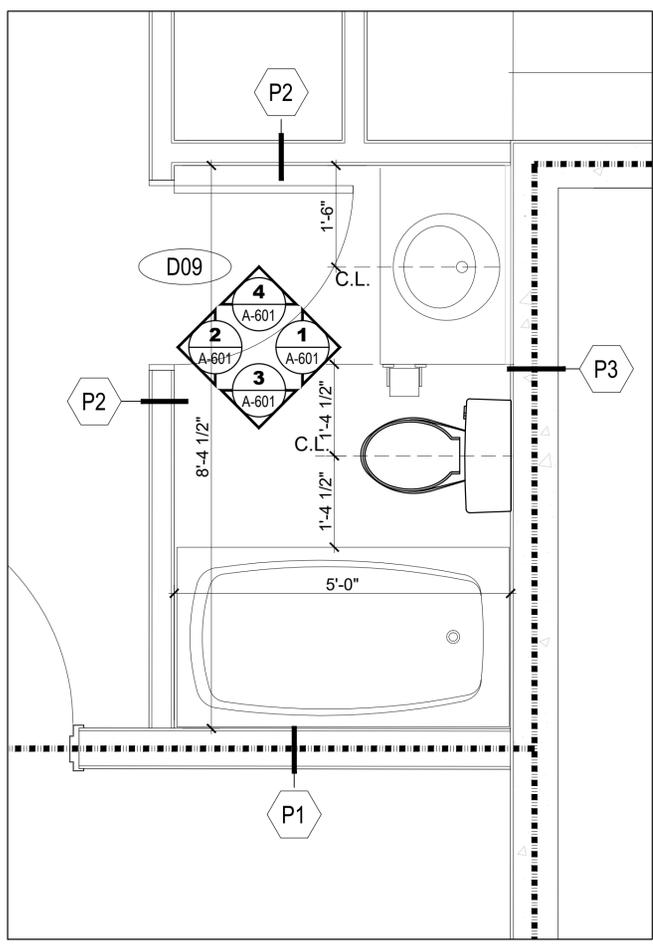
1 TYPICAL WASHROOM MOUNTING HEIGHTS
SCALE = NTS



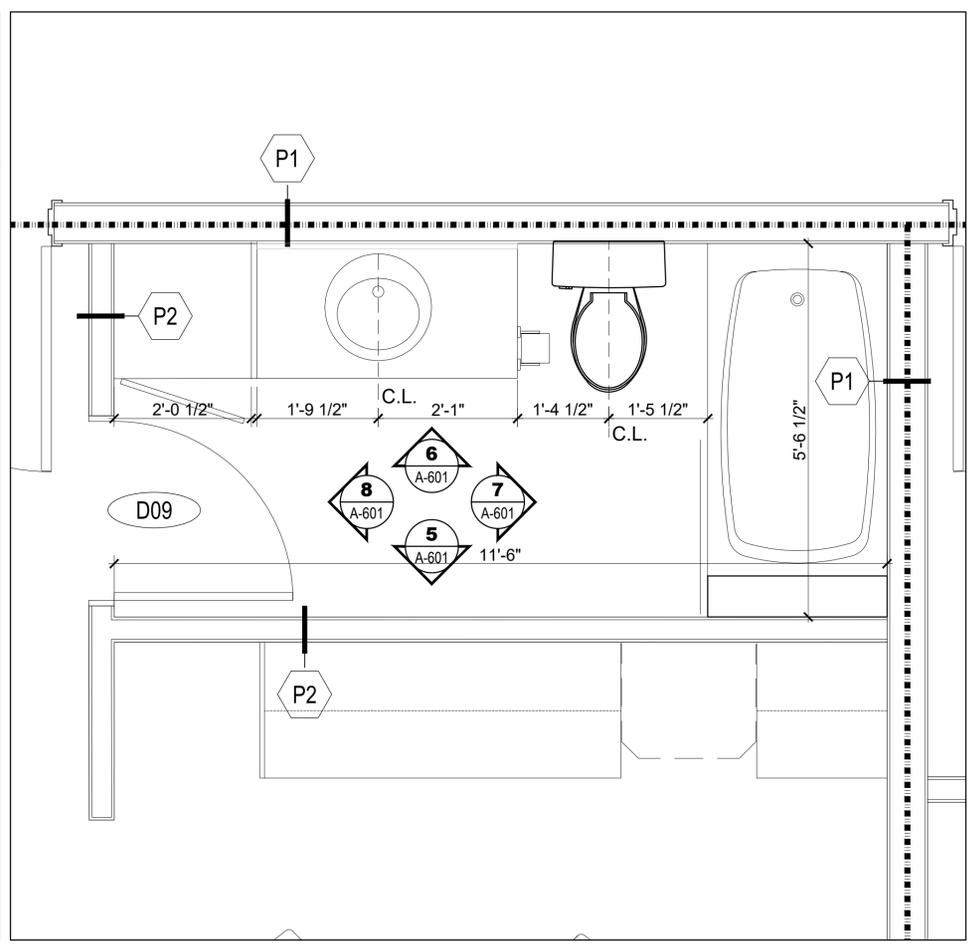
2 UNITS 1, 6 (SIM) & 10 ACCESSIBLE WASHROOM ENLARGED PLAN
SCALE = 3/4" = 1'-0"



