23058
193 Norice

RELEASE 2 - 66 % COORDINATION
2024-07-12

Version 2 A

NOT FOR CONSTRUCTION / PAS POUR CONSTRUCTION

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Architecture

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COMMON ABBREVIATIONS:

ABOVE FINISHED FLOOR	A.F.F.
ALTERNATE	ALT.
ALUMINUM	ALUM.
AIR BARRIER	A.B.
APPROXIMATE	APPROX.
ARCHITECTURAL	ARCH.
BENCH MARK	B.M.
BORE HOLE	B.H.
BUILDING(S)	BLDG.
CATCH BASIN	C.B.
CARD READER	C.R.
CENTER LINE	C.L.
COLUMN	COL.
COMMERCIAL	COMM.
COMPLETE WITH	c/w
CONCRETE	CONC.
CONSTRUCTION	CONST.
CONTROL JOINT	C/J
COORDINATE	COORD.
DEPTH	DP.
DEPARTMENT	DEPT.
DIMENSION	DIM.
DOUBLE HUNG	D/H
DISHWASHER	D/W
DOWN	DN.
DOOR OPERATOR	D.O.
DRAWING	DWG
ELECTRICAL	ELEC.
EQUAL	EQ.
EQUIPMENT	EQUIP.
EXISTING	EXIST.
FINISHED FLOOR LEVEL	F.F.L.
FINISH	FIN.
FIRE HOSE CABINET	F.H.C.
FIRE HYDRANT	F.H.
FLOOR	FLR.
FLOOR DRAIN	F.D.
FOOTING	FTG.
FOUNDATION	FDN.
GALVANIZED	GALV.
GAUGE	GA.
GLASS	GL
GEORGIAN WIRE GLASS	G.W.G.
GEOTECHNICAL	GEOTECH.
GROSS FLOOR AREA	GFA.
GYPSUM	GYP.
HOLLOW METAL	H.M.
HOLLOW STRUCTURAL STEEL	HSS
INSULATION	INSUL.
JOIST	JST.
LAMINATED	LAM.
MECHANICAL	MECH.
NOT APPLICABLE	N/A
NOT IN CONTRACT	N.I.C.
NOT TO SCALE	N.T.S.
NUMBER	NO or #
ON CENTER	o/c
OPEN WEB STEEL JOIST	O.W.S.J.
POLYETHYLENE	POLY.
POLYSTYRENE	PSTY.
PREFABRICATED	PREFAB.
QUANTITY	QTY.
REFERENCE	REF.
REINFORCED	REINF
REQUIRED	REQD.
ROOF DRAIN	R.D.
ROOM	RM.
SCHEDULE	SCH.
SPECIFICATION	SPEC.
SQUARE(S)	SQ
STAINLESS STEEL	S.S.
STANDARD	STD.
STRUCTURE	STRUC.
SUSPENDED	SUSP.
TELEPHONE	TEL.
TEMPORARY	TEMP.
TEMPERED GLASS	T.G.
TOP & BOTTOM	T&B
TOP OF CONCRETE	T/O/C
TOP OF FOOTING	T/F
TOP OF SLAB	T/O/S
TOP OF WALL	T/W
TOP OF	T/O
TYPICAL	TYP.
UNDERSIDE	U/S
UNLESS NOTED	U.N.
VAPOUR BARRIER	V.B.
VAPOUR PERMEABLE	V.P.
VERTICAL	VERT.
VESTIBULE	VEST.
VOLUME	VOL.
WASHROOM	W.R.

SITE CONTEXT

LEGEND

SURFACES

GRASS
RIVERSTONE
CONCRETE PAVERS
POURED CONCRETE
ASPHALT PAVING
PROPOSED NEW BUILDING
EXISTING BUILDING TO REMAIN
EXISTING BUILDING TO BE DEMOLISHED

LINES

PROPERTY LINE
SETBACK LINE
EXISTING FENCE
NEW FENCE
OHW—OHW— OVERHEAD WIRES

VEGETATION

TREE: EXISTING TO REMAIN
TREE: EXISTING TO BE REMOVED
TREE: NEW PROPOSED
SHRUB: NEW PROPOSED

SYMBOLS

DIRECTIONAL ARROWS
BUILDING ACCESS
BUILDING EGRESS
SIAMESE CONNECTION
UP — UTILITY POLE
FH — FIRE HYDRANT
CATCH BASIN / MANHOLE
DC — DEPRESSED CURB
LANDSCAPE LIGHT
LIGHT POLE
WALL MOUNTED LIGHT
XX.XXm — EXISTING GRADE ELEVATION
XX.XXm — PROPOSED GRADE ELEVATION
LOT CORNERS

PARKING

BIKE PARKING
H: HORIZONTAL 0.6M x 1.8M
V: VERTICAL 0.5M x 1.5M
S: STACKED 0.37M x 1.8M

CAR PARKING
R: RESIDENTIAL
V: VISITOR

BF PARKING
R: RESIDENTIAL
V: VISITOR

BF PARKING (TYPE A)
R: RESIDENTIAL
V: VISITOR

BF PARKING (TYPE B)
R: RESIDENTIAL
V: VISITOR

EXTERIOR FINISHES

MASONRY

MA 1 SOL 5 — **Architectural Block 1 - 100x200x400mm** **Permacon:** Block Noble, finish: Polished Colour: Silver mother-of-pearl

MA 2 SOL 3 — **Architectural Block 1 - 100x200x400mm** **Permacon:** Block Noble, finish: Polished Colour: Silver mother-of-pearl

HOLLOW MORTAR JOINT

EXPOSURE GASKET: **Sealant**

MORTIER

MO 1: MA 1 MA 2 — **Betomix Plus Architectural Block** **Mortar, Colour:** 15139 S30 - Silver Gray

METAL COATING

MP 1 SOL — **Solar Collector Wall** Corrugated ⅞, Black (QC 8262)

MP 2 SOL 1 — **Corrugated** **Ideal Roofing:** Corrugated Black (QC 8262)

MP 3 SOL 4 — **Metal siding** **Ideal Roofing:** Urban Accent 8" Charcoal (QC 8306)

MP 4 SOL 4 — **Aluminum Panel** **Alutech Architectural:** "Maratech Red" by Duranar (UC10667XL*/3XMR86899P)

MP 5 SOL 2 — **Alutech Aluminum Panel** **Architectural:** Natural Anodized

MP 6 SOL 2 — **Aluminum Panel** **Alutech Architectural:** Spike Pattern 3.2mm anti-slip aluminum diamond core

MP 7 SOL 1 — **Shutters** **See Mechanics** **Colour:** Black (QC 8262)

FLASHING

SOL 1 — **METAL FLASHING 1** **Ideal Roofing:** Black Prepainted Steel (QC 8262)

SOL 2 — **ALUMINUM FLASHING 2** Natural Anodized

METAL FLASHING 3 **Ideal Roofing:** Charcoal Prepainted Steel (QC 8306)

METAL FLASHING 4 **Ideal Roofing:** Red Prepainted Steel (QC 8250)

METAL FLASHING 5 **Ideal Roofing:** White Prepainted Steel (QC 8317)

MUR RIDEAU

THERMOS **Light** — **TYMPANIA PANEL** **White**

SH. — **OPENING SHUTTER** **Type "Phantom"**

C1 — **PRESS COVER -** **Natural Anodized Vertical Mullions, 25mm thick**

C1 — **PRESS COVER -** **Horizontal mullions Structural sealant**

NOTES

FLOOR FINISHES

COATINGS

EB 1 — **COATING ON CONCRETE 1:** **Sierra -** Epoxy Filler SPE-2 Color

EB 2 — **COATING ON CONCRETE 2:** Epoxy flooring with non-slip aggregates (quote section 099633)

CERAMIC

CR 1 — **Ceramic Tiles 1:** **TILE BRAND -** COLOR & SERIES #Product Code - HEIGHTmm X WIDTH mm

CR 2 — **Ceramic Tiles 2:** **TILE BRAND -** COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm

CR3 — **Ceramic Tiles 3:** **TILE BRAND -** COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm

CR4 — **Ceramic Tiles 4:** **TILE BRAND -** COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm

WALL CERAMIC

CM1 CO1 — **Wall Ceramic Tiles 1:** **TILE BRAND -** COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm

CM2 CO1 — **WALL CERAMIC TILES 2:** **TILE BRAND -** COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm

CM3 CO1 — **WALL CERAMIC TILES 3:** **TILE BRAND -** COLOR & SERIES #PRODUCT CODE - HEIGHTmm X WIDTH mm

GALVANIZED STEEL

CR4 — **GRATINGS: (Drying Tower)**

RUBBER

CR4 — **MULTI-PURPOSE RUBBER TILE:** #PRODUCT CODE - WIDTH mm X HEIGHT mm (Rubber baseboard in this room)

BASEBOARD

CL 1 — **CERAMIC PLINTH 1:** With chosen, dimensions: WIDTH mm x HEIGHT mm)

CL 2 — **CERAMIC PLINTH 2:** With chosen, dimensions: WIDTH mm x HEIGHT mm)

CL 3 — **CERAMIC SKIRTING 3:** #PRODUCT CODE - WIDTH mm X HEIGHTmm on a Height of 4"

CL 4 — **VINYL SKIRTING 4:** JOHNSONITE RWDC-63 Burnt Umber B

GROUT

CO 2 — CR 1 CR2 CR3 CR4 — **CERAMIC GROUT** **FLEXTILE LTD** **Colour:** 688 Pewter Gray

CO 1: CM 1 CM 2 — **COULIS POUR CÉRAMIQUE :** **FLEXTILE LTD. Couleur 651 Snow White**

CO 2 CM 2 — **COULIS POUR CÉRAMIQUE:** **FLEXTILE LTD. Couleur 688 Pewter Grey**

NOTES

CEILING FINISH

CEILING TILES

TA 1 — **ACOUSTIC TILES 1** **Armstrong, Fine Fissured -** # 1755 WH (White) 610 x 1220mm OR CGC Radar #2310 Coordinate wefts with electricity.

TA 2 — **ACOUSTIC TILES 2 Armstrong, Perforated** **Ceramaguard -** #607 WH (White) 610 x 1220mm OR CGC Radar Ceramic #56645 Coordinate wefts with electricity

GYPSUM

GP 1 — **CERAMIC TILES 1:** CERA GRES - Antiga porcelain series # E - 05 (300 mm X 300 mm) Color Gray

COATINGS

SA 1 — **APPARENT STRUCTURE 1** Painting (SP-2 system) color

SG 1 — **FIRE RETARDANT PROTECTION** On visible structure

SG 2 — **FIRE RETARDANT PROTECTION** On structure with suspended ceiling (Doors, beams and bridging)

SG 3 — **FIRE RETARDANT PROTECTION** On structure with suspended ceiling (Doors, beams and bridging)

UNDER FACE

SF 1 — **CORRUGATED** **Ideal Roofing:** Corrugated Black (QC 8262)

SF 2 — **ALUMINUM PANEL** **Alutech Architectural:** "Maratech Red" by Duranar (UC10667XL*/ 3XMR86899P)

SF 3 — **PAREMENT METALLIQUE VIC WEST** Ideal Roofing: Accent Urbain 8" Fusain (QC 8306)

SF 4 — **PANNEAU D'ALUMINIUM** Alutech Architectural: Anodise Naturel

NOTES

FURNITURE FINISHES AND BATHROOM PARTITIONS

PLASTIC LAMINATE

PL 1 — **Plastic Laminate 1:** (Window Board) ARBORITE P-623MX Brushed Aluminum

PL 2 — **Plastic laminate 2:** (Countertop) WILSONART 1861K-55 Tuscan Limestone

PL 3 — **Plastic laminate 3:** (w.c. counter) ARBORITE P-334 BC Saraha Storm

PL 4 — **Plastic Laminate 4:** (Counter Dispatcher) WILSONART 1595-K Black

MELAMINE

ME 1 — **Melamine 1:** (Door, drawer, exposed cabinet and interior shelf) BRAND & FINISH

ME 2 — **Melamine 2:** (Door, drawer, exposed cabinet and interior shelf)BRAND & FINISH

ME 3 — **Melamine 3:** (Bottoms of hidden pedestals and frame of drawers)BRAND & FINISH

ME 4 — **Melamine 4:** Door, drawer, exposed cabinet, not apparent and shelf int. - BRAND & FINISH

ME 5 — **Melamine 5:** Door, drawer - divider) BRAND & FINISH

TOILET PARTITIONS

TP 1 — **Toilet partition 1:** Solid laminate finished: WILSONART D495K-18 Coffee Bean

NOTE ON FURNITURE FINISHES

NOTE **M1:**
NOTE **M2:**
NOTE **M3:**
NOTE **M4:**
NOTE **M5:**
NOTE **M6:**

PAINT FINISHES

NOTE: View quote for paint systems

WALLS

1 — **Paint 1:** (Main color except offices) BRAND, SERIES & COLOR

2 — **Painting 2:** (Main color rooms 06, 08, 09 12 and 16) BRAND, SERIES & COLOR

3 — **Paint 3: (Accent color)** BRAND, SERIES & COLOR

4 — **Paint 4: (Local accent colors 06, 08, 09, 12 and 16)** BRAND, SERIES & COLOR

5 — **Paint 5: (Garage and training accent color)** BRAND, SERIES & COLOR

6 — **Paint 6: (Accent color)** BRAND, SERIES & COLOR

CEILINGS AND BOXES

7 — **Paint 7: (Apparent structure color)** BRAND, SERIES & COLOR

8 — **Paint 8: (Gypsum Color)** BRAND, SERIES & COLOR

9 — **Paint 9: (Gypsum color)** BRAND, SERIES & COLOR

FRAMES, DOORS AND WINDOWS

10 — **Paint 10: (interior door frame color)** BRAND, SERIES & COLOR

11 — **Painting 11: (Steel interior door color)** BRAND, SERIES & COLOR

12 — **Painting 12: (Frame and exterior door color)** BRAND, SERIES & COLOR

13 — **Painting 13: Louver Color)** BRAND, SERIES & COLOR

FLOOR PAINT

14 — **Painting 14: (Garage floor color)** **Duochem -** BRAND, SERIES & COLOR

15 — **Painting 15: (Garage floor line color)** **Duochem -** BRAND, SERIES & COLOR

16 — **Paint 16: (Service room floor color)** **Sierra (Liquid Flooring)**BRAND, SERIES & COLOR

AUTRES

17 — **Painting 17: (Bollard interior and exterior)** BRAND, SERIES & COLOR

18 — **Painting 18: (Metalwork - stairs)** BRAND, SERIES & COLOR

19 — **Painting 19: (Steel counter)** BRAND, SERIES & COLOR

NOTES - PEINTURE

P1: Unless otherwise indicated and except for accent colors, paint all elements according to their assigned color number in the paint and varnish color list.

