

HALF MOON BAY SOUTH PHASE 7

ELEVATION D (TN)

The Boxwood End II, The Willow II,
The Indigo II, The Aster II,
2025

DRAWING LIST

TN - A0.00	COVER SHEET
TN - A0.01	AREA CALCULATIONS
TN - A0.02	AREA CALCULATIONS
TN - A0.03	AREA CALCULATIONS
TN - A0.04	PROJ AREA CALCULATIONS
TN - A0.05	LIMITING DISTANCE
TN - A0.06	LIMITING DISTANCE - UPG
TN - A0.07	EEDS CALCULATION
TN - A0.08	EEDS CALCULATION-UPG
TN - A0.09	FIRE SEPERATION PLAN
TN - A0.10	FIRE SEPERATION PLAN
TN - A1.00	BASEMENT PLAN
TN - A1.01	BASEMENT PLAN
TN - A1.10	GROUND FLOOR PLAN
TN - A1.11	GROUND FLOOR PLAN
TN - A1.20	SECOND FLOOR PLAN
TN - A1.21	SECOND FLOOR PLAN
TN - A1.30	THIRD FLOOR PLAN
TN - A1.31	THIRD FLOOR PLAN
TN - A1.40	ROOF PLAN
TN - A2.00	FRONT ELEVATION
TN - A2.10	LEFT ELEVATION
TN - A2.11	LEFT ELEVATION - UPG
TN - A2.20	REAR ELEVATION
TN - A2.30	RIGHT ELEVATION
TN - A2.31	RIGHT ELEVATION - UPG
TN - A3.00	BUILDING SECTIONS
TN - A4.00	PRE-PLANNED OPTIONS
TN - A4.10	PRE-PLANNED OPTIONS



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01	ISSUED FOR COORDINATION	2025/11/07

COVER SHEET

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36"
SCALE
ISSUE DATE 2025/11/07

PAGE A0.00

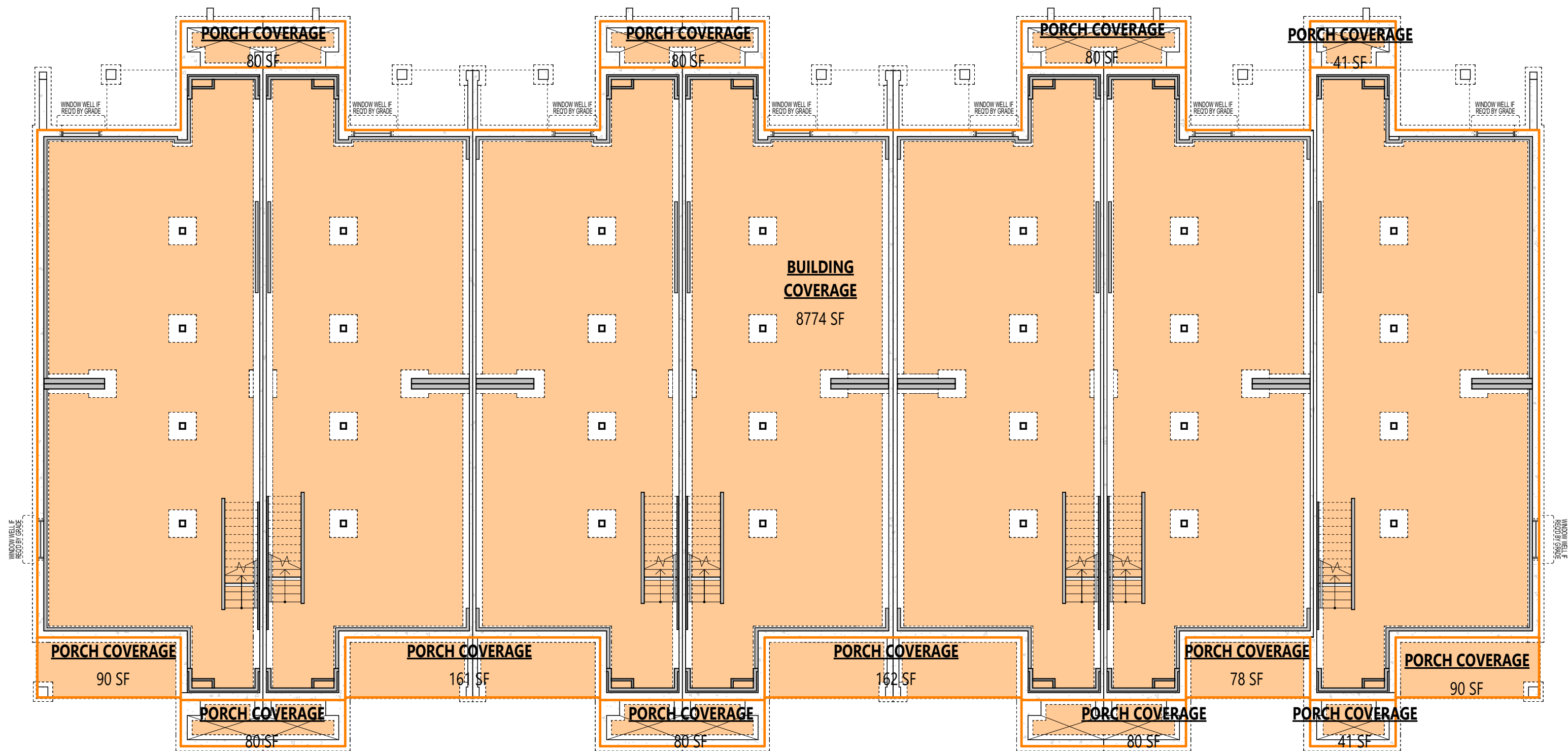


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VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
REQUIRED TO ACCOMPLISH THE WORK. REPORT
ANY DISCREPANCIES WITH THE CONTRACT
DOCUMENTS TO THE ARCHITECT BEFORE
COMMENCING WORK. POSITIONS OF EXPOSED OR
FINISHED MECHANICAL ELECTRICAL DEVICES,
FITTINGS, AND FIXTURES SHALL BE SHOWN ON
MECHANICAL DRAWINGS. THE LOCATIONS
SHOWN ON THE ARCHITECTURAL DRAWINGS
GOVERN OVER THE MECHANICAL AND ELECTRICAL
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THEM. ALL CONTRACTORS OR SUBCONTRACTORS
SHALL BE RESPONSIBLE FOR VERIFYING AND
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THE WORK REPRESENTED BY THESE PLANS.

[illegible]