3 UNITS 7 & 8 (MIR) ACCESSIBLE WASHROOM ENLARGED PLAN
SCALE = 3/4" = 1'-0"



4 TYPICAL WASHROOM 1 ENLARGED PLAN
SCALE = 3/4" = 1'-0"



5 TYPICAL WASHROOM 2 (UNITS 3, 12, 17 & 22) ENLARGED PLAN
SCALE = 3/4" = 1'-0"

CLIENT

PROJECT NORTH SFAI

TRUE NORTH

ARCHITECTURAL

(L+D) LALANDE + DOYLE ARCHITECTS INC.
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109 Neilson Ave.
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
2024/09/19	ISSUED FOR PERMIT	2
2024/08/28	ISSUED FOR REVIEW	1

PROJECT NAME
PULSE SOCIETIES LTD
ORLEANS DEVELOPMENT - MSN

1108 Maisonneuve St, Orleans (Ottawa), ON

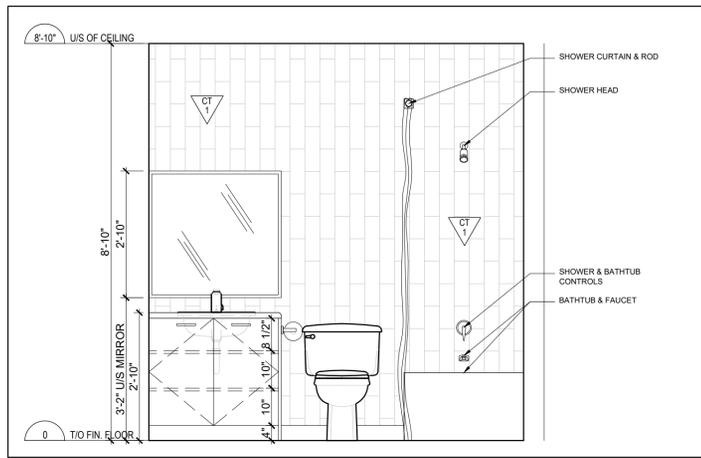
DRAWING TITLE
WASHROOM ENLARGED PLANS

DATE 22.05.2024 PROJECT NO. **24-002C**

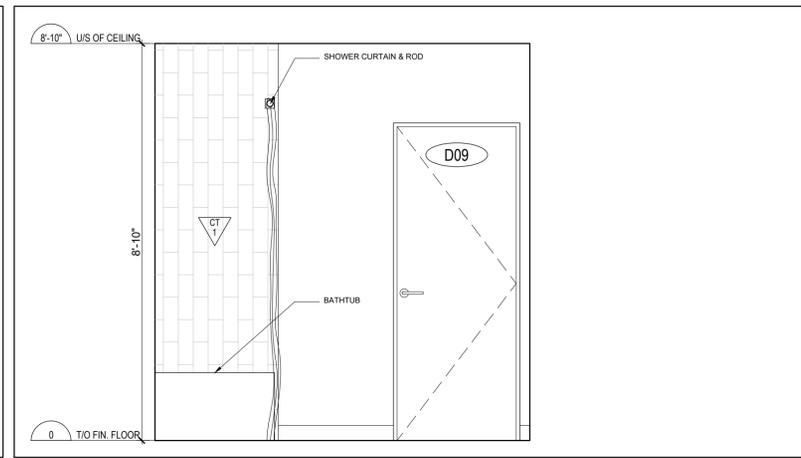
SCALE AS NOTED

DRAWN BY MD DRAWING NO. **A-600**

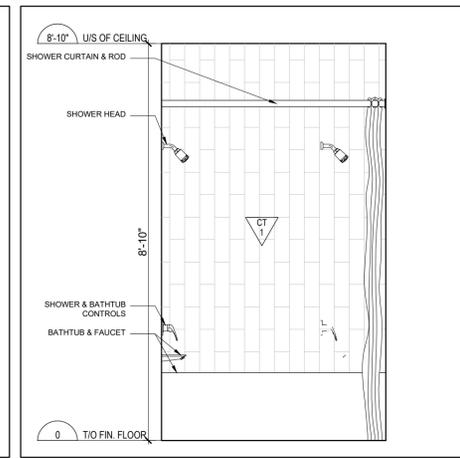
REVIEWED BY LCL



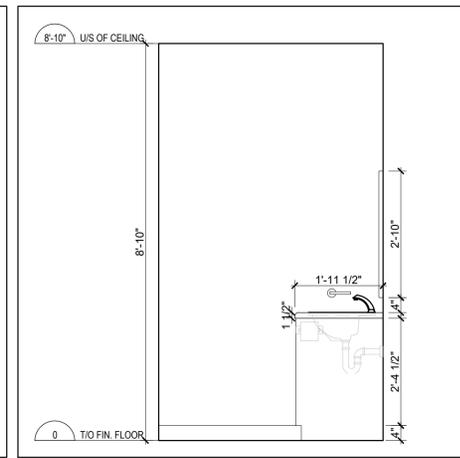
1 TYPICAL WASHROOM 1 ELEVATION 1
SCALE = 1/2" = 1'-0"



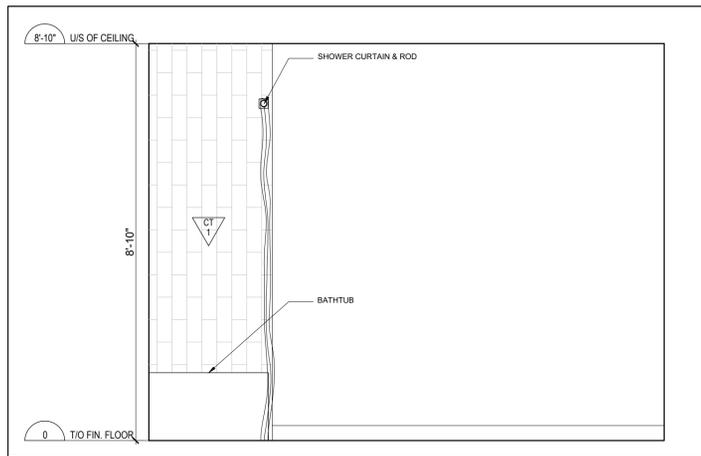
2 TYPICAL WASHROOM 1 ELEVATION 2
SCALE = 1/2" = 1'-0"



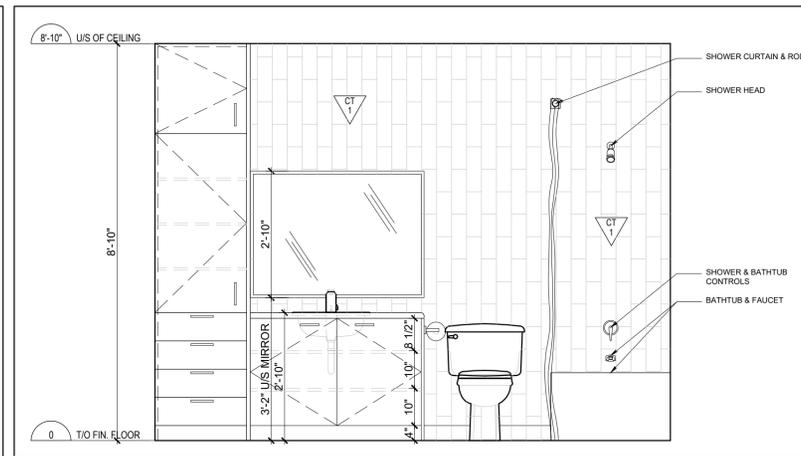
3 TYPICAL WASHROOM 1 ELEVATION 3
SCALE = 1/2" = 1'-0"