P2: Unless otherwise indicated, all walls will be colored except in the following rooms: 06, 08, 09, 12 and 16.

P3: Unless otherwise indicated, all walls in rooms 06, 08, 09, 12 and 16 will be colored.

P4: Unless otherwise specified, all exterior steel frames and doors will be color painted.

MOLDING

ARROW Indicates the visible side of the molding

1 — 1A Window sides — 2 — 3 Masonry/ Window — 4 Convexe corner — 5 Concave corner

NOTE - MOLDINGS

NOTE 1
Unless otherwise specified, all moldings are 24 gauge pre-painted steel.
Other moldings may be specified in the cuts and details of this project.

ROOF

NUMBERING

BOWL Identification number

DRAIN No. d'identification

SLOPE

INSULATING 1 : x — **SLOPE ARROW** Type and Direction

ROOF POOL Slope per structure

ROOF POOL 2% slope insulation

PITCHED ROOF Pitch per structure

DRAIN

RD — **Drain** New

VENT

Vent

MECHANICAL EQUIPMENT

RU N — **ROOF UNIT** New

N — **GOOSENECK** New

N — **EVACUATOR** New

N — **CABANON SHUTTER** New

GENERAL ANNOTATION

GRID MARKER
Grid name — AA
Grid line

ELEVATION MARKER
Level line
Elevation (from ground floor) — 99000 (99.9 m)
Elevation (mm from sea level) — Level 99
Level name

ELEVATION MARKER
View direction
Drawing reference number — 00
Sheet reference number — A000

SECTION MARKER
Drawing reference number — 00
Sheet reference number — A000
View direction and extents

CALLOUT MARKER
Drawing Reference Number — 00
Sheet Reference Number — A000
View extents

FLOOR TAG
FLOOR TYPE — 1t
INSTALLATION TYPE — I 60
FIRE RATING (MINUTES)

INTERIOR WALL TAG
WALL TYPE — P1.1
INSTALLATION TYPE — I 60
FIRE RATING (MINUTES)

EXTERIOR WALL TAG
1t

ROOF TAG
1t

DOOR TAG
PU-04.4

WINDOW TAG
1t

GRID TAG
1

IN PROGRESS

BIM 360://23058 - 193 Norice/23058_193Norice_DOCUMENTATION.rvt

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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

revision	description	date
1.5	ISSUED FOR 66 %	24-07-12
1.3	ISSUED FOR SPA	24-02-15
1.1	ISSUED FOR 33%	23-07-19

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

LEGENDS

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	23058
DATE :	10/06/20
DRAWN BY / DESSINÉ PAR :	SB
REVIEWED BY / VÉRIFIÉ PAR :	LG
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	2

DWG NO. / NO. DESSIN :

A002

REVISION NO. / NO. DE RÉVISION : 1.5

ONTARIO BUILDING CODE (OBC) CONFORMITY MATRIX PARTS 3 AND 9

			OBC REFERENCES	
1	Project Description:	New: YES Addition: NO Alteration: NO Change of use: NO Part 11: NO	Part 3: NO	Part 9: NO
				2.1.1
				9.10.1.3
2	**MAJOR OCCUPANCY(S)**		3.1.2.1.(1)	9.10.2
3	**Building Area (m2):** Existing: 0.00 New: 868.51 Total: 868.51		1.1.3.2	1.1.3.2
4	**Gross Area (m2):** Existing: 0.00 New: 3474.04 Total: 3474.04		1.1.3.2	1.1.3.2
5	**Number of Storeys:** Above grade: 4 Below grade: 0		3.2.1.1 et 1.1.3.2	2.1.1.3
6	**Height of Building (m):** 11.2			2.1.1.3
7	**Number of Streets/Access Routes:** 1		3.2.2.10 & 3.2.5.5	
8	**Building Classification:** C		3.2.2.20-.83	9.10.4
9	**Sprinkler System Proposed:** Entire building		3.2.2.20-.83, 3.2.1.5, 3.2.2.17	9.10.8
10	**Standpipe required:** YES		3.2.9	
11	**Fire Alarm required:** YES		3.2.4	9.10.7.2
12	**Water Service/Supply is Adequate:** YES		3.2.5.7, 3.2.5.8	
13	**High Building:** NO		3.2.6	
14	**Permitted Construction:** Incombustible **Actual Construction:** Incombustible		3.2.2.20-.83	9.10.6
15	**Mezzanine(s) Area (m2):**		3.2.1.1.(3)-(8)	9.10.4.1
16	**Occupant load based on:** m2/person **Basement:** Occupancy: Load: Persons **Level 1:** Occupancy: 2 person per sleeping room Load: 44 Persons **Level 2:** Occupancy: 2 person per sleeping room Load: 64 Persons **Level 3:** Occupancy: 2 person per sleeping room Load: 64 Persons **Level 4:** Occupancy: 2 person per sleeping room Load: 64 Persons **Level 5:** Occupancy: Load: Persons		3.1.1.6	9.9.1.3
17	**Barrier-free Design:** YES **Explain:**		3.8	9.5.2
18	**Hazardous Substances:** NO		3.3.1.2.(1) et 3.3.1.19(1)	9.10.1.3
19	**REQUIRED FIRE RESISTANCE RATING (FRR)**		3.2.2.20-.83 et 3.2.1.4	9.10.8, 9.10.9
	Horizontal Assemblies FRR (Hours) / **Listed Design No. or Description (SG-2)**			
	Floors: Hours: 1	Based on 3.2.2.45		
	Roof: Hours: 1			
	Mezzanine: Hours: 1			
	FRR of Supporting Members / **Listed Design No. or Description (SG-2)**			
	Floors: Hours:			
	Roof: Hours:			
	Mezzanine: Hours:			
20	**SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS**		3.2.3	9.10.14

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR	Listed Design or Description	Non-comb. Cladding	Non-comb. Constr.
North	284.03	7.5	<Select>	74%		45 min.		incombustible	incombustible
South	265.49	12.5	<Select>	100%		N/A		incombustible	incombustible
East	383.29	3	<Select>	63%		45 min.		incombustible	incombustible
West	383.29	3	<Select>	54.85%		45 min.		incombustible	incombustible

21 **EXIT REQUIREMENTS** — 3.4.2.1, 3.4.3.2B, 3.4.6.16

Level	Minimum number of exits required	Minimum corridor width	Minimum ramp width	Minimum stair width	Minimum door opening width	Maximum distance of travel	Maximum exit distance	Pushbar requirement
1	2	1100mm	1100mm	900mm	850mm	45m	09m	NO
2	2	1100mm	1100mm	900mm	850mm	45m	09m	YES
3	2	1100mm	1100mm	900mm	850mm	45m	09m	NO
4	2	1100mm	1100mm	900mm	850mm	45m	09m	NO

ONTARIO BUILDING CODE (OBC) CONFORMITY MATRIX PARTS 3 AND 9

			OBC REFERENCES	
	Project Description:	New: YES Addition: NO Alteration: NO Change of use: NO Part 11: NO	Part 3: NO	Part 9: NO
				2.1.1
				9.10.1.3
	MAJOR OCCUPANCY(S)		3.1.2.1.(1)	9.10.2
	Building Area (m2): Existing: 0.00 New: 1304.00 Total: 1304.00		1.1.3.2	1.1.3.2
	Gross Area (m2): Existing: 0.00 New: 1304.00 Total: 1304.00		1.1.3.2	1.1.3.2
	Number of Storeys: Above grade: 4 Below grade: 0		3.2.1.1 et 1.1.3.2	2.1.1.3
	Height of Building (m): 11.2			2.1.1.3
	Number of Streets/Access Routes: 1		3.2.2.10 & 3.2.5.5	
	Building Classification: F3		3.2.2.20-.83	9.10.4
	Sprinkler System Proposed: Entire building		3.2.2.20-.83, 3.2.1.5, 3.2.2.17	9.10.8
	Standpipe required: YES		3.2.9	
	Fire Alarm required: YES		3.2.4	9.10.7.2
	Water Service/Supply is Adequate: YES		3.2.5.7, 3.2.5.8	
	High Building: NO		3.2.6	
	Permitted Construction: Incombustible **Actual Construction:** Incombustible		3.2.2.20-.83	9.10.6
	Mezzanine(s) Area (m2):		3.2.1.1.(3)-(8)	9.10.4.1
	Occupant load based on: m2/person **Basement:** Occupancy: 46 Load: 29 Persons **Level 1:** Occupancy: Load: Persons **Level 2:** Occupancy: Load: Persons **Level 3:** Occupancy: Load: Persons **Level 4:** Occupancy: Load: Persons **Level 5:** Occupancy: Load: Persons		3.1.1.6	9.9.1.3
	Barrier-free Design: YES **Explain:**		3.8	9.5.2
	Hazardous Substances: NO		3.3.1.2.(1) et 3.3.1.19(1)	9.10.1.3
	REQUIRED FIRE RESISTANCE RATING (FRR)		3.2.2.20-.83 et 3.2.1.4	9.10.8, 9.10.9
	Horizontal Assemblies FRR (Hours) / **Listed Design No. or Description (SG-2)**			
	Floors: Hours: 2			
	Roof: Hours: 2			
	Mezzanine: Hours: 2			
	FRR of Supporting Members / **Listed Design No. or Description (SG-2)**			
	Floors: Hours: 2			
	Roof: Hours: 2			
	Mezzanine: Hours: 2			
	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS		3.2.3	9.10.14

Wall	Area of EBF (m²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR	Listed Design or Description	Non-comb. Cladding	Non-comb. Constr.
North	284.03	7.5	<Select>	74%		45 min.		incombustible	incombustible
South	265.49	12.5	<Select>	100%		N/A		incombustible	incombustible
East	383.29	3	<Select>	63%		45 min.		incombustible	incombustible
West	383.29	3	<Select>	54.85%		45 min.		incombustible	incombustible

EXIT REQUIREMENTS — 3.4.2.1, 3.4.3.2B, 3.4.6.16

Level	Minimum number of exits required	Minimum corridor width	Minimum ramp width	Minimum stair width	Minimum door opening width	Maximum distance of travel	Maximum exit distance	Pushbar requirement
B1	2	1100mm	1100mm	900mm	850mm	60m	15m	NO

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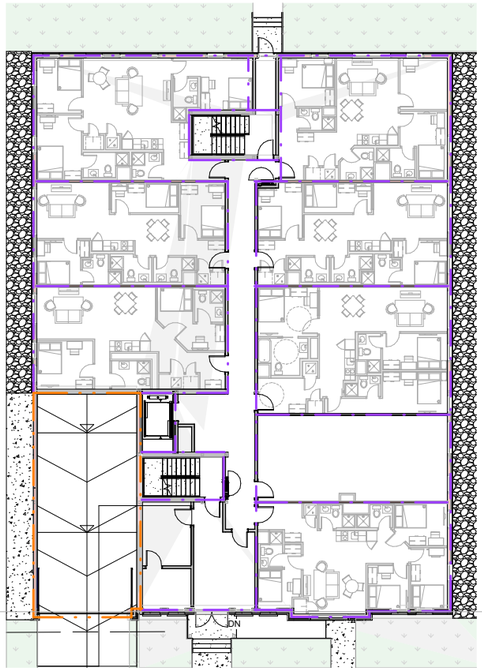
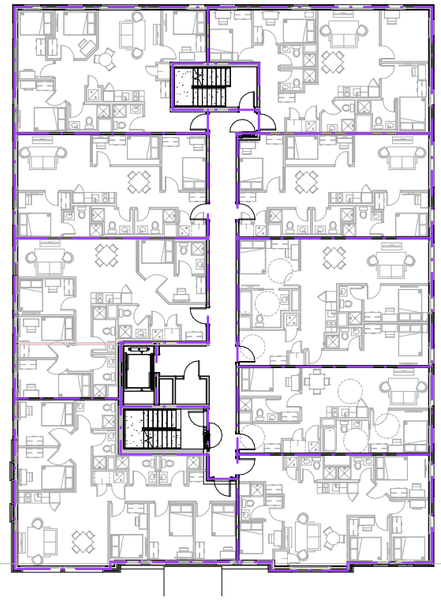
KEY PLAN / PLAN CLÉ :