SHEET SIZE 24"x36"
SCALE 1" = 10'-0"
ISSUE DATE 2025/11/07



BUILDING COVERAGE	8774 SF	815.14 m ²
PORCH COVERAGE	1144 SF	106.29 m ²
TOTAL	9918 SF	921.43 m ²

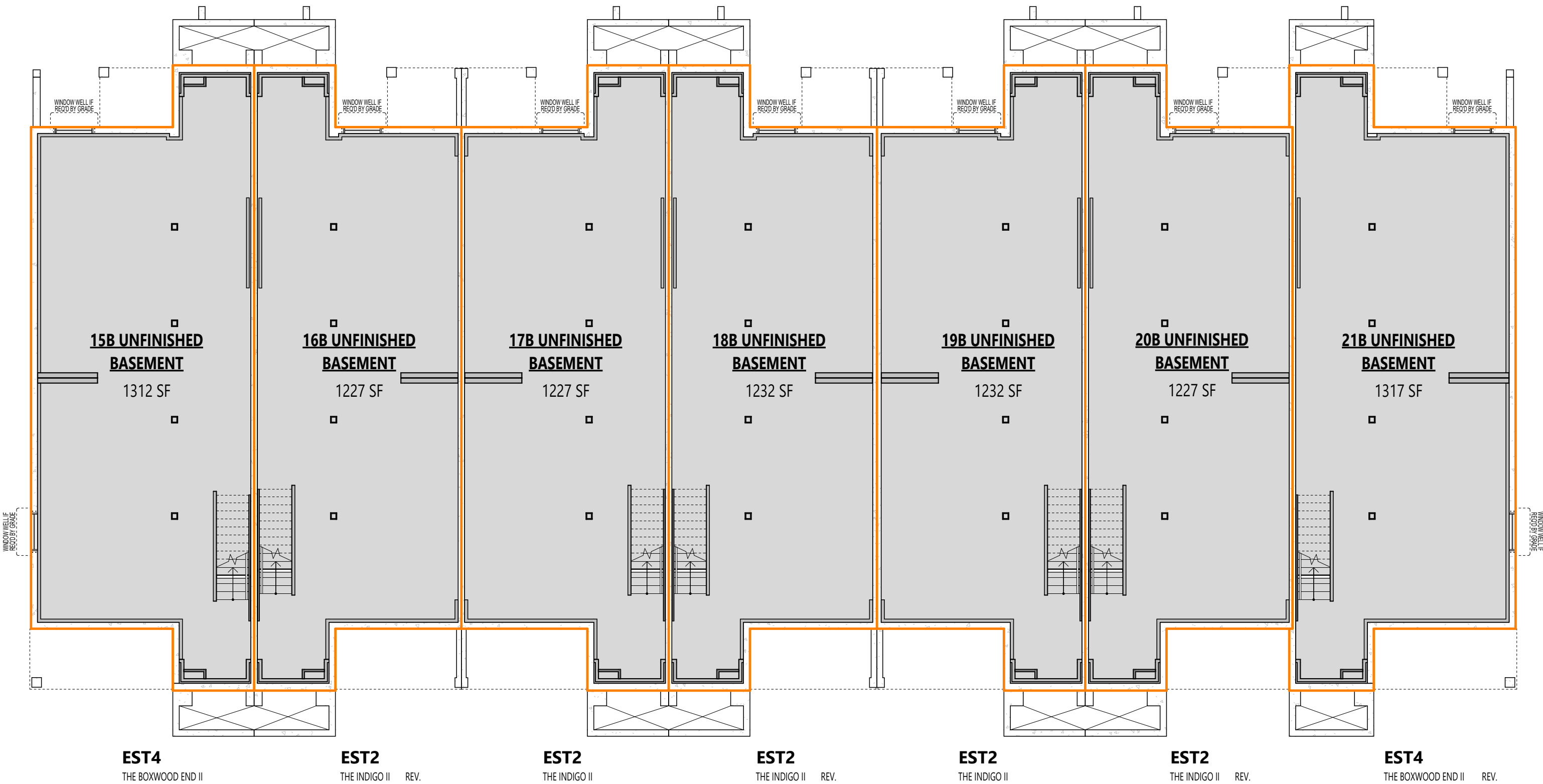
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AREA CALCULATIONS

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

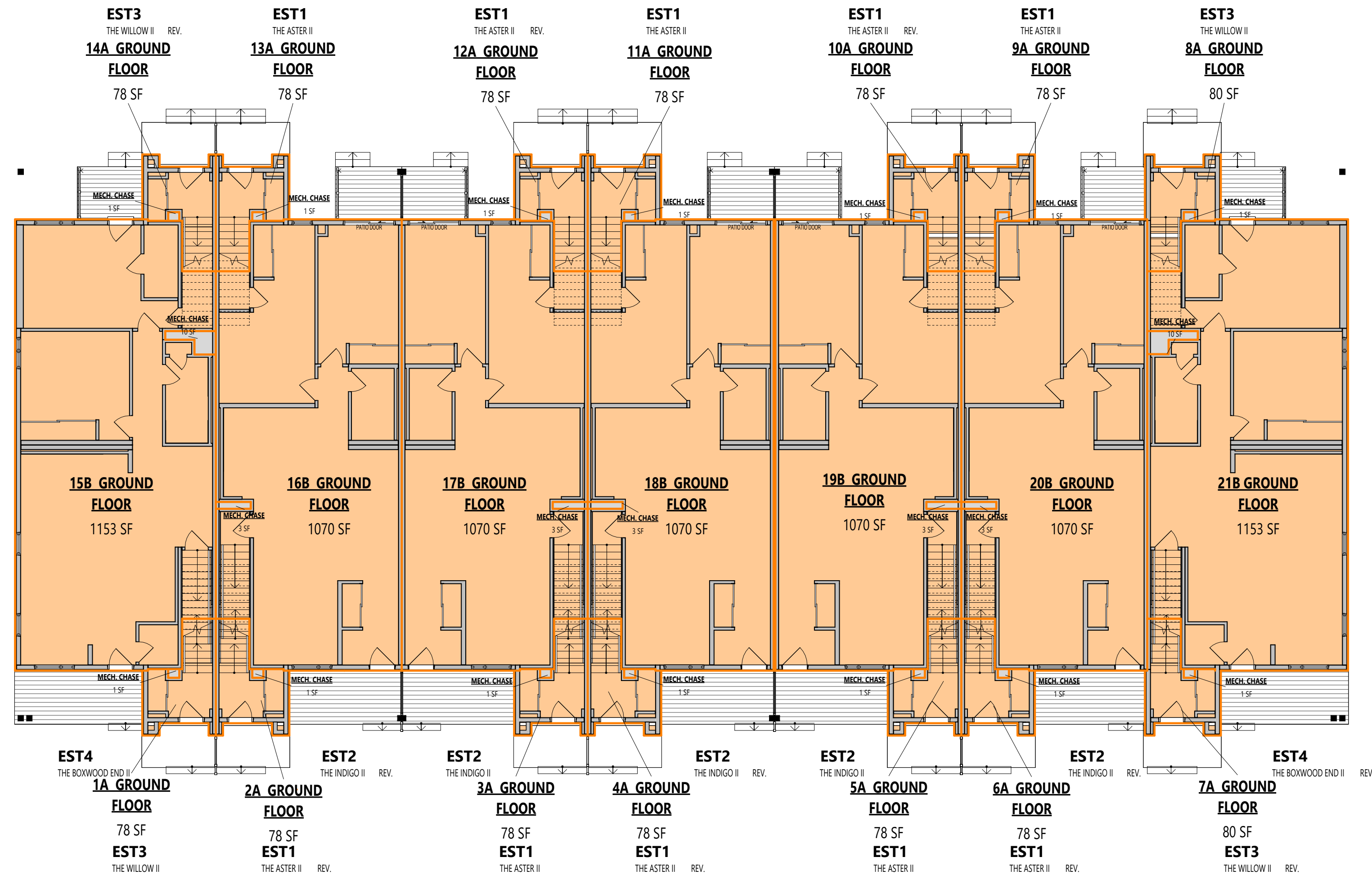
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CITY PLAN NO.	CITY FILE NO.



BASEMENT AREA CALCULATIONS

15B UNFINISHED BASEMENT	1312 SF	121.91 m ²
16B UNFINISHED BASEMENT	1227 SF	113.98 m ²
17B UNFINISHED BASEMENT	1227 SF	113.98 m ²
18B UNFINISHED BASEMENT	1232 SF	114.48 m ²
19B UNFINISHED BASEMENT	1232 SF	114.48 m ²
20B UNFINISHED BASEMENT	1227 SF	113.98 m ²
21B UNFINISHED BASEMENT	1317 SF	122.31 m ²
TOTAL	8714 SF	815.13 m ²

BASEMENT



GROUND FLOOR GFA CALCULATIONS

1A GROUND FLOOR	78 SF	7.29 m ²
2A GROUND FLOOR	78 SF	7.29 m ²
3A GROUND FLOOR	78 SF	7.29 m ²
4A GROUND FLOOR	78 SF	7.29 m ²
5A GROUND FLOOR	78 SF	7.29 m ²
6A GROUND FLOOR	78 SF	7.29 m ²
7A GROUND FLOOR	80 SF	7.48 m ²
8A GROUND FLOOR	80 SF	7.48 m ²
9A GROUND FLOOR	78 SF	7.29 m ²
10A GROUND FLOOR	78 SF	7.29 m ²
11A GROUND FLOOR	78 SF	7.29 m ²
12A GROUND FLOOR	78 SF	7.29 m ²
13A GROUND FLOOR	78 SF	7.29 m ²
14A GROUND FLOOR	78 SF	7.29 m ²
15B GROUND FLOOR	1153 SF	107.09 m ²
16B GROUND FLOOR	1070 SF	99.44 m ²
17B GROUND FLOOR	1070 SF	99.44 m ²
18B GROUND FLOOR	1070 SF	99.44 m ²
19B GROUND FLOOR	1070 SF	99.44 m ²
20B GROUND FLOOR	1070 SF	99.44 m ²
21B GROUND FLOOR	1153 SF	107.09 m ²
MECH. CHASE	54 SF	5.02 m ²
TOTAL	8813 SF	818.80 m ²