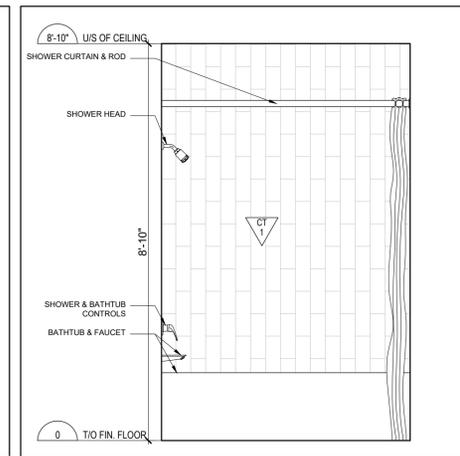
4 TYPICAL WASHROOM 1 ELEVATION 4
SCALE = 1/2" = 1'-0"



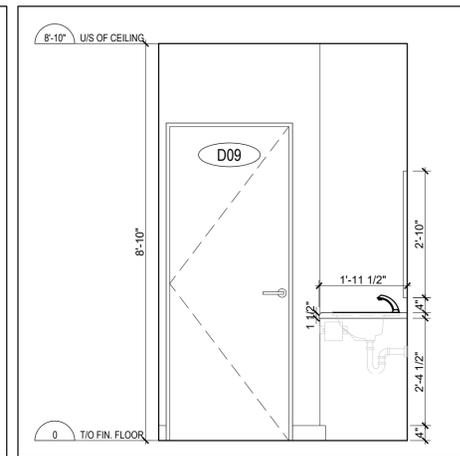
5 TYPICAL WASHROOM 2 ELEVATION 1
SCALE = 1/2" = 1'-0"



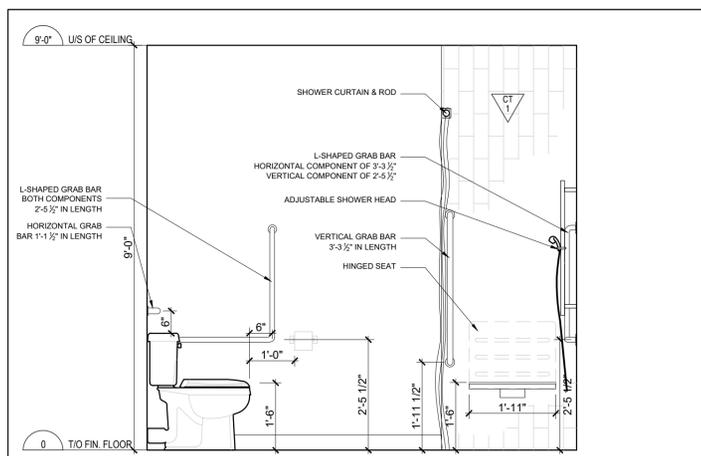
6 TYPICAL WASHROOM 2 ELEVATION 2
SCALE = 1/2" = 1'-0"



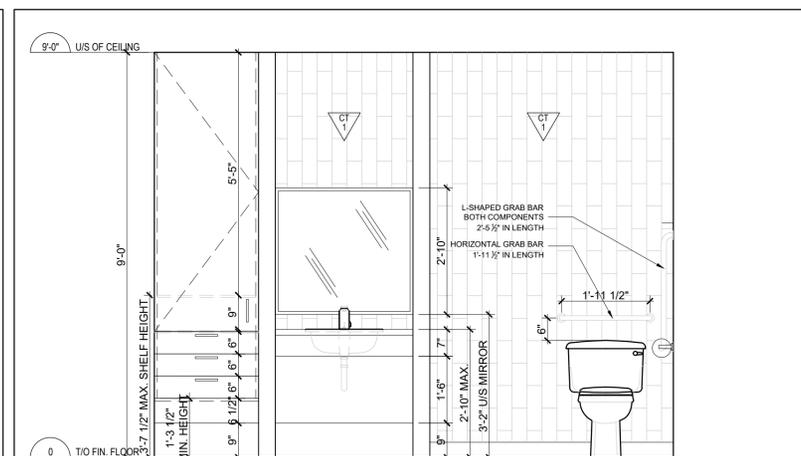
7 TYPICAL WASHROOM 2 ELEVATION 3
SCALE = 1/2" = 1'-0"