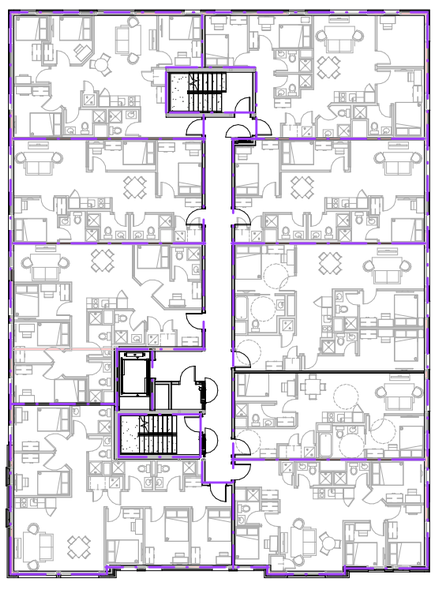
STEVENS CREEK
MOUNTAIN VIEW
MOUNTAIN VIEW
MOUNTAIN VIEW



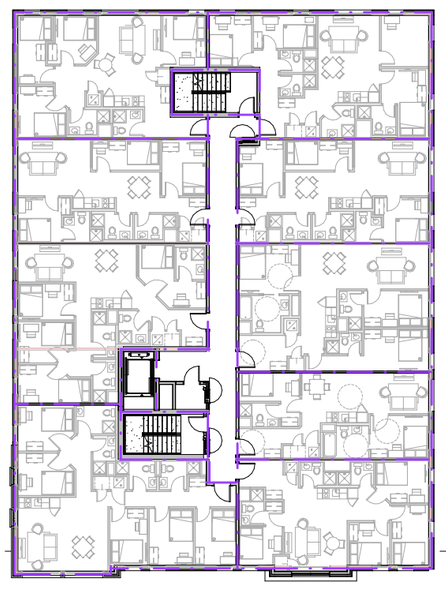
1 LEVEL 1 SEPARATION
1 : 150



2 LEVEL 2 SEPARATION
1 : 150



3 LEVEL 3 SEPARATION
1 : 150



4 LEVEL 4 SEPARATION
1 : 150

FIRE RATING LEGEND

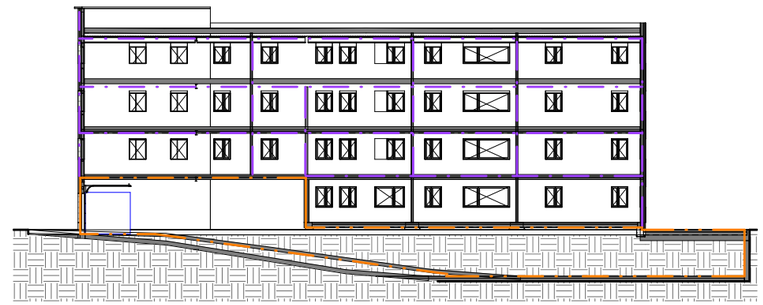
- 0 HR
- 45 MIN
- 1 HR
- 1.5 HR
- 2 HR
- 3 HR
- 4 HR

ALL STRUCTURAL ELEMENTS SUPPORTING A FLOOR MUST BE PROTECTED BY A PROJECTION APPLIED FLAME RETARDANT HAVING THE SAME DEGREE OF FIRE RISISTANCE AS THE FLOOR IT SUPPORTS. THIS INCLUDES THE COLUMNS, BEAMS AND STEEL BRIDGING UNLESS INDICATED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE STRUCTURAL ENGINEER'S DOCUMENTS AND ACCOUNTING FOR THE VARIOUS STRUCTURAL ELEMENTS.

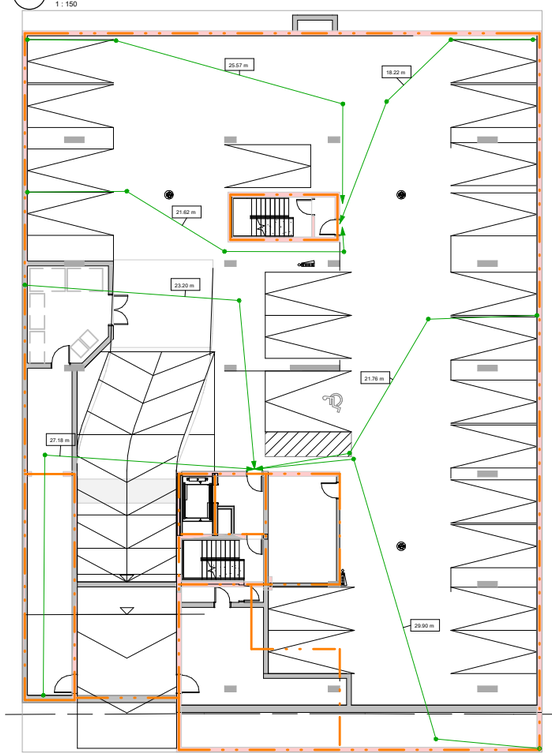
COLUMN PROTECTION (SEE TYPE DETAILS)

- **1 HR**: (1) FIRE RETARDANT GYPSUM PANEL ON FURRING OR METAL STUDS
- **1.5 HR**: (2) FIRE RETARDANT GYPSUM PANEL ON FURRING OR METAL STUDS

* ALL THE DETAILS SHALL BE ACCORDING TO THE CERTIFIED "ULC" ASSEMBLY



5 SECTION BB-FIRE SAPERATION
1 : 150



6 PARKING LEVEL - P1 SEPARATION
1 : 150

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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

revision	description	date
1.5	ISSUED FOR 66 %	24-07-12

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

FIRE SEPARATION PLANS

DRAWING INFORMATION / INFORMATION DU DESSIN :

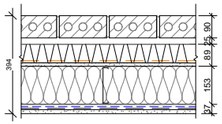
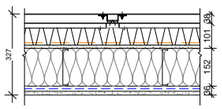
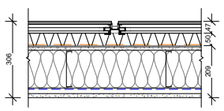
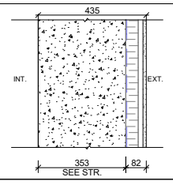
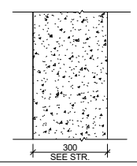
PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**07/08/24**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

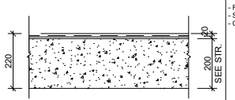
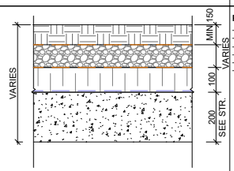
A010

REVISION NO. / NO. DE RÉVISION : 1.5

EXTERIOR WALLS

TYPE	CONSTRUCTION	DESCRIPTION			NOTES:
XT01		**MASONRY WALL** - BRICK 92mm - AIR SPACE 25mm - THERMAL INSULATION: 25mm SPRAY URETHANE (AIR BARRIER) - " Z " BAR IN GALV STEEL. ADJUST. WITH THERMAL BREAKAGE @ 600mm C / C MAX. - THERMAL INSULATION: SEMI-RIGID 50mm - EXTERIOR SUPPORT PANEL 12.7mm, SEALED JOINTS - GALV STEEL STUDS. 152mm @ 400 c / c min. - THERMAL INSULATION: FIBERGLASS, FILL THE CAVITY - POLYETHYLENE VAPOR BARRIER MEMBRANE - OMEGA FURRING CHANNEL 22mm @ 600mm c / c - TYPE-X GYPSUM PANEL 15.9mm	**RSI (min)** **RSI** **ITS** **DFR**	3.4 5.62	- PROVIDE THE FIRE-RESISTANT COMPARTMENT SHEETS OF THE URETHANE INSULATION SPRAYED BEHIND THE BRICK, WHICH MUST BE INSTALLED SO AS TO HAVE A MAXIMUM OF 20m HORIZONTAL DISTANCE AND 3m VERTICAL DISTANCE BETWEEN THEM.
XT02		**ALUMINUM PANEL WALL** - 3mm ALUMINUM PANEL (SUCH AS PP-400 FROM PANFAB. 38mm) - OMEGA-TYPE FUR IN GALV STEEL. 19mm AT ALL JOINTS - " Z " BAR IN GALV STEEL. ADJUST. WITH THERMAL BREAKAGE @ 600mm C / C MAX. - THERMAL INSULATION: SEMI-RIGID 76mm - AIR BARRIER MEMBRANE - EXTERIOR SUPPORT PANEL 12.7mm - GALV STEEL STUDS. 152mm @ 400 c / c - THERMAL INSULATION: FIBERGLASS, FILL THE CAVITY - POLYETHYLENE VAPOR BARRIER MEMBRANE - OMEGA FURRING CHANNEL 22mm @ 600mm c / c - TYPE-X GYPSUM PANEL 15.9mm	**RSI (min)** **RSI** **ITS** **DFR**	3.4 5.19	
XT03		**CEMENT PANEL SIDING WALL** - FIBER CEMENT PANEL, 12mm - COATING SUPPORT SYSTEM - OMEGA TYPE FUR, 22mm, VERTICAL, IN GALV. AT ALL JOINTS - " Z " BAR, 50mm HORIZONTAL, GALV. ADJUST WITH THERMAL BREAKAGE @ 600mm c / c MAX. - THERMAL INSULATION: SEMI-RIGID, 50mm - AIR BARRIER MEMBRANE - EXTERIOR SUPPORT PANEL, 12.7mm - GALV STEEL STUDS. 152mm @ 400 c / c - THERMAL INSULATION: FIBERGLASS, FILL THE CAVITY - POLYETHYLENE VAPOR BARRIER MEMBRANE - OMEGA FURRING CHANNEL 22mm @ 600mm c / c - TYPE-X GYPSUM PANEL 15.9mm	**RSI (min)** **RSI** **ITS** **DFR**	3.4 5.63	
F01		**FOUNDATION ISOLATED FROM THE EXTERIOR** - ACRYLIC COATING ON 13mm CONCRETE PANEL WITH FIBERGLASS REINFORCEMENT (ON EXPOSED PART, SEE DRAWING FOR HEIGHT) - GALVANIZED STEEL SUB-CONTRACTS 19mm "J" AND "Z" PROFILE INSTALLED HORIZONTALLY - ADJUSTABLE GALVANIZED STEEL SUB-JETS WITH THERMAL BREAKAGE, VERTICALLY INSTALLED @ 600 C / C - RIGID INSULATION 50mm - HOT APPLIED RUBBER BITUMEN MEMBRANE - CONCRETE FOUNDATION (SEE STRUCTURAL ENGINEER)	**RSI (min)** **RSI** **ITS** **DFR**	2.2 2.37	NOTE-1 : ENSURE ALL DAMP PROOFING IS INSTALLED ON EXTERIOR WALL FACE, WHERE SOIL IS IN CONTACT WITH CONCRETE WALL.
F02		**CONCRETE WAL** - CONCRETE WALL (SEE STRUCTURAL ENGINEER)	**RSI (min)** **RSI** **ITS** **DFR**	2.2 2.37	NOTE-1 : ENSURE ALL DAMP PROOFING IS INSTALLED ON EXTERIOR WALL FACE, WHERE SOIL IS IN CONTACT WITH CONCRETE WALL.

FLOORS

TYPE	CONSTRUCTION	DESCRIPTION			NOTES:
FL01		**TYPICAL FLOOR** - FINISHING FLOORING (SEE FINISH PLANS) - SOUNDPROOFING MEMBRANE - CONCRETE SLAB (SEE STRUCTURE)	**RSI (min)** **RSI** **ITS** **DFR**	N/A	
FL02		**PARKING GARAGE FLOOR** - BACKFILED GROUND FINISHED GROUND WITH SLOPE - GEOTEXTILE MEMBRANE - CRUSHED STONE 0- 3/4" COMPACTED(SEE STRUCTURE) - GEOTEXTILE MEMBRANE - 2x EXTRUDED POLYSTYRENE INSULATION 50 mm R-10. - CONCRETE SLAB.	**RSI (min)** **RSI** **ITS** **DFR**	2.9	

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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

revision	description	date
1.5	ISSUED FOR 66 %	24-07-12
1.0	ISSUED FOR FEASIBILITY	23-06-02

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

EXTERIOR ASSEMBLIES

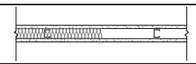
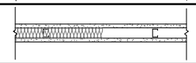
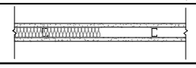
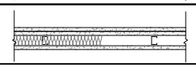
DRAWING INFORMATION / INFORMATION DU DESSIN :

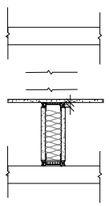
PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**07/07/24**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**1 : 10**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