GROUND FLOOR

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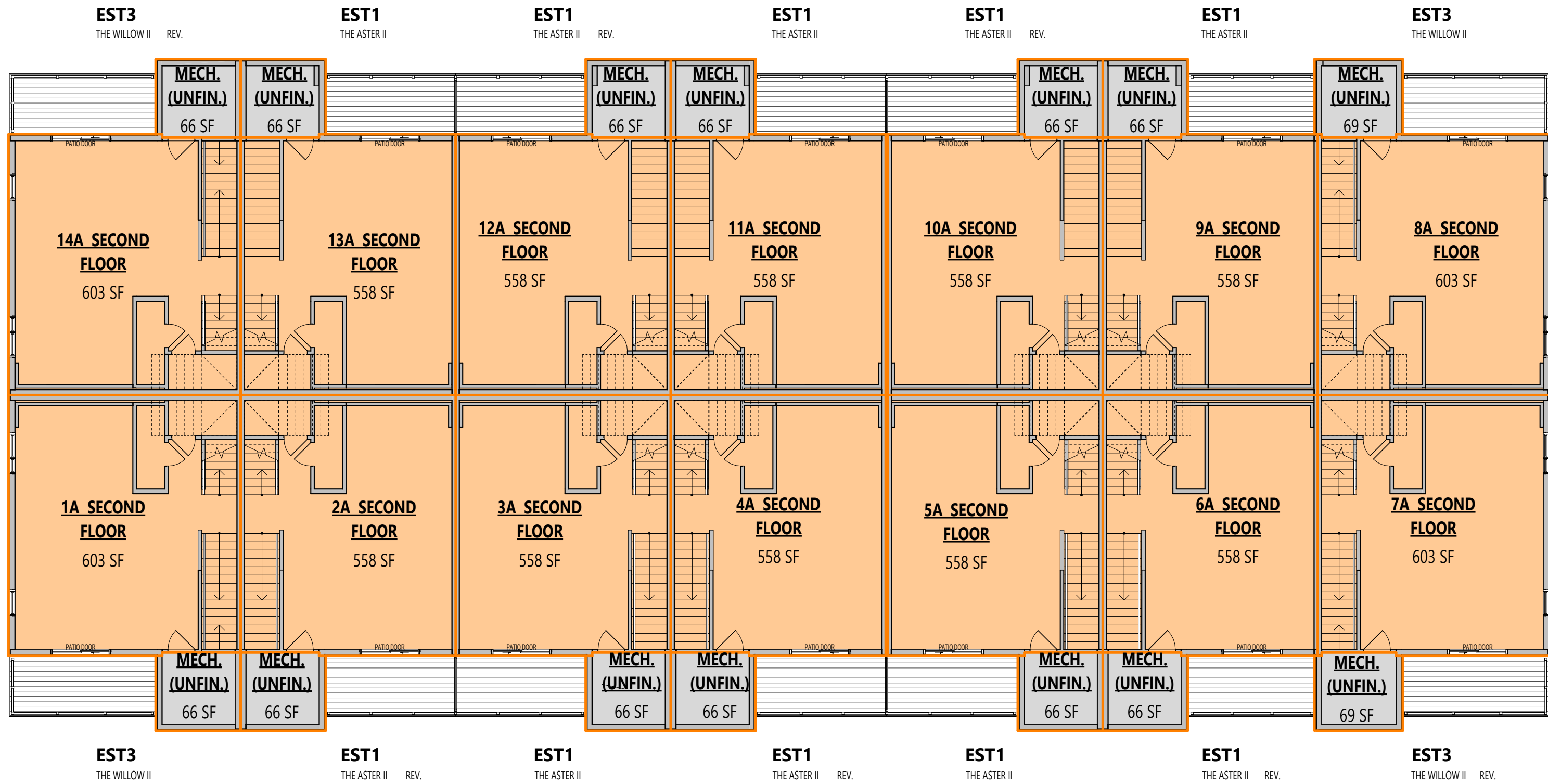
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AREA CALCULATIONS

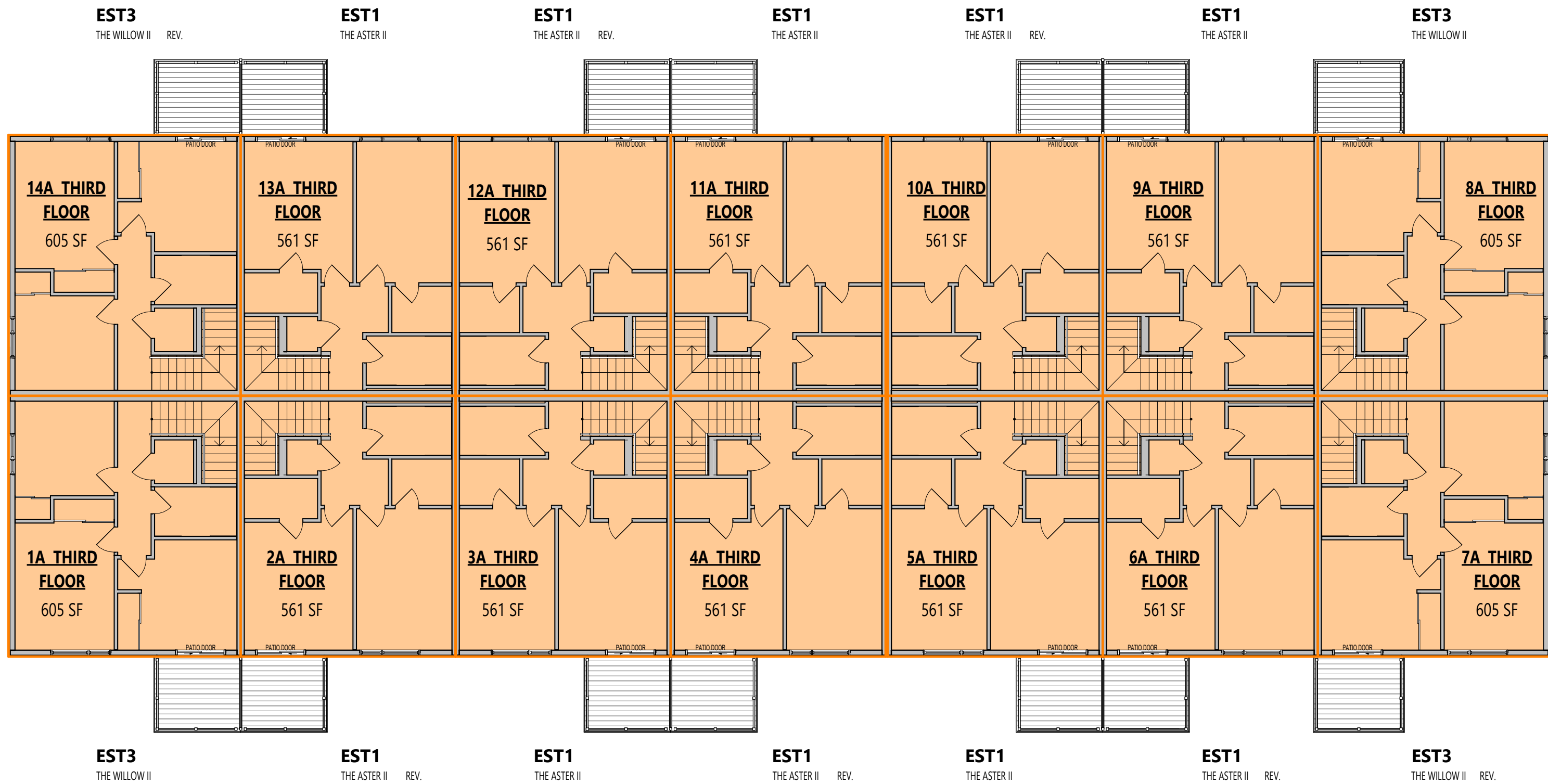
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.