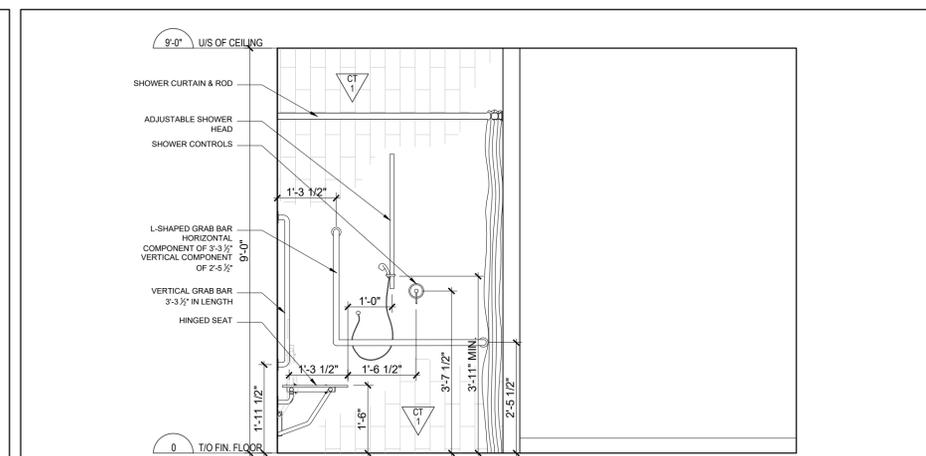
8 TYPICAL WASHROOM 2 ELEVATION 4
SCALE = 1/2" = 1'-0"



9 UNITS 7 & 8 (MIR) ACCESSIBLE WASHROOM ELEVATION 1
SCALE = 1/2" = 1'-0"



10 UNITS 7 & 8 (MIR) ACCESSIBLE WASHROOM ELEVATION 2
SCALE = 1/2" = 1'-0"



11 UNITS 7 & 8 (MIR) ACCESSIBLE WASHROOM ELEVATION 3
SCALE = 1/2" = 1'-0"

CLIENT

PROJECT NORTH SFAI

TRUE NORTH

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Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
2024/09/19	ISSUED FOR PERMIT	1