A020

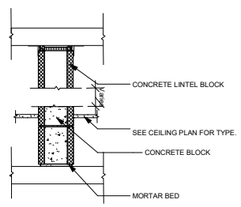
REVISION NO. / NO. DE RÉVISION : 1.5

TYPE	CONSTRUCTION	DESCRIPTION	DIMENSIONS SIZE	DIMENSIONS WALL	INSTALLATION INSULATION + SCELLANT (I) FSTC	FRR	TESTS FRR	SCELLANT (S) FSTC	FRR	TESTS FRR	NOTES
P1		- GYPSUM BOARD 13mm [1/2"] - METAL STUD @ 406mm [16"] O/C - GYPSUM BOARD 13mm [1/2"]	.1 41 mm [1 5/8"]	67 mm [2 5/8"]							- SEE THE FIRE RESISTANCE PLANS FOR PRECISION ON THE REQUIRED FIRE RESISTANCE DEPENDING ON THE LOCATIONS - THIS PARTITION IS SOMETIMES USED WITHOUT A ONE HOUR DEGREE OF FIRE RESISTANCE REQUIRED (FOR ACOUSTIC PURPOSES)
			.2 64 mm [2 1/2"]	90 mm [3 9/16"]							
			.3 92 mm [3 5/8"]	118 mm [4 5/8"]							
			.4 152 mm [6"]	178 mm [7"]							
P2		- GYPSUM BOARD 16mm [5/8"] - METAL STUD @ 406mm [16"] O/C - GYPSUM BOARD 16mm [5/8"]	.1 41 mm [1 5/8"]	73 mm [2 7/8"]							- SEE THE FIRE RESISTANCE PLANS FOR PRECISION ON THE REQUIRED FIRE RESISTANCE DEPENDING ON THE LOCATIONS - THIS PARTITION IS SOMETIMES USED WITHOUT A ONE HOUR DEGREE OF FIRE RESISTANCE REQUIRED (FOR ACOUSTIC PURPOSES)
			.2 64 mm [2 1/2"]	96 mm [3 3/4"]							
			.3 92 mm [3 5/8"]	124 mm [4 7/8"]							
			.4 152 mm [6"]	184 mm [7 1/4"]							
P3		- GYPSUM BOARD 16mm [5/8"] - TYPE-X - METAL STUD @ 406mm [16"] O/C - GYPSUM BOARD 16mm [5/8"] - TYPE-X	.1 41 mm [1 5/8"]	73 mm [2 7/8"]					60	ULC W453	- SEE THE FIRE RESISTANCE PLANS FOR PRECISION ON THE REQUIRED FIRE RESISTANCE DEPENDING ON THE LOCATIONS - THIS PARTITION IS SOMETIMES USED WITHOUT A ONE HOUR DEGREE OF FIRE RESISTANCE REQUIRED (FOR ACOUSTIC PURPOSES)
			.2 64 mm [2 1/2"]	96 mm [3 3/4"]	46	60	ULC W409	35	45	ULC W409	
			.3 92 mm [3 5/8"]	124 mm [4 7/8"]	50	60	ULC W415	38	60	ULC W415	
			.4 152 mm [6"]	184 mm [7 1/4"]							
P4		- (2) GYPSUM BOARD 16mm [5/8"] - TYPE-X - METAL STUD @ 406mm [16"] O/C - GYPSUM BOARD 16mm [5/8"] - TYPE-X	.1 41 mm [1 5/8"]	89 mm [3 1/2"]	50	60	ULC W453				- SEE THE FIRE RESISTANCE PLANS FOR PRECISION ON THE REQUIRED FIRE RESISTANCE DEPENDING ON THE LOCATIONS - THIS PARTITION IS SOMETIMES USED WITHOUT A ONE HOUR DEGREE OF FIRE RESISTANCE REQUIRED (FOR ACOUSTIC PURPOSES)
			.2 64 mm [2 1/2"]	112 mm [4 7/16"]	51	60	ULC W409				
			.3 92 mm [3 5/8"]	140 mm [5 1/2"]	53	60	ULC W415				
			.4 152 mm [6"]	200 mm [7 7/8"]							



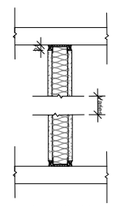
TOP CEILING (C)

- INSTALLATION BI - ISOLÉ ET SCELLÉ (I)
- BS INSTALLATION - SEALED (S)
- INSTALLATION B - NOT SEALED OR INSULATED



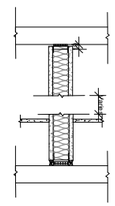
WALL (D)

INSTALLATION D - NOT SEALED OR INSULATED



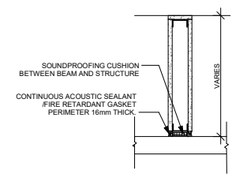
SLAB TO SLAB (A)

- AI INSTALLATION - (I) INSULATED AND SEALED
- INSTALLATION AS - (S) SEALED WITHOUT INSULATION
- INSTALLATION A - PAS SCELLÉ OU ISOLÉ



TOP CEILING (B)

- INSTALLATION BI - ISOLÉ ET SCELLÉ (I)
- BS INSTALLATION - SEALED (S)
- INSTALLATION B - NOT SEALED OR INSULATED



WALL (D)

INSTALLATION D - NOT SEALED OR INSULATED

General Notes :

A. In all situations where a gypsum wall meets an exterior wall, run a continuous joint of sealant, concealed behind the gypsum board, along the entire length of the junction between the two surfaces.
B. Stagger electrical junction boxes 24" c/c. Avoid installing them back to back at all times.
C. Refer to engineers' documents for exact load-bearing wall specifications.
D. For partitions with a fire-resistance rating: seal around the perimeter, as well as all ducts passing through them, with a continuous joint of fire-retardant sealant
E. For all acoustic partitions: seal around the perimeter, as well as all through ducts, with a continuous joint of acoustic sealant.

BIM 360://23058 - 193 Norice/23058_193Norice_DOCUMENTATION.rvt

ROSSMANN ARCHITECTURE

88 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

revision	description	date
1.5	ISSUED FOR 66 %	24-07-12
1.0	ISSUED FOR FEASIBILITY	23-06-02

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

INTERIOR PARTITIONS ASSEMBLIES

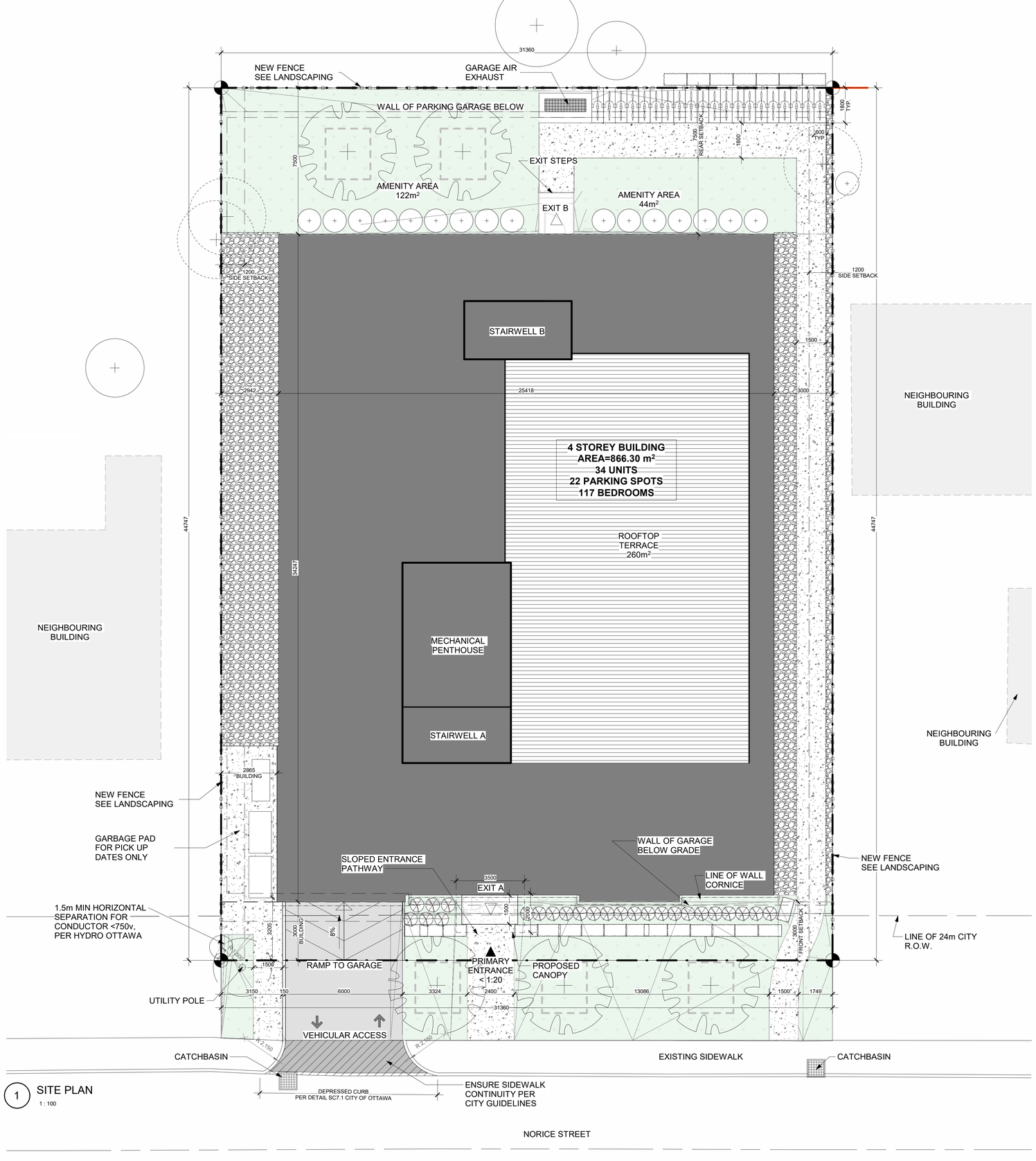
DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**07/08/24**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**1 : 10**
PROJECT PHASE / PHASE DU PROJET :	**2**

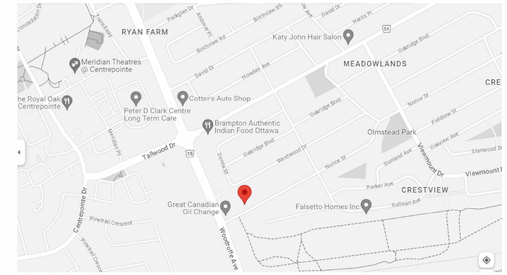
DWG NO. / NO. DESSIN :

A021

REVISION NO. / NO. DE RÉVISION : 1.5



1 SITE PLAN
1 : 100



SITE CONTEXT

LEGEND

SURFACES

- GRASS
- RIVERSTONE
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING

LINES

- PROPERTY LINE
- SETBACK LINE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- XX.XXm EXISTING GRADE ELEVATION
- XX.XXm PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- BIKE PARKING H: HORIZONTAL 0.6M x 1.8M V: VERTICAL 0.5M x 1.5M S: STACKED 0.37M x 1.8M
- CAR PARKING R: RESIDENTIAL V: VISITOR
- BF PARKING R: RESIDENTIAL V: VISITOR
- BF PARKING (TYPE A) R: RESIDENTIAL V: VISITOR

GENERAL NOTES

NOTE-A :
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE-B :
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

NOTE-C :
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

NOTE-D :
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.

NOTE-E :
- DO NOT SCALE DRAWINGS.

NOTE-F :
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF :
PART OF LOT 32
CONCESSION 1 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
MAY 3, 2024

0m 0.5m 1m 2m 4m

PROJECT INFORMATION

SITE SUMMARY	SITE SUMMARY
ADDRESS	193 NORICE ST, NEPEAN, ON
CURRENT ZONING	LC[2127]
SITE AREA	1403.05 m²
PROPOSED USE	RESIDENTIAL
BUILDING AREA	866.30 m²

ZONING SUMMARY	REQUIRED	PROPOSED
LOT AREA	0.00 m²	1403.05 m²
LOT WIDTH	0.00 m	31.39 m
MIN. LOT WIDTH	0.00 m	
MAX. BUILDING HEIGHT	12.50 m	12.50 m
MAX. PARAPET HEIGHT *Above max. building*	n/a	1.20 m
SET BACKS :		
- FRONT YARD	3.00 m *(min.)*	3.00 m *(min.)*
- INTERIOR SIDE YARD	1.20 m *(min.)*	3.00 m *(min.)*
- REAR YARD	7.50 m *(min.)*	7.50 m *(min.)*

VEHICULAR PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	15	15
MIN VISITOR PARKING SPACES	7	7
MIN ACCESSIBLE PRKG SPACES* *incl. in parking count	1	1

BICYCLE PARKING	REQUIRED	PROPOSED
MIN PARKING SPACES	17	20

WASTE CONTAINERS	REQUIRED	PROPOSED
GARBAGE (0.231 y³ / unit)	8	8
RECYCLING GMP (0.018 y³ / unit)	1	2
RECYCLING FEL (0.062 y³ / unit)	2.108	3
ORGANICS (indiv. Kit Catcher) 240L	1	2

AMENITY AREA	REQUIRED	PROPOSED
6m² / UNIT + 10% gross = (6 x 34) + 10% of (2758.23 m²) = 204m² + 276m² = 480m²	486.00 m²	
COMMUNAL - EXT. = 50% (min)	240.00 m²	
Exterior on grade		166.00 m²
Rooftop Terrace		260.00 m²
COMMUNAL - INT.		61.95 m²
TOTAL		487.95 m²

BUILDING SUMMARY

	UNITS	GFA - OBC	GFA - CITY
LEVEL 1	7	866.30 m²	547.80 m²
LEVEL 2	9	865.61 m²	736.81 m²
LEVEL 3	9	865.61 m²	736.81 m²
LEVEL 4	9	864.79 m²	736.81 m²

PRIME ARCHITECTURE

L450-323 Coventry Rd, Ottawa, ON K1K 3X6
Tel : 819-416-6228

ONTARIO ASSOCIATION OF ARCHITECTS
LLUDD G. AP GWYN
LICENCE
10722

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PROJECT TEAM / ÉQUIPE DU PROJET :