SECOND FLOOR



THIRD FLOOR

SECOND FLOOR GFA CALCULATIONS

1A SECOND FLOOR	603 SF	56.00 m ²
2A SECOND FLOOR	558 SF	51.86 m ²
3A SECOND FLOOR	558 SF	51.86 m ²
4A SECOND FLOOR	558 SF	51.86 m ²
5A SECOND FLOOR	558 SF	51.86 m ²
6A SECOND FLOOR	558 SF	51.86 m ²
7A SECOND FLOOR	603 SF	56.01 m ²
8A SECOND FLOOR	603 SF	56.01 m ²
9A SECOND FLOOR	558 SF	51.86 m ²
10A SECOND FLOOR	558 SF	51.86 m ²
11A SECOND FLOOR	558 SF	51.86 m ²
12A SECOND FLOOR	558 SF	51.86 m ²
13A SECOND FLOOR	558 SF	51.86 m ²
14A SECOND FLOOR	603 SF	56.00 m ²
MECH. (UNFIN.)	933 SF	86.89 m ²
TOTAL	8927 SF	829.32 m ²

GFA CALCULATION

01 Ground Floor	8813 SF	818.80 m ²
02 Second Floor	8927 SF	829.32 m ²
03 Third Floor	8929 SF	745.90 m ²
TOTAL	25770 SF	2394.02 m ²

AREA CALCULATIONS UNIT EST 1
(THE ASTER II)

GROUND FLOOR AREA	78 SF	[7.25 m ²]
SECOND FLOOR AREA	558 SF	[51.84 m ²]
THIRD FLOOR AREA	561 SF	[52.12 m ²]
TOTAL NET AREA	1197 SF	[111.20 m ²]

COVERAGE W/OUT PORCH	629 SF	[58.44 m ²]
COVERAGE W/ PORCH	657 SF	[61.04 m ²]

AREA CALCULATIONS UNIT EST 2
(THE INDIGO II)

GROUND FLOOR AREA	1070 SF	[99.41 m ²]
SECOND FLOOR AREA	0 SF	[0.00 m ²]
THIRD FLOOR AREA	0 SF	[0.00 m ²]
TOTAL NET AREA	1070 SF	[99.41 m ²]

COVERAGE W/OUT PORCH	1074 SF	[99.78 m ²]
COVERAGE W/ PORCH	1155 SF	[107.30 m ²]

AREA CALCULATIONS UNIT EST 3
(THE WILLOW II)

GROUND FLOOR AREA	78 SF	[7.25 m ²]
SECOND FLOOR AREA	603 SF	[56.02 m ²]
THIRD FLOOR AREA	605 SF	[56.21 m ²]
TOTAL NET AREA	1286 SF	[119.47 m ²]

COVERAGE W/OUT PORCH	674 SF	[62.62 m ²]
COVERAGE W/ PORCH	702 SF	[65.22 m ²]

AREA CALCULATIONS UNIT EST 4
(THE BOXWOOD END II)

GROUND FLOOR AREA	1153 SF	[107.12 m ²]
SECOND FLOOR AREA	0 SF	[0.00 m ²]
THIRD FLOOR AREA	0 SF	[0.00 m ²]
TOTAL NET AREA	1153 SF	[107.12 m ²]

COVERAGE W/OUT PORCH	1163 SF	[108.05 m ²]
COVERAGE W/ PORCH	1255 SF	[116.59 m ²]

THIRD FLOOR GFA CALCULATIONS

1A THIRD FLOOR	605 SF	56.24 m ²
2A THIRD FLOOR	561 SF	52.10 m ²
3A THIRD FLOOR	561 SF	52.10 m ²
4A THIRD FLOOR	561 SF	52.10 m ²
5A THIRD FLOOR	561 SF	52.10 m ²
6A THIRD FLOOR	561 SF	52.10 m ²
7A THIRD FLOOR	605 SF	56.24 m ²
8A THIRD FLOOR	605 SF	56.24 m ²
9A THIRD FLOOR	561 SF	52.10 m ²
10A THIRD FLOOR	561 SF	52.10 m ²
11A THIRD FLOOR	561 SF	52.10 m ²
12A THIRD FLOOR	561 SF	52.10 m ²
13A THIRD FLOOR	561 SF	52.10 m ²
14A THIRD FLOOR	605 SF	56.24 m ²
TOTAL	8029 SF	745.95 m ²



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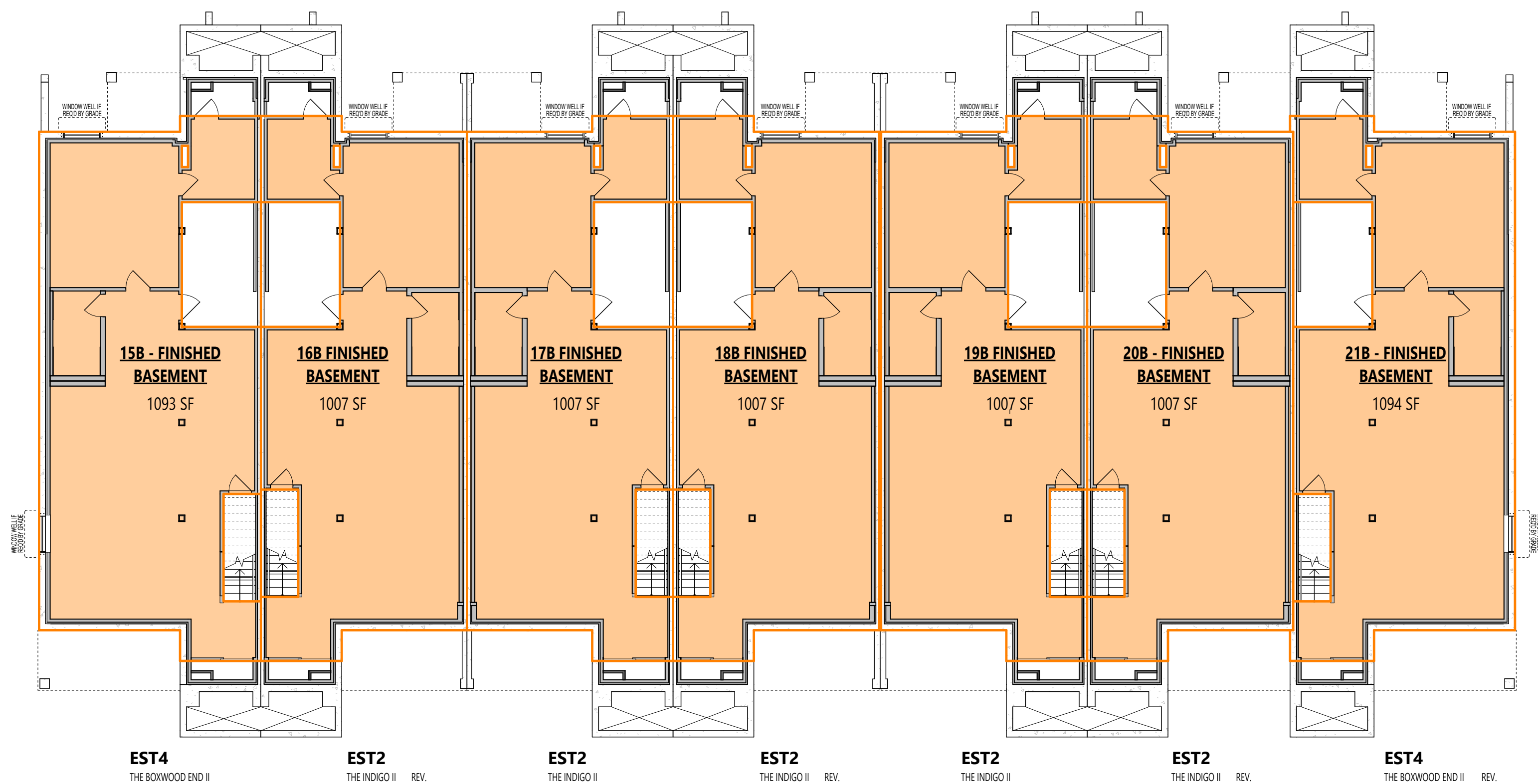
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PPOs AREA CALCULATIONS

HALF MOON BAY SOUTH PH7

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LIMITING DISTANCE

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

SHEET SIZE 24"x36"
SCALE 1/8" = 1'-0"
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PAGE A0.05