PROJECT NAME

PULSE SOCIETIES LTD

ORLEANS DEVELOPMENT - MSN

1108 Maisonneuve St, Orleans (Ottawa), ON

DRAWING TITLE

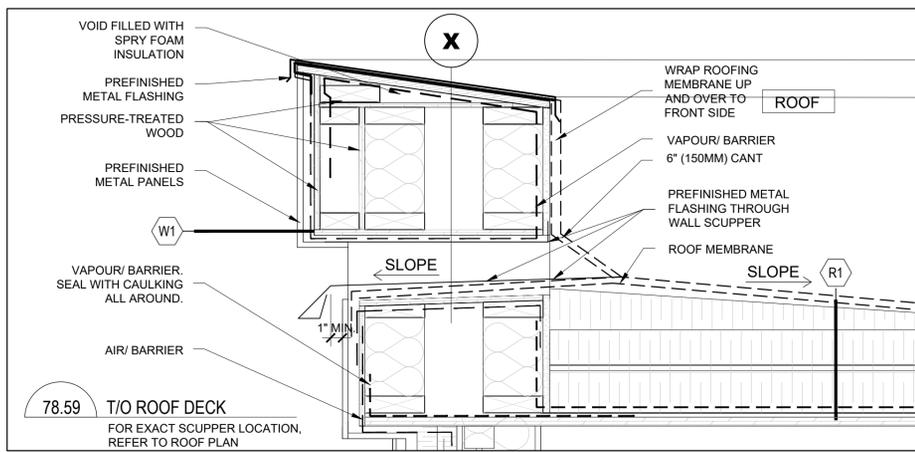
WASHROOM ELEVATIONS

DATE 22.05.2024 PROJECT NO. 24-002C

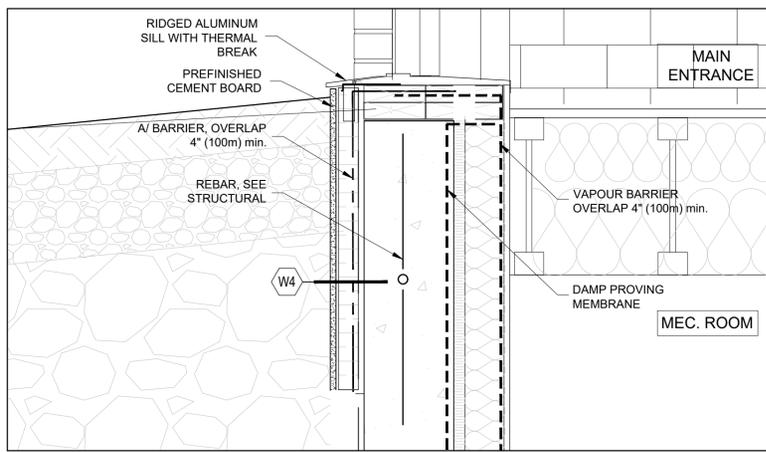
SCALE AS NOTED

DRAWN BY MD DRAWING NO. A-601

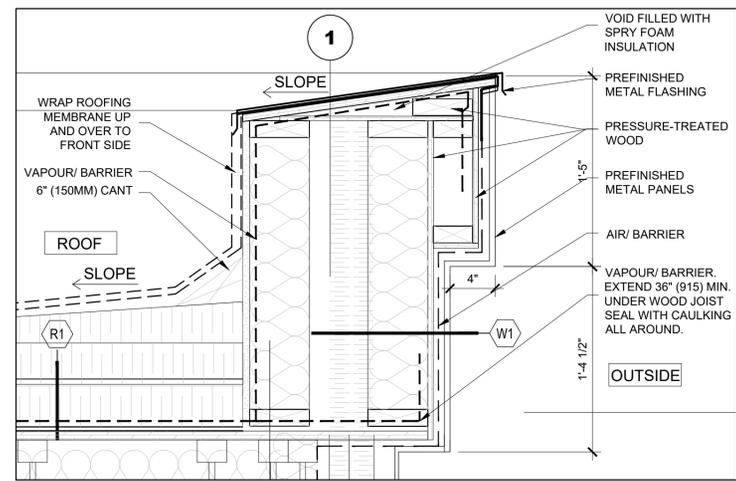
REVIEWED BY LCL



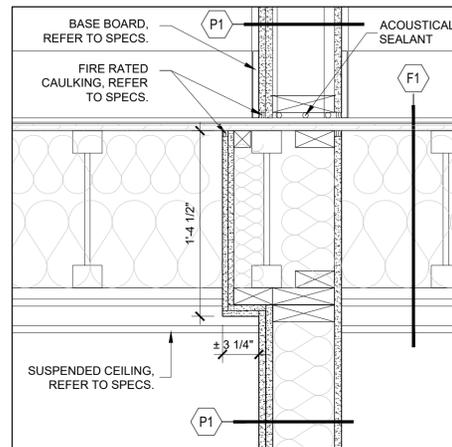
10 TYPICAL - SCUPPER DETAIL
SCALE = 1 1/2" = 1'-0"



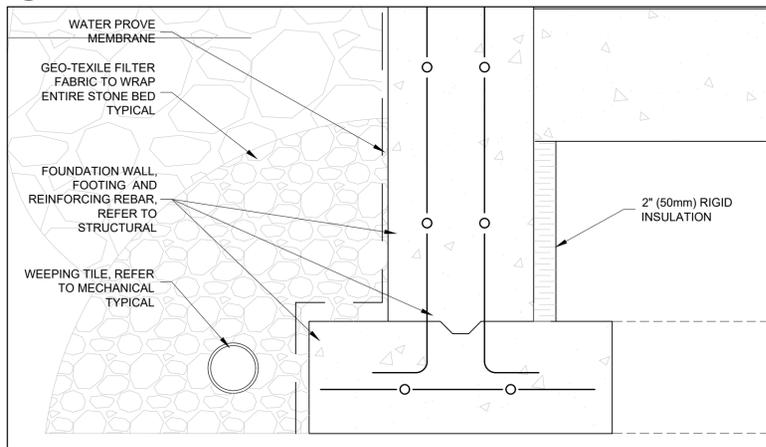
6 TYPICAL - DETAIL
SCALE = 1 1/2" = 1'-0"