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613-680-0185

Mechanical Engineer:
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819-243-8383

Electrical Engineer:
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819-243-8383

Landscape Architect:
James B. Lennox & Associates
3332 Carling Avenue, Ottawa, ON K2H 5A8
416-231-4181

KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

Tel : 613-791-2237 | www.karnakdevelopments.com

rev.	description	date
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

SITE PLAN

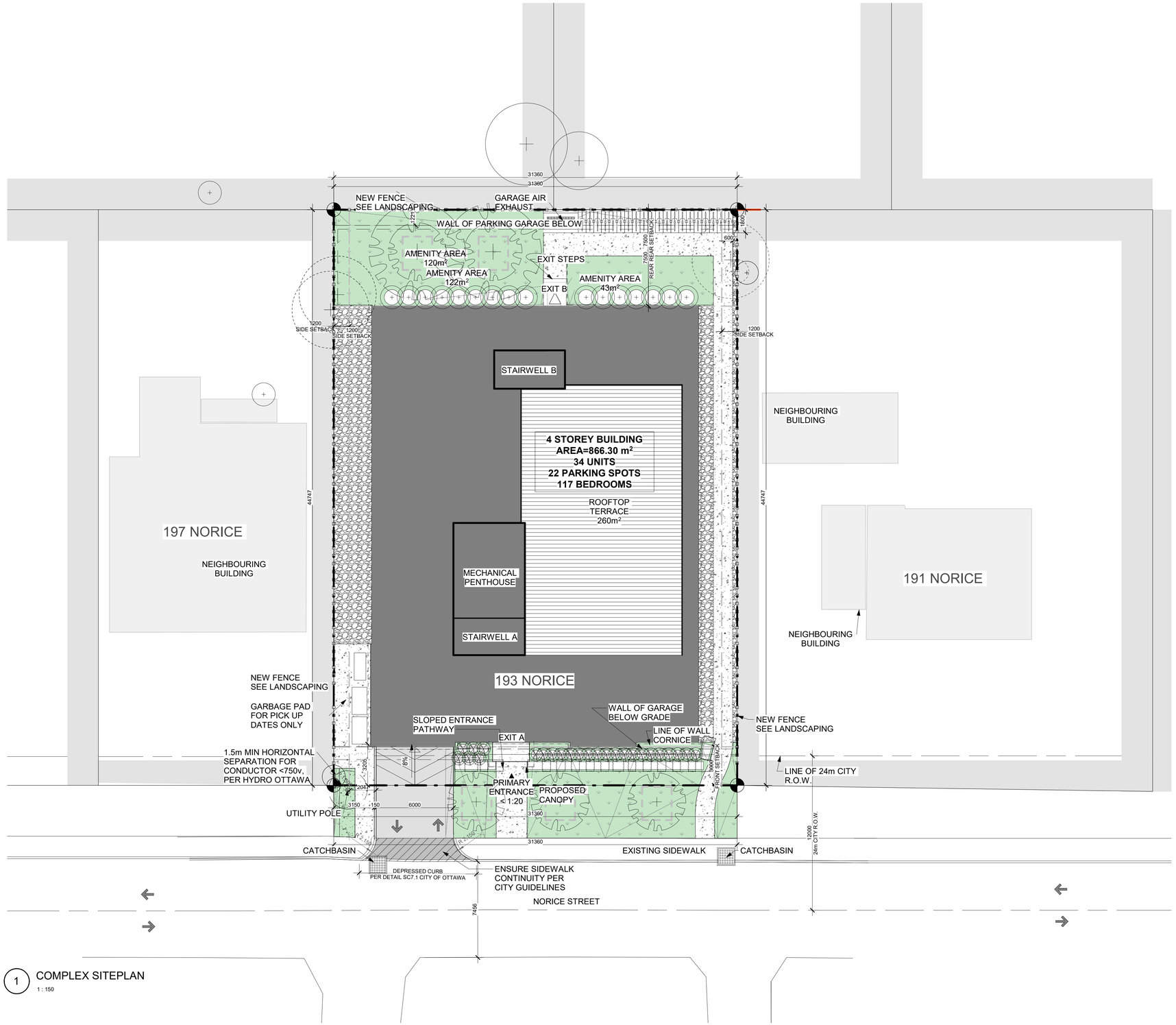
DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

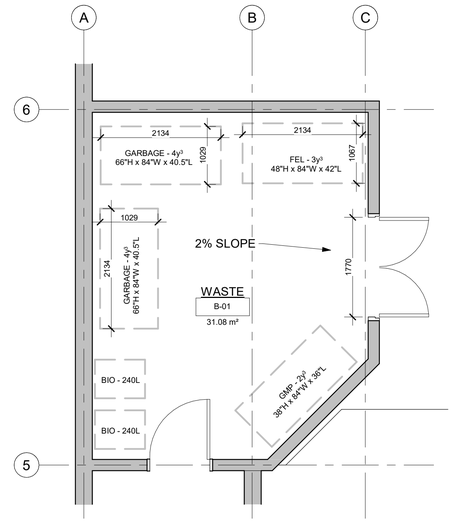
DWG NO. / NO. DESSIN :

A050

REVISION NO. / NO. DE RÉVISION : 1.0



1 COMPLEX SITEPLAN
1 : 150



2 LEVEL P1 - WASTE ROOM
1 : 50

PRIME ARCHITECTURE

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Tel : 819-416-6228

ONTARIO ASSOCIATION OF ARCHITECTS
LLUDD G. AP GWYN
LICENCE
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819-243-8383

Landscape Architect:
James B. Lennox & Associates
3332 Carling Avenue, Ottawa, ON K2H 5A8
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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

Tel : 613-791-2237 | www.karnakdevelopments.com

rev.	description	date
1.0	SPA REVISION	2025-04-28

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

COMPLEX PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**25001**
DATE :	**08/28/20**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**3**

DWG NO. / NO. DESSIN :

A051

REVISION NO. / NO. DE RÉVISION : 1.0

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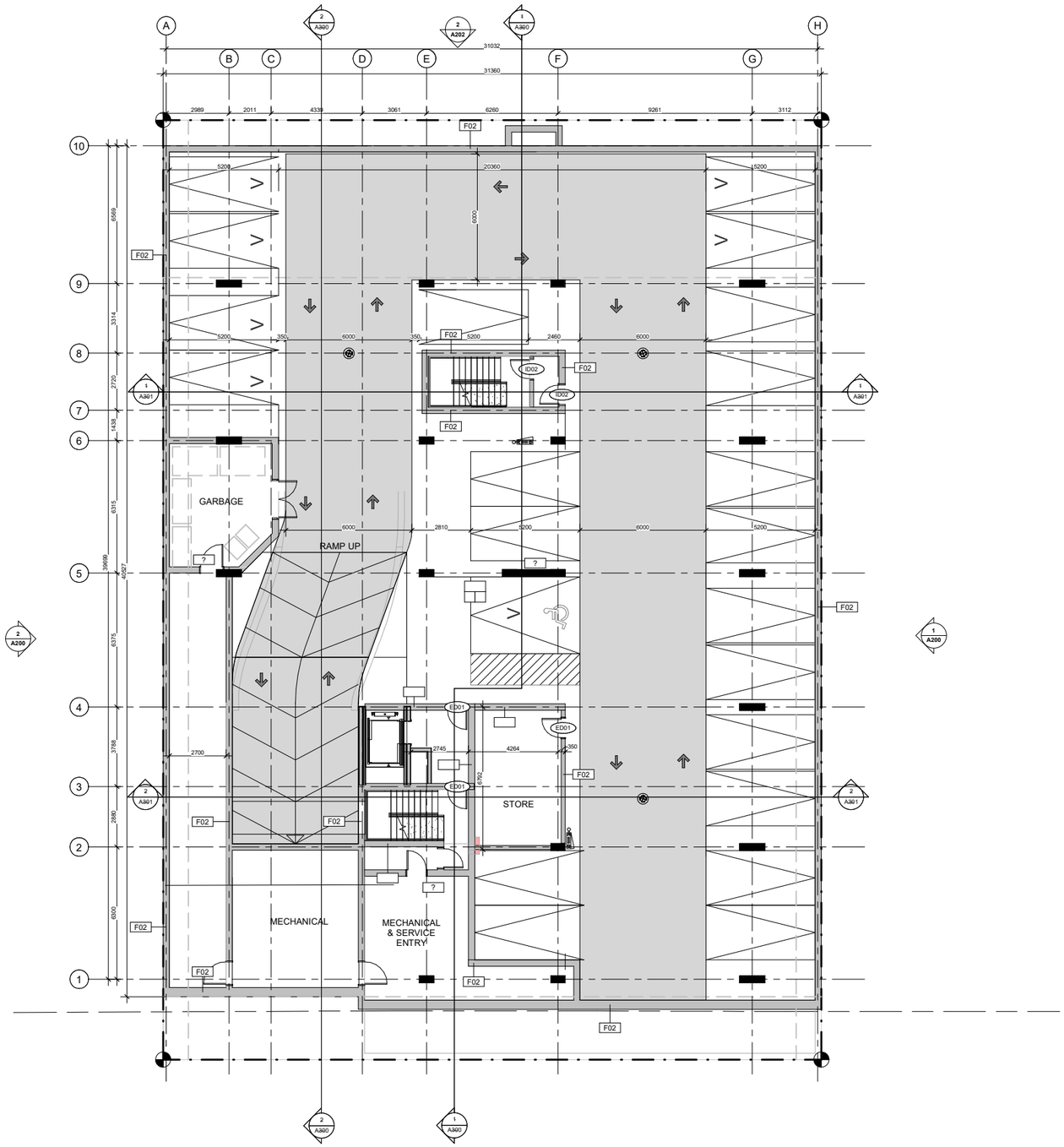

1 PARKING LEVEL - P1
1 : 100

BIM 360://23058 - 193 Norice/23058_193Norice_DOCUMENTATION.rvt

TYPICAL DRAWINGS NOTES:

EXTEND ALL PARTITIONS TO U/S DECK OR SLAB U.N..

STAGGER ALL JOINTS OF MULTIPLE GYPSUM BOARD LAYERS.

INNER LAYERS MUST BE TAPED BUT NOT SANDED.

INSTALL GYPSUM BOARD WITH NO JOINTS GREATER THAN 6mm.

TAPE ALL GYPSUM BOARD JOINTS WITH DRYWALL COMPOUND.

FIRE-STOP CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL RATED STEEL STUD PARTITIONS AT TOP AND BOTTOM AND ALL PENETRATIONS.

ACOUSTIC CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL NON-RATED STEEL STUD PARTITIONS AT ALL PENETRATIONS.

CAULKING OF ANY GAP OVER 6 mm MUST BE OVER ROD BACKUP.

LOCATE ELECTRICAL BOXES ON OPPOSING FACES OF THE WALL IN SEPARATE STUD CAVITY.

TRIM AND EXTEND THERMAL AND ACOUSTIC BATT INSULATION CONTINUOUSLY BEHIND AND AROUND ALL ELECTRICAL BOXES.

PROVIDE SLOTTED TOP TRACK DEFLECTION HEAD AT T/O ALL STEEL STUD WALL AND PARTITION ASSEMBLIES.

PROVIDE 20mm DEFLECTION ALLOWANCE AT T/O ALL CONCRETE BLOCK PARTITIONS

PACK VOID AT T/O OF ALL FIRE RATED CONCRETE BLOCK PARTITIONS WITH MINERAL WOOL AND SEAL IN PLACE WITH FIRE-STOP CAULK.

SEAL VOID AT T/O OF ALL NON-RATED CONCRETE BLOCK PARTITIONS WITH ACOUSTIC CAULK OVER BACKER ROD.

PROVIDE MAX. 0.50mm METAL STUDS FOR ALL INTERIOR PARTITIONS. NOTIFY ARCHITECT WHERE HEAVIER GAUGE IS NEEDED TO MEET DEFLECTIONS REQUIREMENT.

STUD WALL REINFORCEMENT:
SECURE 19mm VENEER CORE PLYWOOD BLOCKING TO STUDS WITHIN THE WALL CAVITY AS REQUIRED TO ANCHOR THE FUTURE INSTALLATION OF GRAB BARS LOCATED IN ALL SUITE WASHROOMS AND INSTALL BLOCKING TO ACCOMMODATE THE FOLLOWING GRAB BAR CONFIGUATIONS:
- 700mm TO 1500mm AFF ON ALL WALLS ADJACENT TO A WATER CLOSET EXTENDING 400mm TO 1200mm FROM WALL BEHIND THE WATER CLOSET
- 800mm LONG x 200mm HIGH CENTERED ON THE WALL BEHIND THE WATER CLOSET AND 150mm ABOVE THE TANK
- 850mm AFF x 200mm HIGH FULL LENGTH OF WALL OPPOSITE THE ENTRANCE TO THE SHOWER

GRIND HIGH-POINTS AND SKIM-COAT ALL EXPOSED CONCRETE SURFACES WITH DRYWALL COMPOUND.

MISCELLANEOUS METAL:
- CONTINUOUSLY WELD ALL STEEL COMPONENTS
- FILL AND GRIND ALL STEEL CONNECTIONS SMOOTH
- FINISH ALL EXPOSED STEEL SURFACES WITH PAINT

USE MOISTURE RESISTANT GYPSUM BOARD ON ALL WASHROOM AND HIGH HUMIDITY AREA CEILINGS AND WALLS.

USE GYPSUM TILE BACKER BOARD ON ALL SHOWER WALLS.