FRONT ELEVATION

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

8A LIMITING DISTANCE CALCULATIONS		9A LIMITING DISTANCE CALCULATIONS		10A LIMITING DISTANCE CALCULATIONS		11A LIMITING DISTANCE CALCULATIONS		12A LIMITING DISTANCE CALCULATIONS		13A LIMITING DISTANCE CALCULATIONS		14A LIMITING DISTANCE CALCULATIONS		7A LIMITING DISTANCE CALCULATIONS		21B LIMITING DISTANCE CALCULATIONS		8A LIMITING DISTANCE CALCULATIONS											
LIMITING DISTANCE	25.8M	LIMITING DISTANCE	25.8M	LIMITING DISTANCE	25.8M	LIMITING DISTANCE	25.8M	LIMITING DISTANCE	25.8M	LIMITING DISTANCE	25.8M	LIMITING DISTANCE	25.8M	LIMITING DISTANCE	2.525M	LIMITING DISTANCE	2.525M	LIMITING DISTANCE	2.525M										
UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	14%	UNPROTECTED OPENINGS PERMITTED %	14%	UNPROTECTED OPENINGS PERMITTED %	14%										
WALL AREA	543.30 sqft [50.47 m2]	WALL AREA	500.79 sqft [46.52 m2]	WALL AREA	503.89 sqft [46.81 m2]	WALL AREA	500.79 sqft [46.52 m2]	WALL AREA	503.89 sqft [46.81 m2]	WALL AREA	503.89 sqft [46.81 m2]	WALL AREA	537.47 sqft [49.93 m2]	WALL AREA	665.79 sqft [61.85 m2]	WALL AREA	584.71 sqft [54.32 m2]	WALL AREA	673.82 sqft [62.60 m2]										
OPENINGS ALLOWED	543.30 sqft [50.47 m2]	OPENINGS ALLOWED	500.79 sqft [46.52 m2]	OPENINGS ALLOWED	503.89 sqft [46.81 m2]	OPENINGS ALLOWED	500.79 sqft [46.52 m2]	OPENINGS ALLOWED	503.89 sqft [46.81 m2]	OPENINGS ALLOWED	503.89 sqft [46.81 m2]	OPENINGS ALLOWED	537.47 sqft [49.93 m2]	OPENINGS ALLOWED	93.21 sqft [8.66 m2]	OPENINGS ALLOWED	81.86 sqft [7.60 m2]	OPENINGS ALLOWED	94.33 sqft [8.76 m2]										
OPENINGS PROVIDED	122.17 sqft [11.35 m2]	OPENINGS PROVIDED	122.17 sqft [11.35 m2]	OPENINGS PROVIDED	122.17 sqft [11.35 m2]	OPENINGS PROVIDED	122.17 sqft [11.35 m2]	OPENINGS PROVIDED	122.17 sqft [11.35 m2]	OPENINGS PROVIDED	122.17 sqft [11.35 m2]	OPENINGS PROVIDED	122.17 sqft [11.35 m2]	OPENINGS PROVIDED	42.22 sqft [3.92 m2]	OPENINGS PROVIDED	42.22 sqft [3.92 m2]	OPENINGS PROVIDED	43.40 sqft [4.03 m2]										
OPENINGS BALANCE	421.13 sqft [39.12 m2]	OPENINGS BALANCE	378.62 sqft [35.17 m2]	OPENINGS BALANCE	381.72 sqft [35.46 m2]	OPENINGS BALANCE	378.62 sqft [35.17 m2]	OPENINGS BALANCE	381.72 sqft [35.46 m2]	OPENINGS BALANCE	381.72 sqft [35.46 m2]	OPENINGS BALANCE	415.30 sqft [38.58 m2]	OPENINGS BALANCE	49.81 sqft [4.63 m2]	OPENINGS BALANCE	39.64 sqft [3.68 m2]	OPENINGS BALANCE	50.93 sqft [4.73 m2]										
21B LIMITING DISTANCE CALCULATIONS		20B LIMITING DISTANCE CALCULATIONS		19B LIMITING DISTANCE CALCULATIONS		18B LIMITING DISTANCE CALCULATIONS		17B LIMITING DISTANCE CALCULATIONS		16B LIMITING DISTANCE CALCULATIONS		15B LIMITING DISTANCE CALCULATIONS		LIMITING DISTANCE CALCULATION NOTES															
LIMITING DISTANCE	28.2M	LIMITING DISTANCE	28.2M	LIMITING DISTANCE	28.2M	LIMITING DISTANCE	28.2M	LIMITING DISTANCE	28.2M	LIMITING DISTANCE	28.2M	LIMITING DISTANCE	28.2M	ALL CALCULATION BASED ON STANDARD GRADING CONDITION. WALL AREA VARIES WITH GRADING.															
UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%	UNPROTECTED OPENINGS PERMITTED %	100%																
WALL AREA	186.65 sqft [17.34 m2]	WALL AREA	163.29 sqft [15.17 m2]	WALL AREA	166.42 sqft [15.46 m2]	WALL AREA	163.29 sqft [15.17 m2]	WALL AREA	166.42 sqft [15.46 m2]	WALL AREA	166.42 sqft [15.46 m2]	WALL AREA	186.15 sqft [17.29 m2]	LIMITING DISTANCE CALCULATION BASED ON MINIMUM LIMITING DISTANCE IN ALL CASES. REFER TO BLOCK PLAN OR SITE PLAN.															
OPENINGS ALLOWED	186.65 sqft [17.34 m2]	OPENINGS ALLOWED	163.29 sqft [15.17 m2]	OPENINGS ALLOWED	166.42 sqft [15.46 m2]	OPENINGS ALLOWED	163.29 sqft [15.17 m2]	OPENINGS ALLOWED	166.42 sqft [15.46 m2]	OPENINGS ALLOWED	166.42 sqft [15.46 m2]	OPENINGS ALLOWED	186.15 sqft [17.29 m2]																
OPENINGS PROVIDED	43.35 sqft [4.03 m2]	OPENINGS PROVIDED	57.03 sqft [5.30 m2]	OPENINGS PROVIDED	56.96 sqft [5.29 m2]	OPENINGS PROVIDED	57.03 sqft [5.30 m2]	OPENINGS PROVIDED	56.96 sqft [5.29 m2]	OPENINGS PROVIDED	56.96 sqft [5.29 m2]	OPENINGS PROVIDED	43.35 sqft [4.03 m2]	OBC TABLE 9.10.14.4.															
OPENINGS BALANCE	143.30 sqft [13.31 m2]	OPENINGS BALANCE	106.26 sqft [9.87 m2]	OPENINGS BALANCE	109.46 sqft [10.17 m2]	OPENINGS BALANCE	106.26 sqft [9.87 m2]	OPENINGS BALANCE	109.46 sqft [10.17 m2]	OPENINGS BALANCE	109.46 sqft [10.17 m2]	OPENINGS BALANCE	142.80 sqft [13.27 m2]																
														EXPOSING BUILDING FACE (EBF) (m2)						LIMITING DISTANCE (m)									
														2.0		2.5		4.0		4.5		6.0		6.9		8.0			
														50		10%		14%		28%		35%		57%		76%		100%	
														65		10%		13%		25%		31%		50%		66%		87%	
														100		9%		11%		18%		22%		34%		44%		56%	

LIMITING DISTANCE CALCULATION NOTES

ALL CALCULATION BASED ON STANDARD GRADING CONDITION. WALL AREA VARIES WITH GRADING.

LIMITING DISTANCE CALCULATION BASED ON MINIMUM LIMITING DISTANCE IN ALL CASES, REFER TO BLOCK PLAN OR SITE PLAN.

AS PER OBC TABLE 9.10.14.4. AND USING INTERPOLATION TO GET THE MAX.
AREA OF UNPROTECTED OPENINGS (SEE TABLE BESIDE)

OBC TABLE 9.10.14.4.

EXPOSING BUILDING FACE (EBF) (m2)	LIMITING DISTANCE (m)						
	2.0	2.5	4.0	4.5	6.0	6.9	8.0
50	10%	14%	28%	35%	57%	76%	100%
65	10%	13%	25%	31%	50%	66%	87%
100	9%	11%	18%	22%	34%	44%	56%

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LIMITING
DISTANCE - UPG

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
---------------	---------------

SHEET SIZE 24"x36"
SCALE 1/8" = 1'-0"
ISSUE DATE 2025/11/07



LEFT ELEVATION - UPG

14A UPG
LIMITING DISTANCE
CALCULATIONS

LIMITING DISTANCE	2.525M	LIMITING DISTANCE	2.525M	LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%	UNPROTECTED OPENINGS PERMITTED %	14%	UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	673.82 sqft [62.60 m2]	WALL AREA	584.71 sqft [54.32 m2]	WALL AREA	665.79 sqft [61.85 m2]
OPENINGS ALLOWED	94.33 sqft [8.76 m2]	OPENINGS ALLOWED	81.86 sqft [7.60 m2]	OPENINGS ALLOWED	93.21 sqft [8.66 m2]
OPENINGS PROVIDED	66.57 sqft [6.18 m2]	OPENINGS PROVIDED	44.43 sqft [4.13 m2]	OPENINGS PROVIDED	66.57 sqft [6.18 m2]
OPENINGS BALANCE	27.76 sqft [2.58 m2]	OPENINGS BALANCE	37.43 sqft [3.48 m2]	OPENINGS BALANCE	26.64 sqft [2.47 m2]

LIMITING DISTANCE CALCULATION NOTES

ALL CALCULATION BASED ON STANDARD GRADING CONDITION. WALL AREA VARIES WITH GRADING.