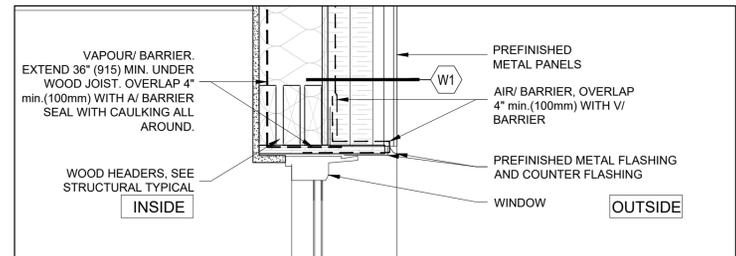
1 TYPICAL - DETAIL
SCALE = 1 1/2" = 1'-0"
WALL CONSTRUCTION VARIES DEPENDING ON LOCATION



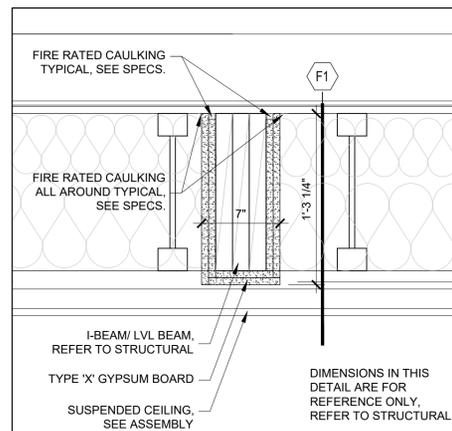
11 TYPICAL - FIRE RATING WALL DETAIL
SCALE = 1 1/2" = 1'-0"



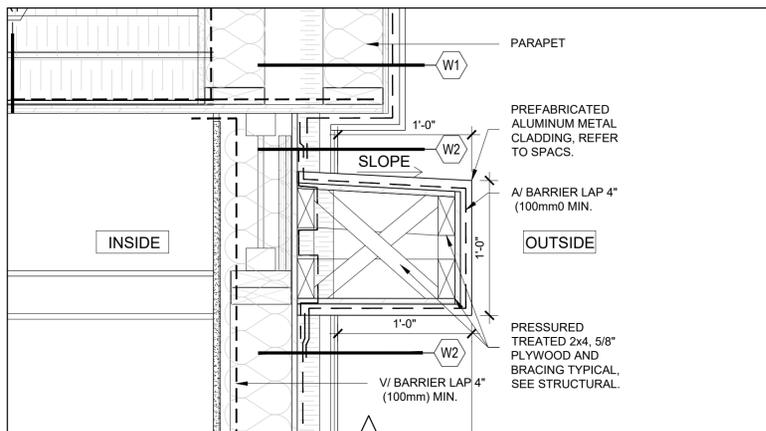
7 TYPICAL - DETAIL
SCALE = 1 1/2" = 1'-0"



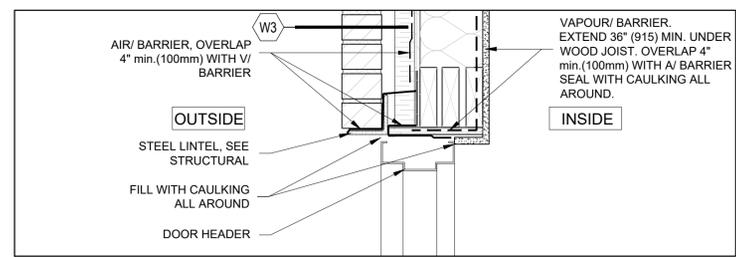
2 TYPICAL - DETAIL
SCALE = 1 1/2" = 1'-0"