FIRE-CAULK PERIMETER OF ALL ACOUSTIC GYPSUM BOARD PARTITIONS.

WHERE OUTLET BOXES ARE INSTALLED BACK TO BACK, PACK CAVITY AROUND BOTH OUTLET BOXES AND SECURE ONE LAYER OF DRYWALL IN THE AIR-SPACE TO THE BACK SIDE OF ONE ROW OF STUDS. EXTEND THESE MEASURES FOR A MINIMUM RADIUS OF 600mm FROM CENTER OF EACH OUTLET BOX. IN ADDITION: PROVIDE PUTTY PADS TO ALL ELECTRICAL BOXES WHERE MORE THAN ONE ELECTRICAL BOX IS INSTALLED IN A SINGLE STUD CAVITY.

SHIM AS REQUIRED TO PLUMB WALLS FOR ALL FURRING CHANNELS. ADJUST OTHER DIMENSION ACCORDINGLY .

WHERE BATHTUBS ABUT A FIRE SEPARATION APPLY AN ADDITIONAL LAYER OF WATER RESISTANT GYPSUM BOARD TO PROVIDE SUBSTRATE FOR FINISHES ABOVE BATHTUB.

TYPICAL SUITE AND CORRIDOR DEMISING WALL ACOUSTIC REQUIREMENTS:
- CONTINUE DEMISING WALL BETWEEN SUITES THROUGH EXTERIOR WALL STUD CAVITY TO INSIDE FACE OF EXTERIOR SHEATHING AND FIRECAULK
- SUITE SIDE OF CORRIDOR DEMISING WALL GYPSUM TO BE DISCONTINUOUS AT JUNCTION WITH SUITE DEMISING WALL
- STAGGER GYPSUM LAYERS AT JOINTS

ACCESS LADDERS MUST CONFORM TO THE REQUIREMENTS OF ENGINEERING DATA SHEET 2-04, ISSUED BY THE MINISTRY OF LABOUR.

ROSSMANN ARCHITECTURE

88 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
Tel : 819-600-1555

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D.B GRAY ENGINEEING INC.
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LCA
Lariouche Campeau & Associés
15 RUE DE VALCOURT, UNITÉ 6, GATINEAU, QUEBEC QC J8T 8H1 — Tel: (819) 243-4474, info@lcaquebec.ca

KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

revision	description	date
1.6	Mechanical Co-Ordination	24-08-21
1.5	ISSUED FOR 66 %	24-07-12
1.4	ISSUED FOR SPA	24-06-05
1.3	ISSUED FOR SPA	24-02-15
1.2	ISSUED FOR COORD	23-09-22
1.1	ISSUED FOR 33%	23-07-19
1.0	ISSUED FOR FEASIBILITY	23-06-02

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

P1 PARKING LEVEL

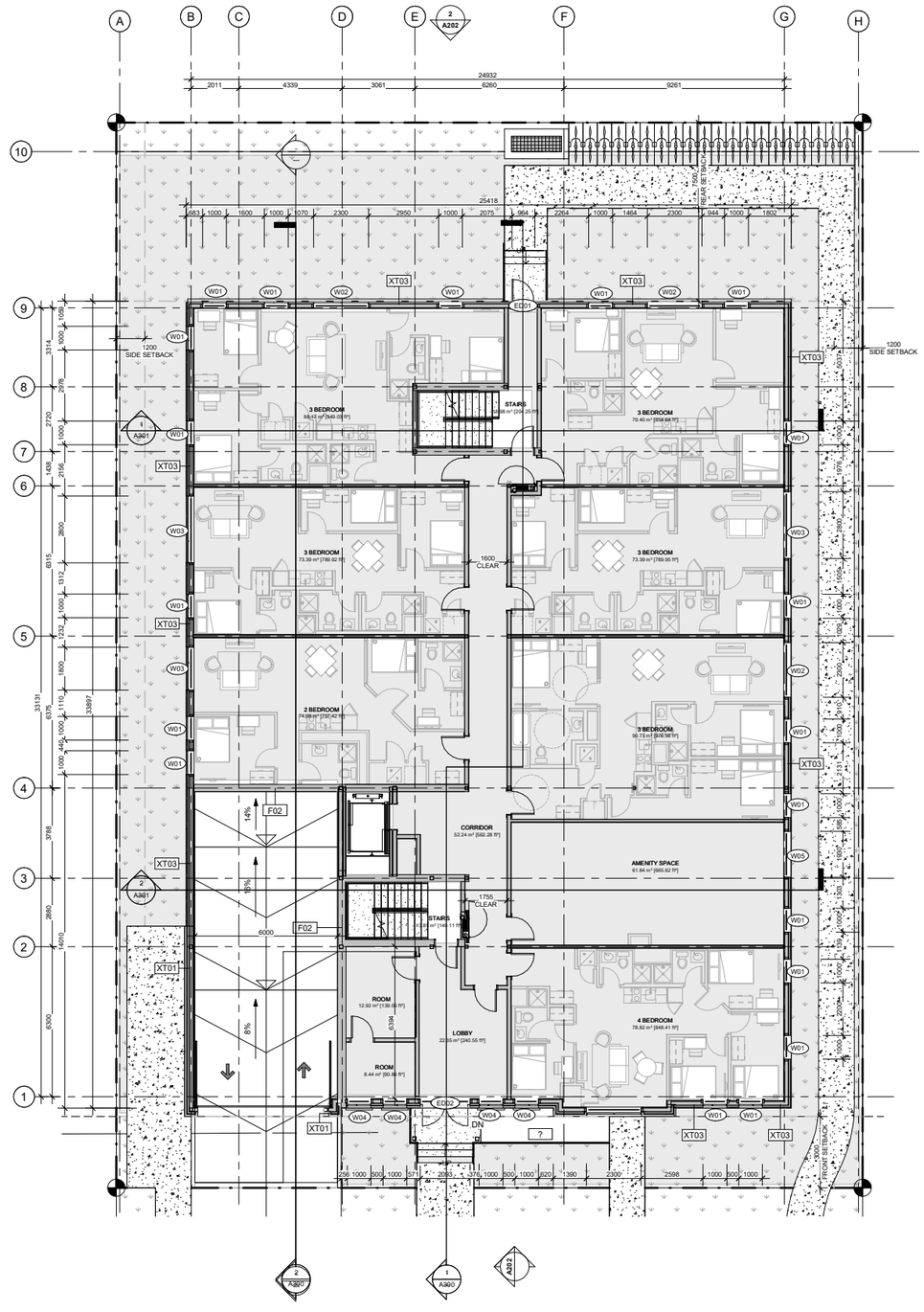
DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

A100.1

REVISION NO. / NO. DE RÉVISION : 1.6



1 LEVEL 1
1 : 100

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TYPICAL DRAWINGS NOTES:

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FIRE-STOP CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL RATED STEEL STUD PARTITIONS AT TOP AND BOTTOM AND ALL PENETRATIONS.

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LOCATE ELECTRICAL BOXES ON OPPOSING FACES OF THE WALL IN SEPARATE STUD CAVITY.

TRIM AND EXTEND THERMAL AND ACOUSTIC BATT INSULATION CONTINUOUSLY BEHIND AND AROUND ALL ELECTRICAL BOXES.

PROVIDE SLOTTED TOP TRACK DEFLECTION HEAD AT T/O ALL STEEL STUD WALL AND PARTITION ASSEMBLIES.

PROVIDE 20mm DEFLECTION ALLOWANCE AT T/O ALL CONCRETE BLOCK PARTITIONS

PACK VOID AT T/O OF ALL FIRE RATED CONCRETE BLOCK PARTITIONS WITH MINERAL WOOL AND SEAL IN PLACE WITH FIRE-STOP CAULK.

SEAL VOID AT T/O OF ALL NON-RATED CONCRETE BLOCK PARTITIONS WITH ACOUSTIC CAULK OVER BACKER ROD.

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GRIND HIGH-POINTS AND SKIM-COAT ALL EXPOSED CONCRETE SURFACES WITH DRYWALL COMPOUND.

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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

revision	description	date
1.6	Mechanical Co-Ordination	24-08-21
1.5	ISSUED FOR 66 %	24-07-12
1.4	ISSUED FOR SPA	24-06-05
1.3	ISSUED FOR SPA	24-02-15
1.1	ISSUED FOR 33%	23-07-19
1.0	ISSUED FOR FEASIBILITY	23-06-02

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

GROUND FLOOR

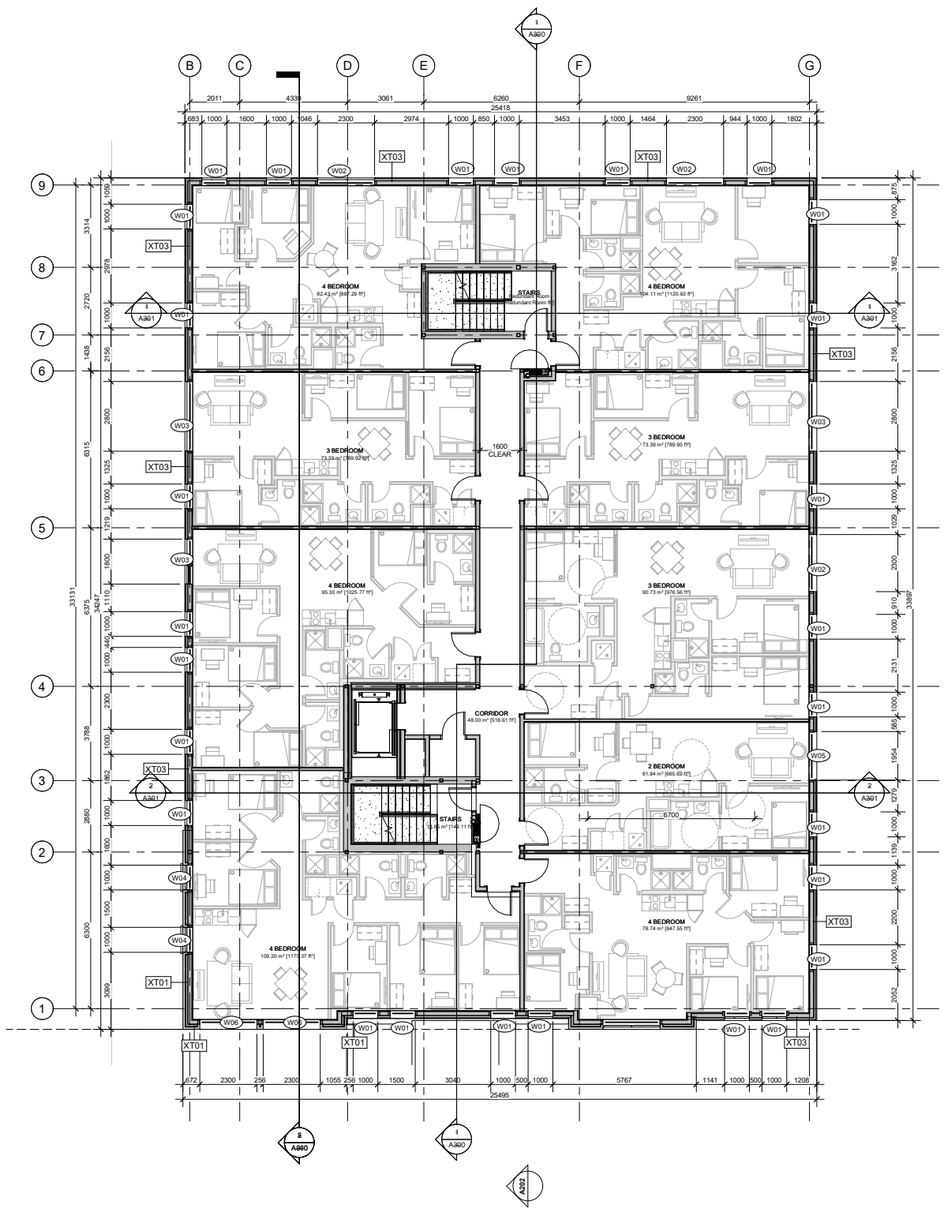
DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

A101

REVISION NO. / NO. DE RÉVISION : 1.6



1 LEVEL 2
1 : 100

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193 Norice

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DRAWING NAME / NOM DU DESSIN :

FLOOR LEVEL 2

DRAWING INFORMATION / INFORMATION DU DESSIN :