LIMITING DISTANCE CALCULATION BASED ON MINIMUM LIMITING DISTANCE IN ALL CASES, REFER TO BLOCK PLAN OR SITE PLAN.

AS PER OBC TABLE 9.10.14.4. AND USING INTERPOLATION TO GET THE MAX. AREA OF UNPROTECTED OPENINGS (SEE TABLE BESIDE)

OBC TABLE 9.10.14.4.

EXPOSING BUILDING FACE (EBF) (m2)	LIMITING DISTANCE (m)					
	2.0	2.5	4.0	4.5	6.0	6.9
50	10%	14%	28%	33%	57%	70%
65	10%	13%	25%	31%	50%	66%
100	9%	11%	18%	22%	34%	44%



RIGHT ELEVATION - UPG

7A UPG
LIMITING DISTANCE
CALCULATIONS

LIMITING DISTANCE	2.525M	LIMITING DISTANCE	2.525M	LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%	UNPROTECTED OPENINGS PERMITTED %	14%	UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	665.79 sqft [61.85 m2]	WALL AREA	584.71 sqft [54.32 m2]	WALL AREA	673.82 sqft [62.60 m2]
OPENINGS ALLOWED	93.21 sqft [8.66 m2]	OPENINGS ALLOWED	81.86 sqft [7.60 m2]	OPENINGS ALLOWED	94.33 sqft [8.76 m2]
OPENINGS PROVIDED	66.57 sqft [6.18 m2]	OPENINGS PROVIDED	44.43 sqft [4.13 m2]	OPENINGS PROVIDED	66.57 sqft [6.18 m2]
OPENINGS BALANCE	26.64 sqft [2.47 m2]	OPENINGS BALANCE	37.43 sqft [3.48 m2]	OPENINGS BALANCE	27.76 sqft [2.58 m2]

21B UPG
LIMITING DISTANCE
CALCULATIONS

8A UPG
LIMITING DISTANCE
CALCULATIONS



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 VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
 PRIOR TO CONSTRUCTION. CONTRACTOR REPORT
 ANY DISCREPANCIES WITH THE CONTRACT
 DOCUMENTS TO THE ARCHITECT BEFORE
 COMMENCING WORK. POSITIONS OF EXPOSED OR
 FINISHED MECHANICAL OR ELECTRICAL DEVICES,
 FININGS, AND/OR PARTS OF EXISTING STRUCTURE
 IN ARCHITECTURAL DRAWINGS, THE LOCATIONS
 SHOWN ON THE ARCHITECTURAL DRAWINGS
 GOVERN OVER THE MECHANICAL AND ELECTRICAL
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 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING
 CONSTRUCTION UNLESS NOTED BELOW AS "ISSUED
 FOR CONSTRUCTION" ALL WORK TO BE CARRIED
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 THE WORK REPRESENTED BY THESE PLANS.

ISSUED / REVISION CHART

HALF MOON BANGS WITH BUE

CITY PLAN NO.	CITY FILE NO.
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EEDS
CALCULATION-UPG

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.

SHEET SIZE 24"x36"
SCALE 1/8" = 1'-0"
ISSUE DATE 2025/11/07



LEFT ELEVATION - UPG



RIGHT ELEVATION - UPG

14A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2443 SF (226.98 m2)	189 SF (17.53 m2)	7.73%
FRONT	537.47 sqft (49.93 m2)	0.00 sqft (0.00 m2)	
REAR	537.47 sqft (49.93 m2)	122.17 sqft (11.35 m2)	
LEFT	684.14 sqft (63.56 m2)	66.57 sqft (6.18 m2)	
RIGHT	684.14 sqft (63.56 m2)	0.00 sqft (0.00 m2)	

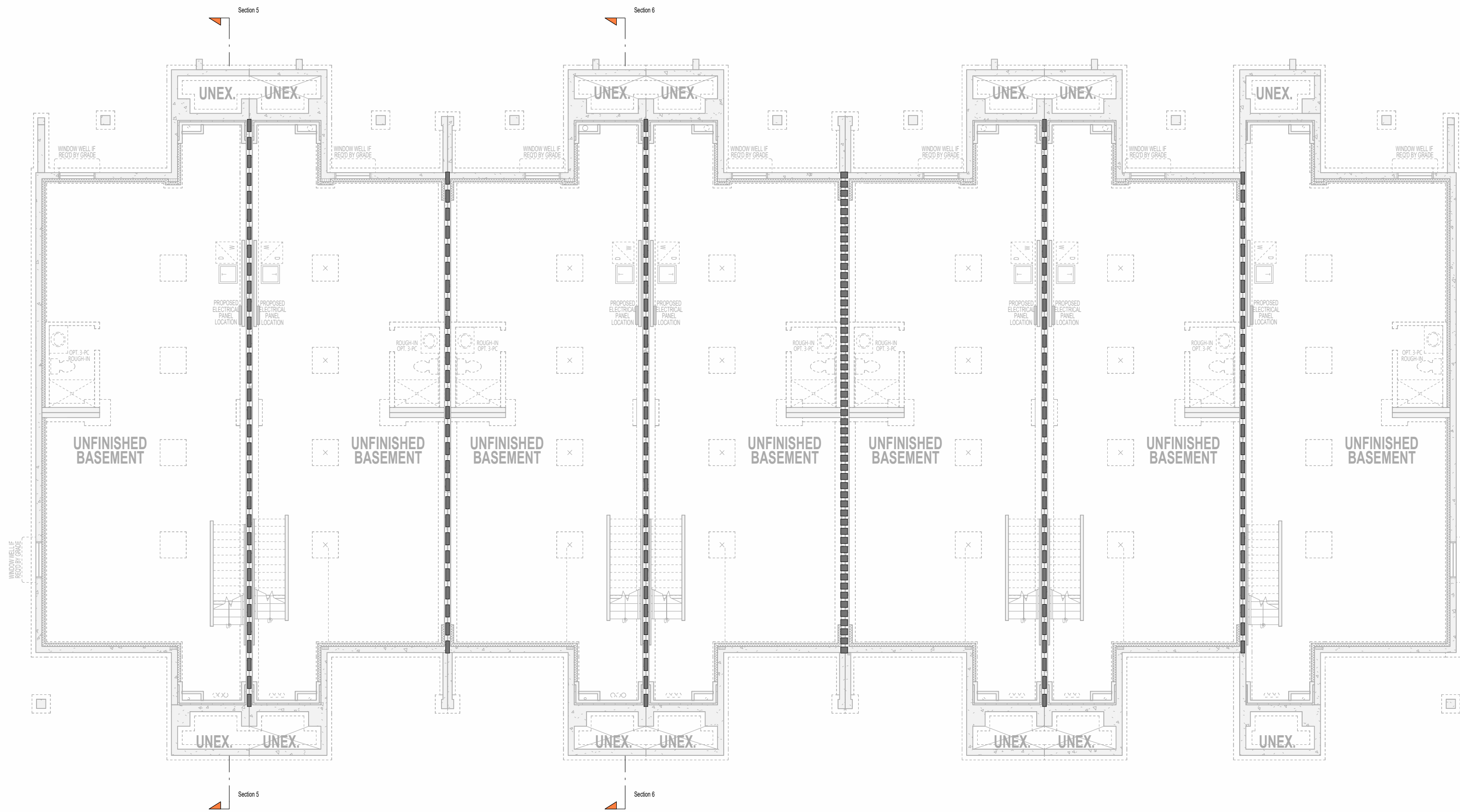
21B UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1526 SF (141.75 m2)	145 SF (13.49 m2)	9.52%
FRONT	170.19 sqft (15.81 m2)	40.74 sqft (3.78 m2)	
REAR	186.15 sqft (17.29 m2)	52.17 sqft (4.85 m2)	
LEFT	584.71 sqft (54.32 m2)	52.28 sqft (4.86 m2)	
RIGHT	584.71 sqft (54.32 m2)	0.00 sqft (0.00 m2)	

1A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2427 SF (225.48 m2)	189 SF (17.53 m2)	7.78%
FRONT	537.47 sqft (49.93 m2)	122.17 sqft (11.35 m2)	
REAR	537.47 sqft (49.93 m2)	0.00 sqft (0.00 m2)	
LEFT	676.05 sqft (62.81 m2)	66.57 sqft (6.18 m2)	
RIGHT	676.05 sqft (62.81 m2)	0.00 sqft (0.00 m2)	