12 TYPICAL - FIRE RATED BEAM - DETAIL
SCALE = 1 1/2" = 1'-0"



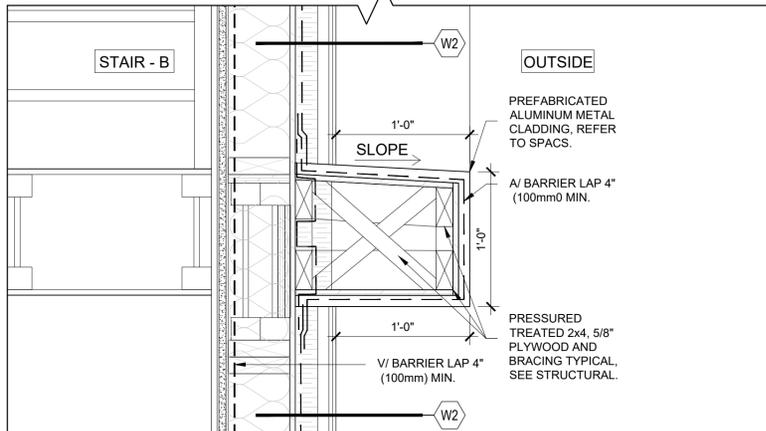
8 TYPICAL - PROTRUSION DETAIL
SCALE = 1 1/2" = 1'-0"



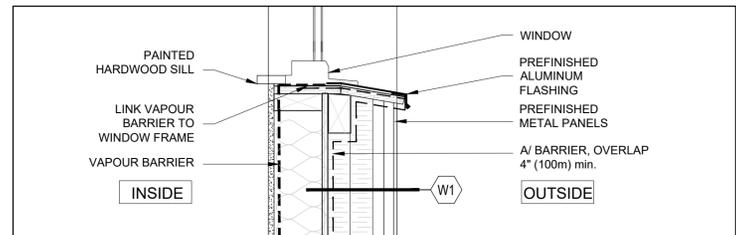
3 TYPICAL - DETAIL
SCALE = 1 1/2" = 1'-0"



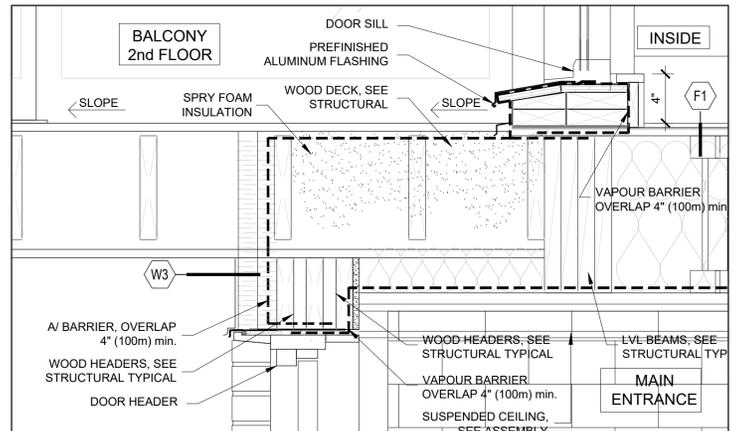
9 TYPICAL - PROTRUSION DETAIL
SCALE = 1 1/2" = 1'-0"



5 TYPICAL - DETAIL
SCALE = 1 1/2" = 1'-0"



4 TYPICAL - DETAIL
SCALE = 1 1/2" = 1'-0"



5 TYPICAL - DETAIL
SCALE = 1 1/2" = 1'-0"

CLIENT
PROJECT NORTH SEAL
TRUE NORTH
ARCHITECTURAL
(L+D) LALANDE + DOYLE ARCHITECTS INC.
197 Millard Ave
Ottawa, Ontario K1Y 0Y2
LOUISE CATHERINE LALANDE
LICENCE 4683

MECHANICAL + ELECTRICAL
STRUCTURAL
CIVIL

DATE	DESCRIPTION	ISSUE	REV.
19/09/2024	ISSUED FOR PERMIT		1

PROJECT NAME
PULSE SOCIETIES LTD
ORLEANS DEVELOPMENT - PRR
1108 Maisonneuve Street, Orleans (Ottawa), ON
DRAWING TITLE
TYPICAL - SECTION DETAILS
DATE 22.05.2024 PROJECT NO. **24-002C**
SCALE AS NOTED
DRAWN BY BR DRAWING NO. **A-610**
REVIEWED BY LCL