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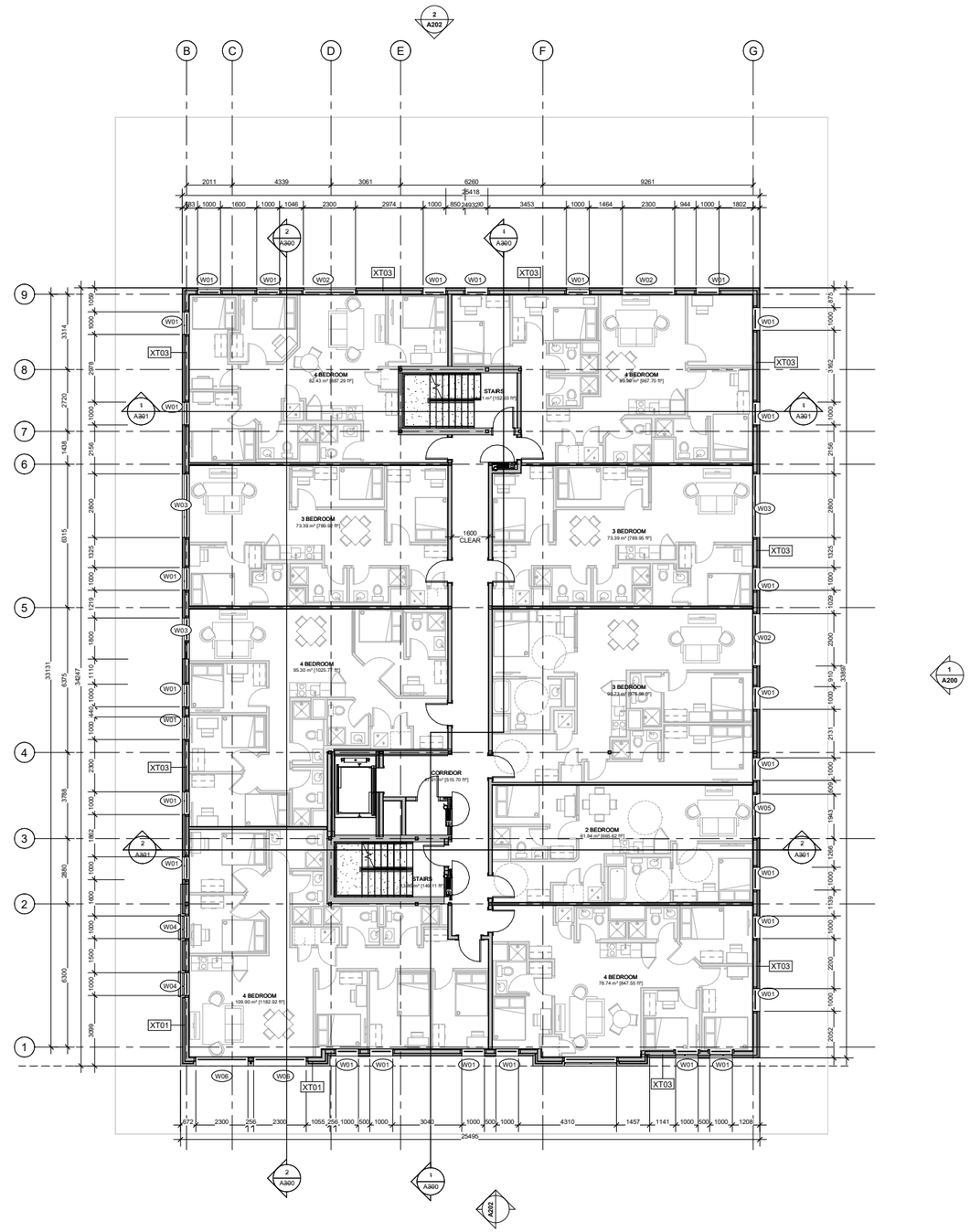
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

A102

REVISION NO. / NO. DE RÉVISION : 1.6



1 LEVEL 3
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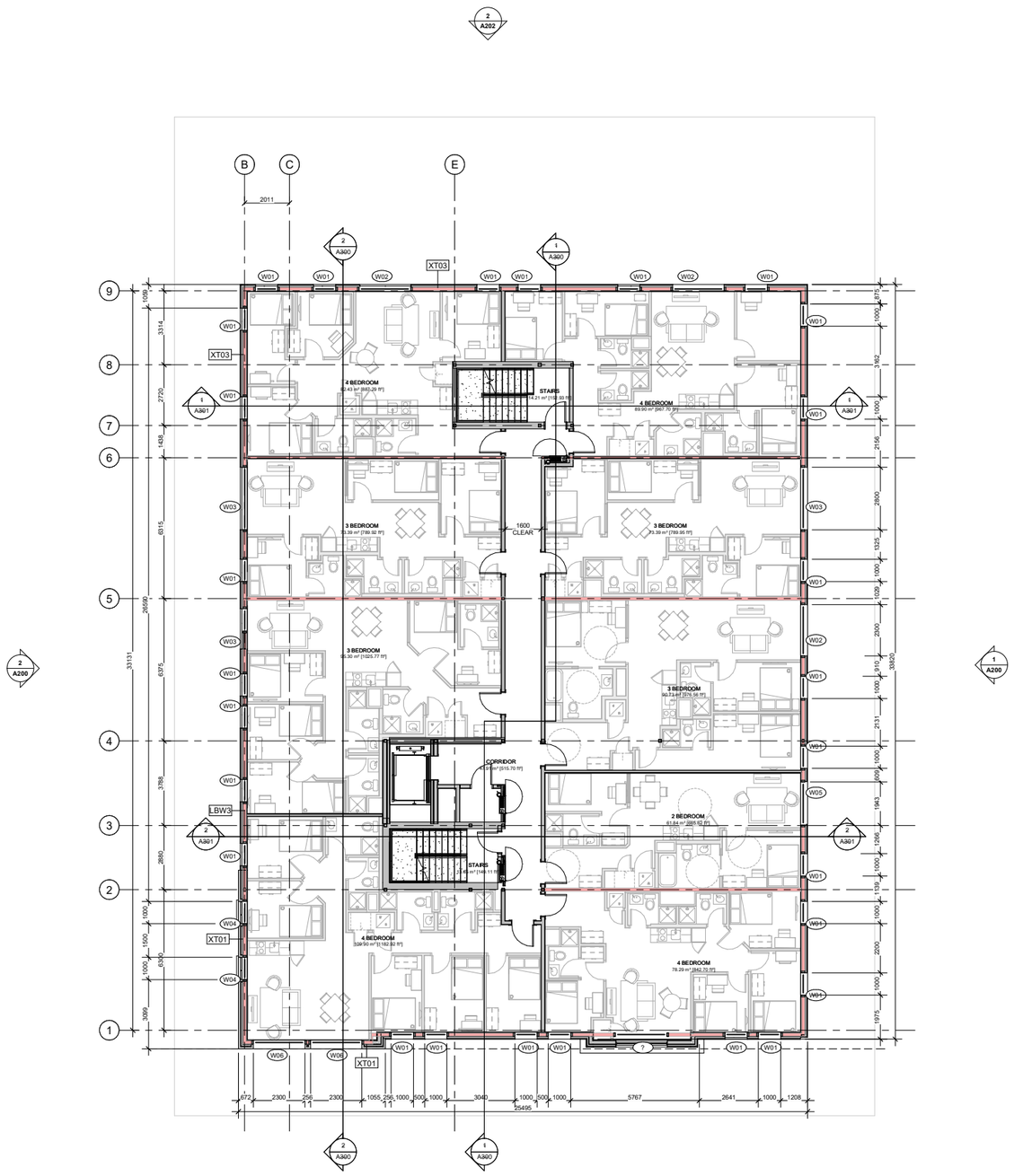
KEY PLAN / PLAN CLÉ :

STEVE FISHER
MOUNTAIN
MOUNTAIN VIEW
MOUNTAIN VIEW
MOUNTAIN VIEW



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PROJECT TEAM / ÉQUIPE DU PROJET :

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8 — Tel. (613) 722-5168, Fax. 1(866) 343-3942

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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

revision	description	date
1.6	Mechanical Co-Ordination	24-08-21
1.5	ISSUED FOR 66 %	24-07-12
1.4	ISSUED FOR SPA	24-06-05
1.3	ISSUED FOR SPA	24-02-15
1.1	ISSUED FOR 33%	23-07-19

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

FLOOR LEVEL 4

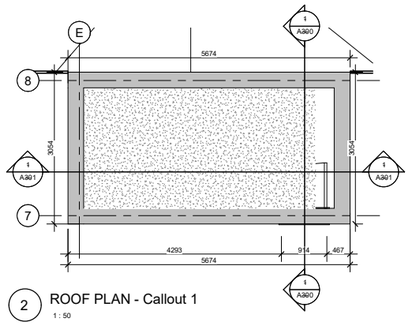
DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**10/08/19**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

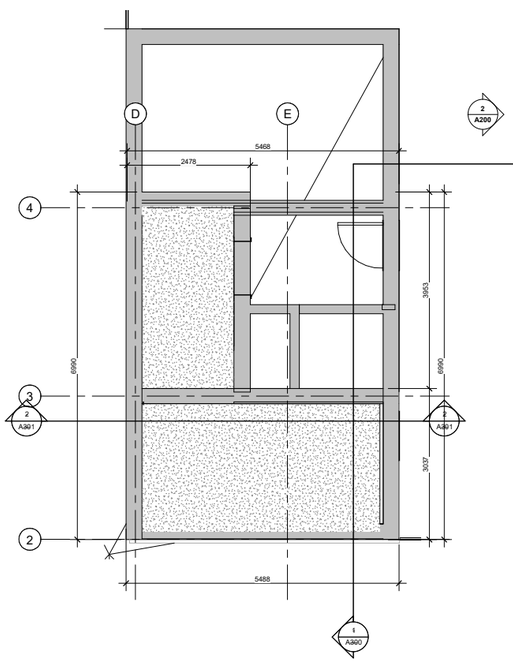
DWG NO. / NO. DESSIN :

A104

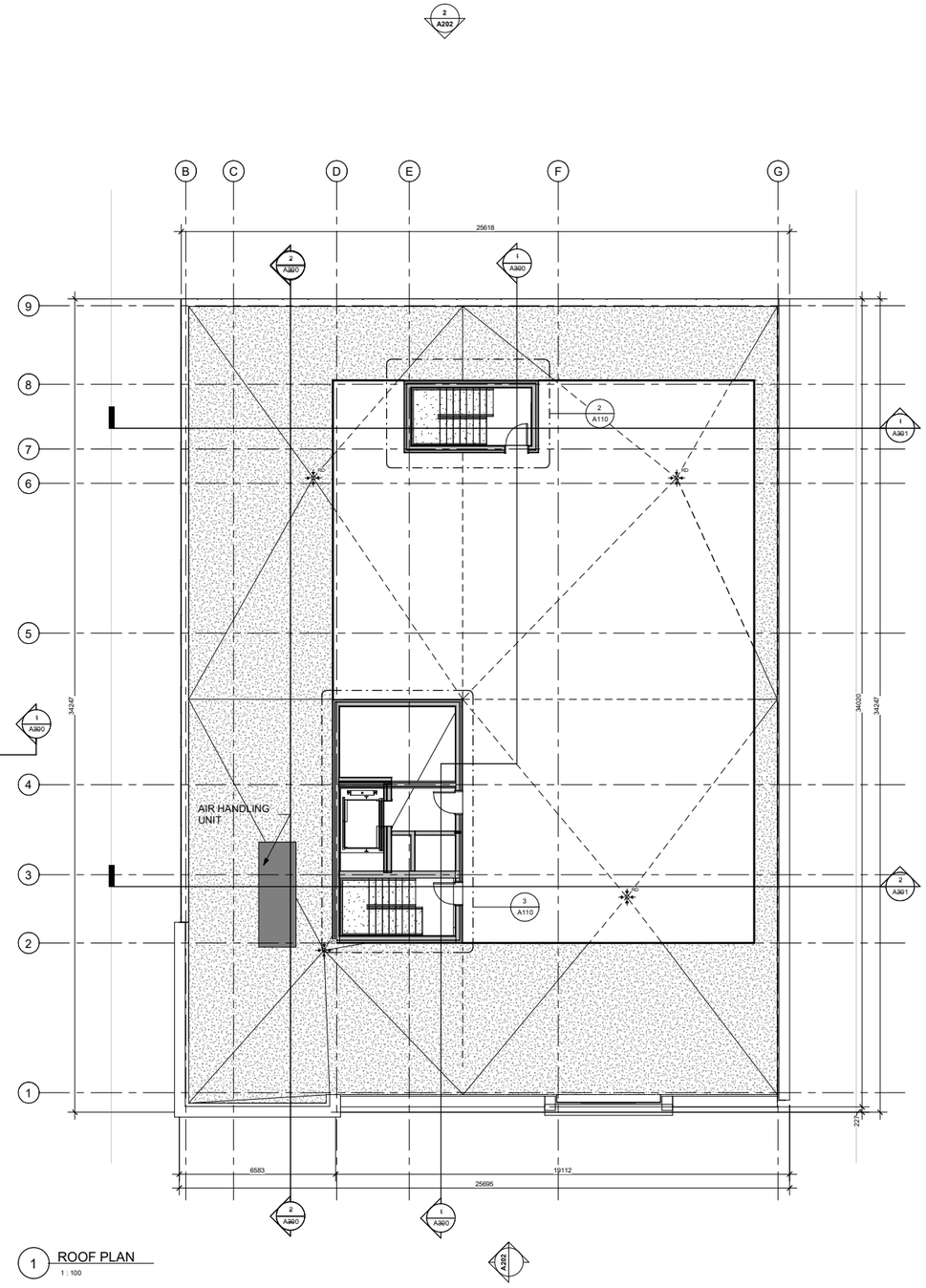
REVISION NO. / NO. DE RÉVISION : 1.6



2 ROOF PLAN - Callout 1
1 : 50



3 ROOF PLAN - Callout 2
1 : 50



1 ROOF PLAN
1 : 100

TYPICAL DRAWINGS NOTES:

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1 A200

TYPICAL SUITE AND CORRIDOR DEMISING WALL ACOUSTIC REQUIREMENTS:
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ROSSMANN ARCHITECTURE

88 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
Tel : 819-600-1555

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1.6	Mechanical Co-Ordination	24-08-21
1.5	ISSUED FOR 66 %	24-07-12
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PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

ROOF PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**03/18/22**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