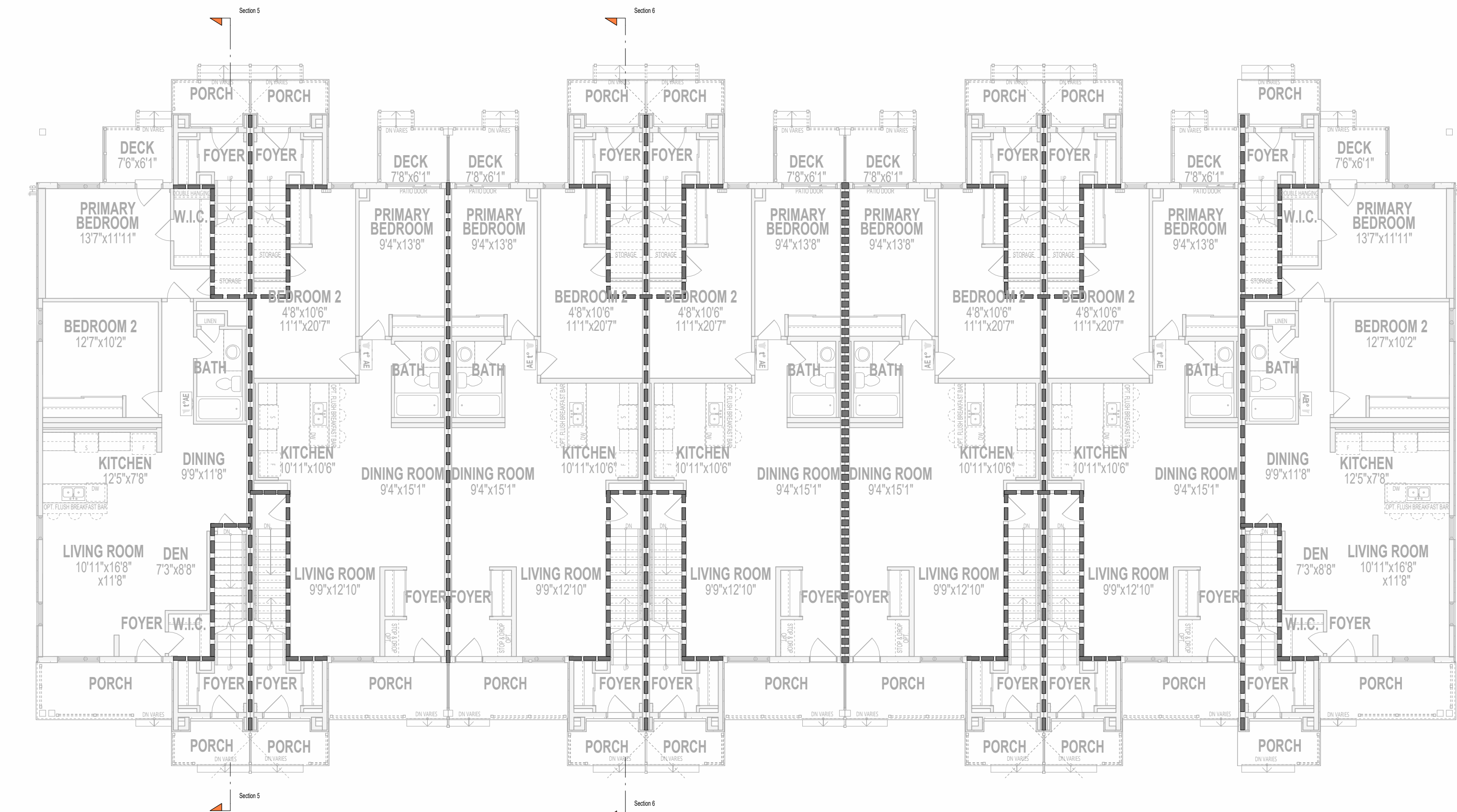
7A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2412 SF (224.11 m2)	189 SF (17.53 m2)	7.82%
FRONT	543.21 sqft (50.47 m2)	122.17 sqft (11.35 m2)	
REAR	537.47 sqft (49.93 m2)	0.00 sqft (0.00 m2)	
LEFT	665.79 sqft (61.85 m2)	0.00 sqft (0.00 m2)	
RIGHT	665.79 sqft (61.85 m2)	66.57 sqft (6.18 m2)	

21B UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1526 SF (141.79 m2)	145 SF (13.49 m2)	9.51%
FRONT	170.19 sqft (15.81 m2)	40.74 sqft (3.78 m2)	
REAR	186.65 sqft (17.34 m2)	52.17 sqft (4.85 m2)	
LEFT	584.71 sqft (54.32 m2)	0.00 sqft (0.00 m2)	
RIGHT	584.71 sqft (54.32 m2)	52.28 sqft (4.86 m2)	

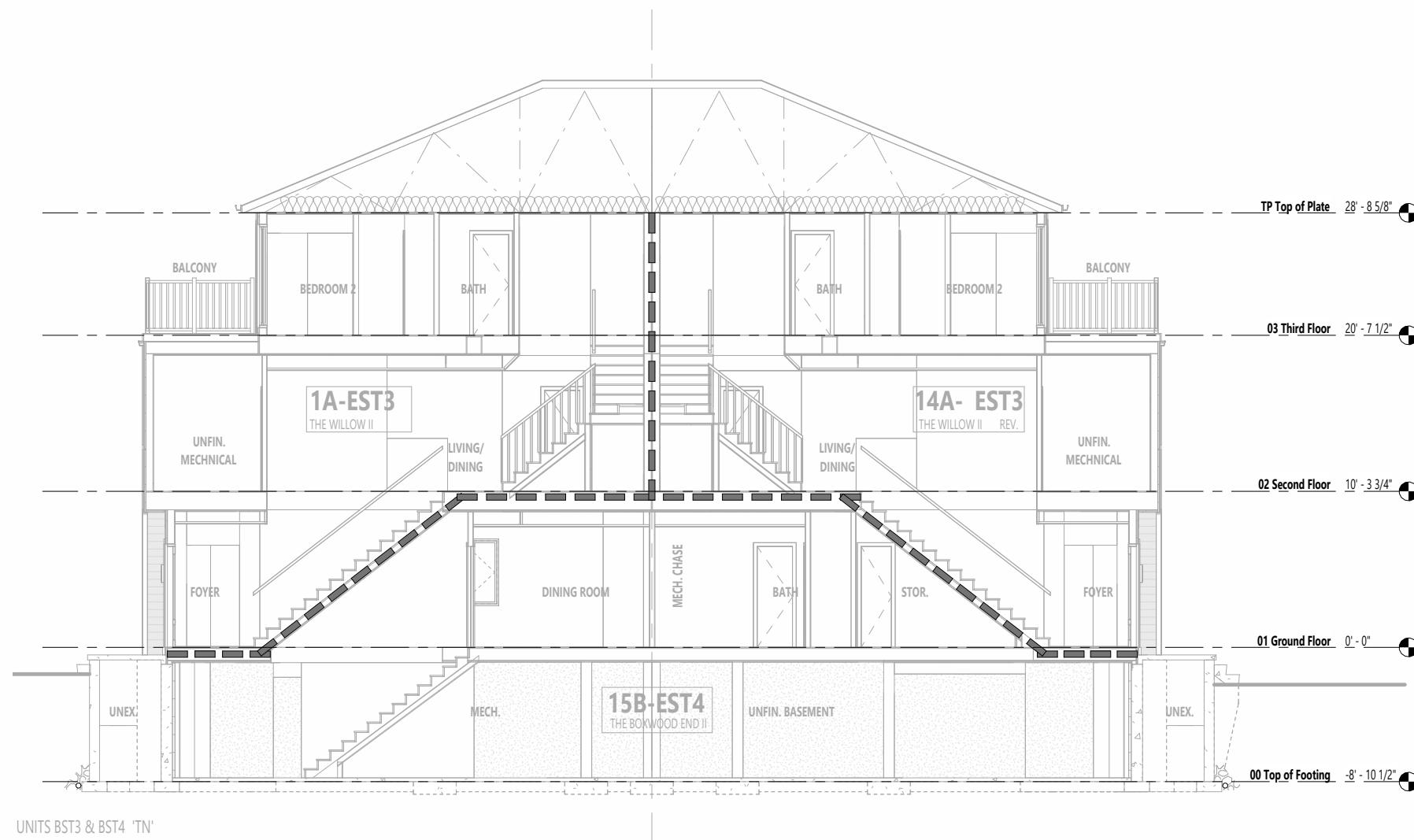
8A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2428 SF (225.61 m2)	189 SF (17.53 m2)	7.77%
FRONT	537.47 sqft (49.93 m2)	0.00 sqft (0.00 m2)	
REAR	543.30 sqft (50.47 m2)	122.17 sqft (11.35 m2)	
LEFT	673.82 sqft (62.60 m2)	0.00 sqft (0.00 m2)	
RIGHT	673.82 sqft (62.60 m2)	66.57 sqft (6.18 m2)	