A110

REVISION NO. / NO. DE RÉVISION : 1.6

BIM 360://23058 - 193 Norice/23058_193Norice_DOCUMENTATION.rvt

2 WEST ELEVATION
1 : 100

1 EAST ELEVATION
1 : 100

BIM 360://23058 - 193 Norice/23058_193Norice_DOCUMENTATION.rvt

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ELEVATION LEGEND

MP-01	**METAL PANEL** LIGHT BEIGE
FC-01	**FIBER CEMENT CLADDING** BLACK
BR-01	**BRICK VENEER** SEASHELL
FC-02	**FIBER CEMENT CLADDING** NIGHT GREY
MP-02	**METAL PANEL** BLACK
CR-01	**CONCRETE** SMOOTH

ROSSMANN ARCHITECTURE

88 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
Tel : 819-600-1555

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KEY PLAN / PLAN CLÉ :

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revision	description	date
1.5	ISSUED FOR 66 %	24-07-12
1.4	ISSUED FOR SPA	24-06-05
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1.1	ISSUED FOR 33%	23-07-19

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

ELEVATION - EAST & WEST

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**10/23/19**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

A200

REVISION NO. / NO. DE RÉVISION : 1.5

1 SOUTH ELEVATION
1 : 100

2 NORTH ELEVATION
1 : 100

TYPICAL DRAWINGS NOTES:

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193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

ELEVATION - NORTH & SOUTH

DRAWING INFORMATION / INFORMATION DU DESSIN :

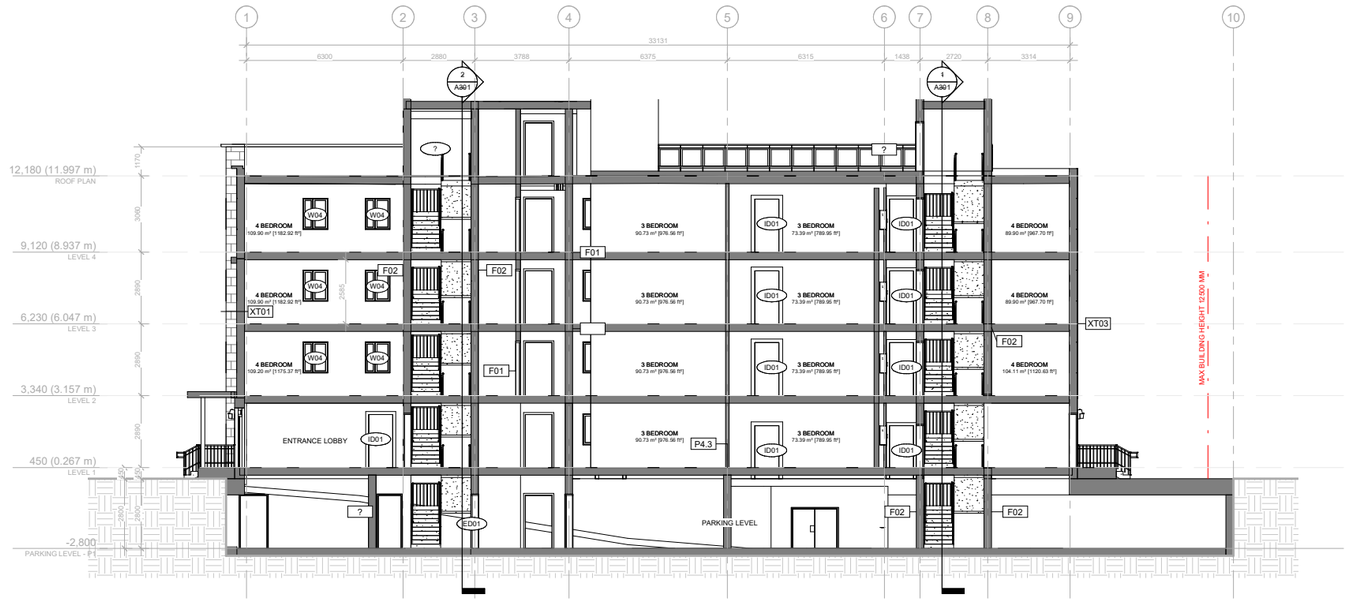
PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

A202

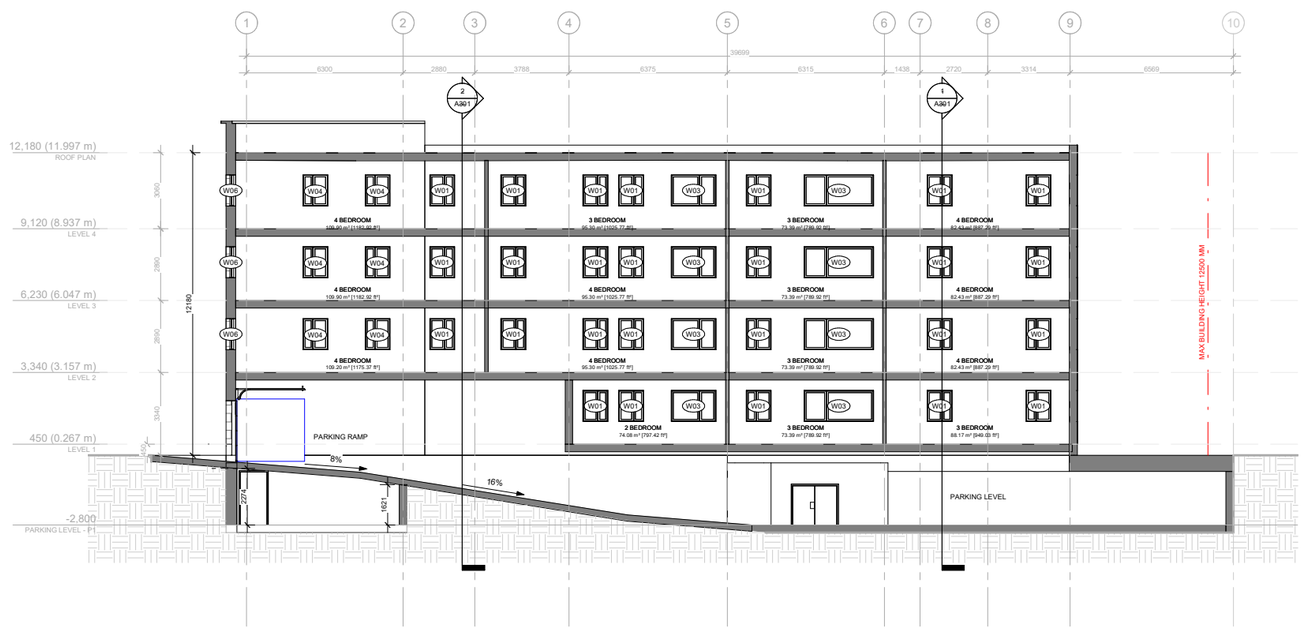
REVISION NO. / NO. DE RÉVISION : 1.5

BIM 360://23058 - 193 Norice/23058_193Norice_DOCUMENTATION.rvt



1 SECTION AA

1 : 100



2 SECTION BB

1 : 100

TYPICAL DRAWINGS NOTES:

EXTEND ALL PARTITIONS TO U/S DECK OR SLAB U.N..

STAGGER ALL JOINTS OF MULTIPLE GYPSUM BOARD LAYERS.

INNER LAYERS MUST BE TAPED BUT NOT SANDED.

INSTALL GYPSUM BOARD WITH NO JOINTS GREATER THAN 6mm.

TAPE ALL GYPSUM BOARD JOINTS WITH DRYWALL COMPOUND.

FIRE-STOP CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL RATED STEEL STUD PARTITIONS AT TOP AND BOTTOM AND ALL PENETRATIONS.

ACOUSTIC CAULK OUTSIDE LAYER OF GYPSUM BOARD OF ALL NON-RATED STEEL STUD PARTITIONS AT ALL PENETRATIONS.

CAULKING OF ANY GAP OVER 6 mm MUST BE OVER ROD BACKUP.

LOCATE ELECTRICAL BOXES ON OPPOSING FACES OF THE WALL IN SEPARATE STUD CAVITY.

TRIM AND EXTEND THERMAL AND ACOUSTIC BATT INSULATION CONTINUOUSLY BEHIND AND AROUND ALL ELECTRICAL BOXES.

PROVIDE SLOTTED TOP TRACK DEFLECTION HEAD AT T/O ALL STEEL STUD WALL AND PARTITION ASSEMBLIES.

PROVIDE 20mm DEFLECTION ALLOWANCE AT T/O ALL CONCRETE BLOCK PARTITIONS

PACK VOID AT T/O OF ALL FIRE RATED CONCRETE BLOCK PARTITIONS WITH MINERAL WOOL AND SEAL IN PLACE WITH FIRE-STOP CAULK.

SEAL VOID AT T/O OF ALL NON-RATED CONCRETE BLOCK PARTITIONS WITH ACOUSTIC CAULK OVER BACKER ROD.

PROVIDE MAX. 0.50mm METAL STUDS FOR ALL INTERIOR PARTITIONS. NOTIFY ARCHITECT WHERE HEAVIER GAUGE IS NEEDED TO MEET DEFLECTIONS REQUIREMENT.

STUD WALL REINFORCEMENT:
SECURE 19mm VENEER CORE PLYWOOD BLOCKING TO STUDS WITHIN THE WALL CAVITY AS REQUIRED TO ANCHOR THE FUTURE INSTALLATION OF GRAB BARS LOCATED IN ALL SUITE WASHROOMS AND INSTALL BLOCKING TO ACCOMMODATE THE FOLLOWING GRAB BAR CONFIGUATIONS:

- 700mm TO 1500mm AFF ON ALL WALLS ADJACENT TO A WATER CLOSET EXTENDING 400mm TO 1200mm FROM WALL BEHIND THE WATER CLOSET
- 800mm LONG x 200mm HIGH CENTERED ON THE WALL BEHIND THE WATER CLOSET AND 150mm ABOVE THE TANK
- 850mm AFF x 200mm HIGH FULL LENGTH OF WALL OPPOSITE THE ENTRANCE TO THE SHOWER

GRIND HIGH-POINTS AND SKIM-COAT ALL EXPOSED CONCRETE SURFACES WITH DRYWALL COMPOUND.

MISCELLANEOUS METAL:

- CONTINUOUSLY WELD ALL STEEL COMPONENTS
- FILL AND GRIND ALL STEEL CONNECTIONS SMOOTH
- FINISH ALL EXPOSED STEEL SURFACES WITH PAINT

USE MOISTURE RESISTANT GYPSUM BOARD ON ALL WASHROOM AND HIGH HUMIDITY AREA CEILINGS AND WALLS.

USE GYPSUM TILE BACKER BOARD ON ALL SHOWER WALLS.

FIRE-CAULK PERIMETER OF ALL ACOUSTIC GYPSUM BOARD PARTITIONS.

WHERE OUTLET BOXES ARE INSTALLED BACK TO BACK, PACK CAVITY AROUND BOTH OUTLET BOXES AND SECURE ONE LAYER OF DRYWALL IN THE AIR-SPACE TO THE BACK SIDE OF ONE ROW OF STUDS. EXTEND THESE MEASURES FOR A MINIMUM RADIUS OF 600mm FROM CENTER OF EACH OUTLET BOX. IN ADDITION, PROVIDE PUTTY PADS TO ALL ELECTRICAL BOXES WHERE MORE THAN ONE ELECTRICAL BOX IS INSTALLED IN A SINGLE STUD CAVITY.

SHIM AS REQUIRED TO PLUMB WALLS FOR ALL FURRING CHANNELS. ADJUST OTHER DIMENSION ACCORDINGLY .

WHERE BATHTUBS ABUT A FIRE SEPARATION APPLY AN ADDITIONAL LAYER OF WATER RESISTANT GYPSUM BOARD TO PROVIDE SUBSTRATE FOR FINISHES ABOVE BATHTUB.

TYPICAL SUITE AND CORRIDOR DEMISING WALL ACOUSTIC REQUIREMENTS:

- CONTINUE DEMISING WALL BETWEEN SUITES THROUGH EXTERIOR WALL STUD CAVITY TO INSIDE FACE OF EXTERIOR SHEATHING AND FIRECAULK.
- SUITE SIDE OF CORRIDOR DEMISING WALL GYPSUM TO BE DISCONTINUOUS AT JUNCTION WITH SUITE DEMISING WALL
- STAGGER GYPSUM LAYERS AT JOINTS

ACCESS LADDERS MUST CONFORM TO THE REQUIREMENTS OF ENGINEERING DATA SHEET 2-04, ISSUED BY THE MINISTRY OF LABOUR.

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KEY PLAN / PLAN CLÉ :

CLIENT :

KARNAK DEVELOPMENTS

revision	description	date
1.5	ISSUED FOR 66 %	24-07-12
1.4	ISSUED FOR SPA	24-06-05
1.3	ISSUED FOR SPA	24-02-15
1.1	ISSUED FOR 33%	23-07-19
1.0	ISSUED FOR FEASIBILITY	23-06-02

PROJECT NAME / NOM DU PROJET :

193 Norice

193 Norice St, Nepean, ON K2G 2Y5

DRAWING NAME / NOM DU DESSIN :

GENERAL CROSS SECTIONS

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**23058**
DATE :	**23/06/05**
DRAWN BY / DESSINÉ PAR :	**SB**
REVIEWED BY / VÉRIFIÉ PAR :	**LG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**2**

DWG NO. / NO. DESSIN :

A300

REVISION NO. / NO. DE RÉVISION : 1.5

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