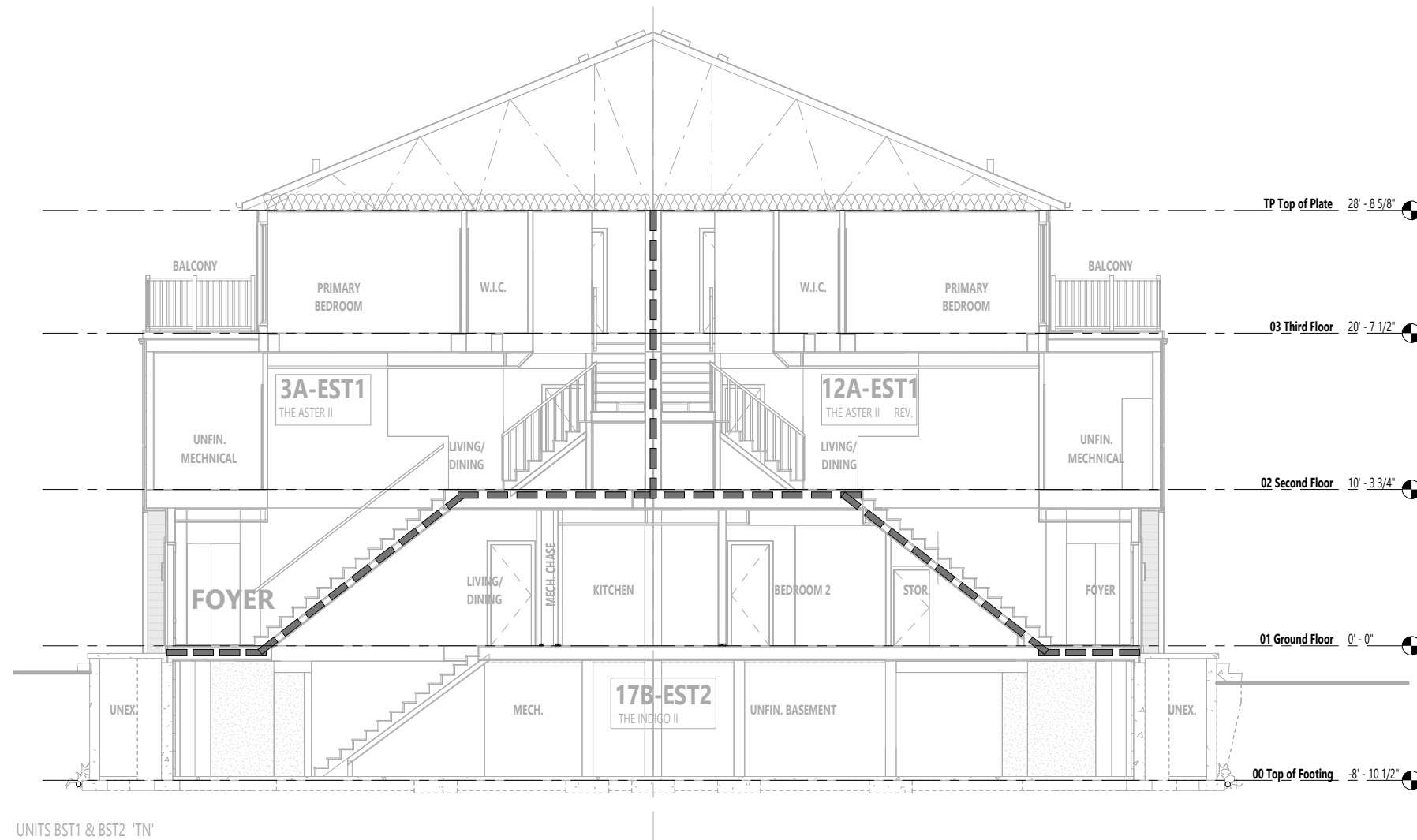
BASEMENT FIRE SEPERATION PLAN



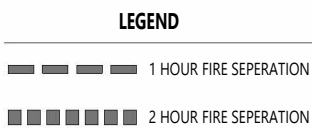
GROUND FLOOR FIRE SEPERATION PLAN



BUILDING SECTION A-A FIRE SEPERATION



BUILDING SECTION B-B FIRE SEPERATION



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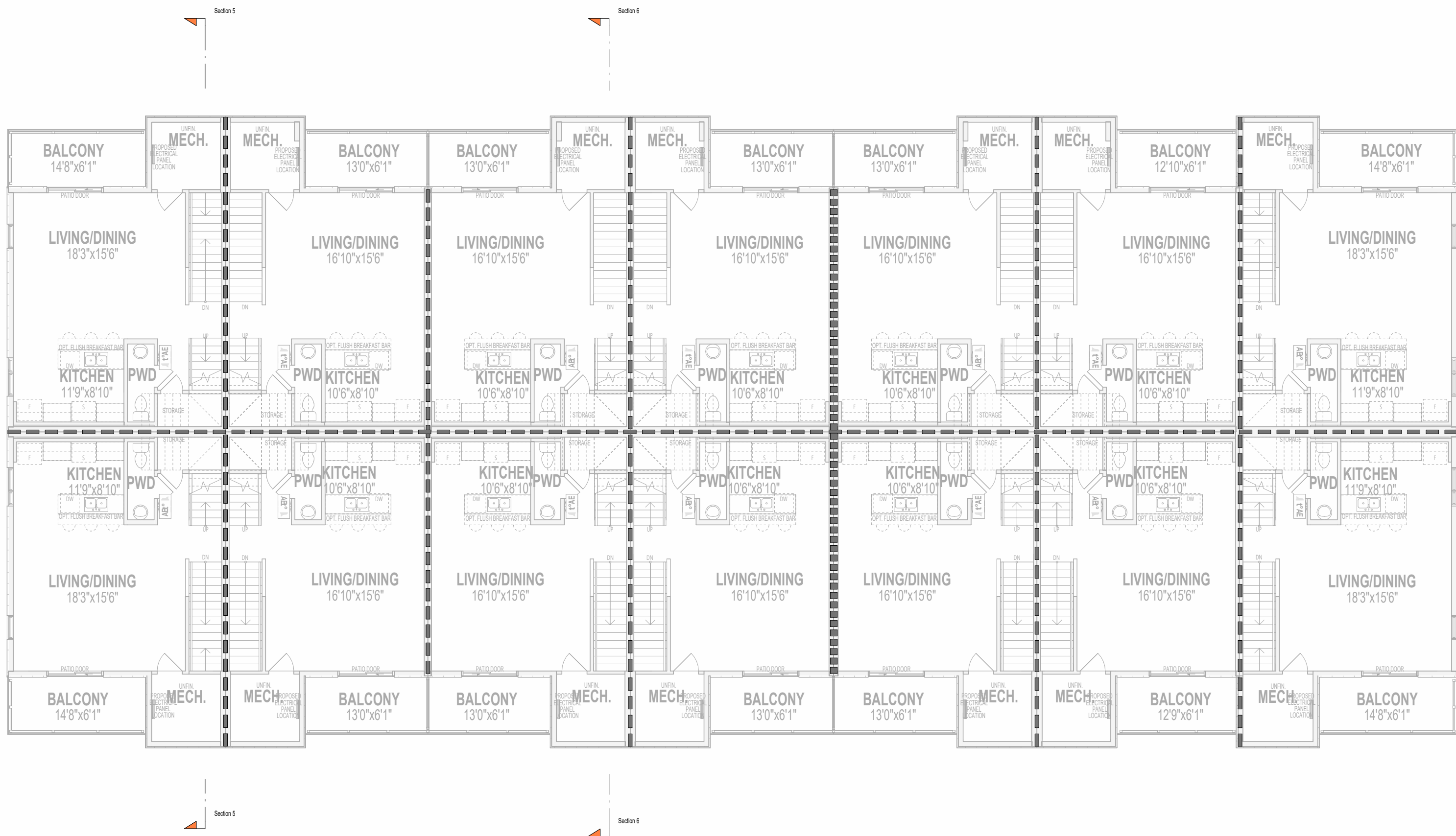
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FIRE SEPERATION PLAN

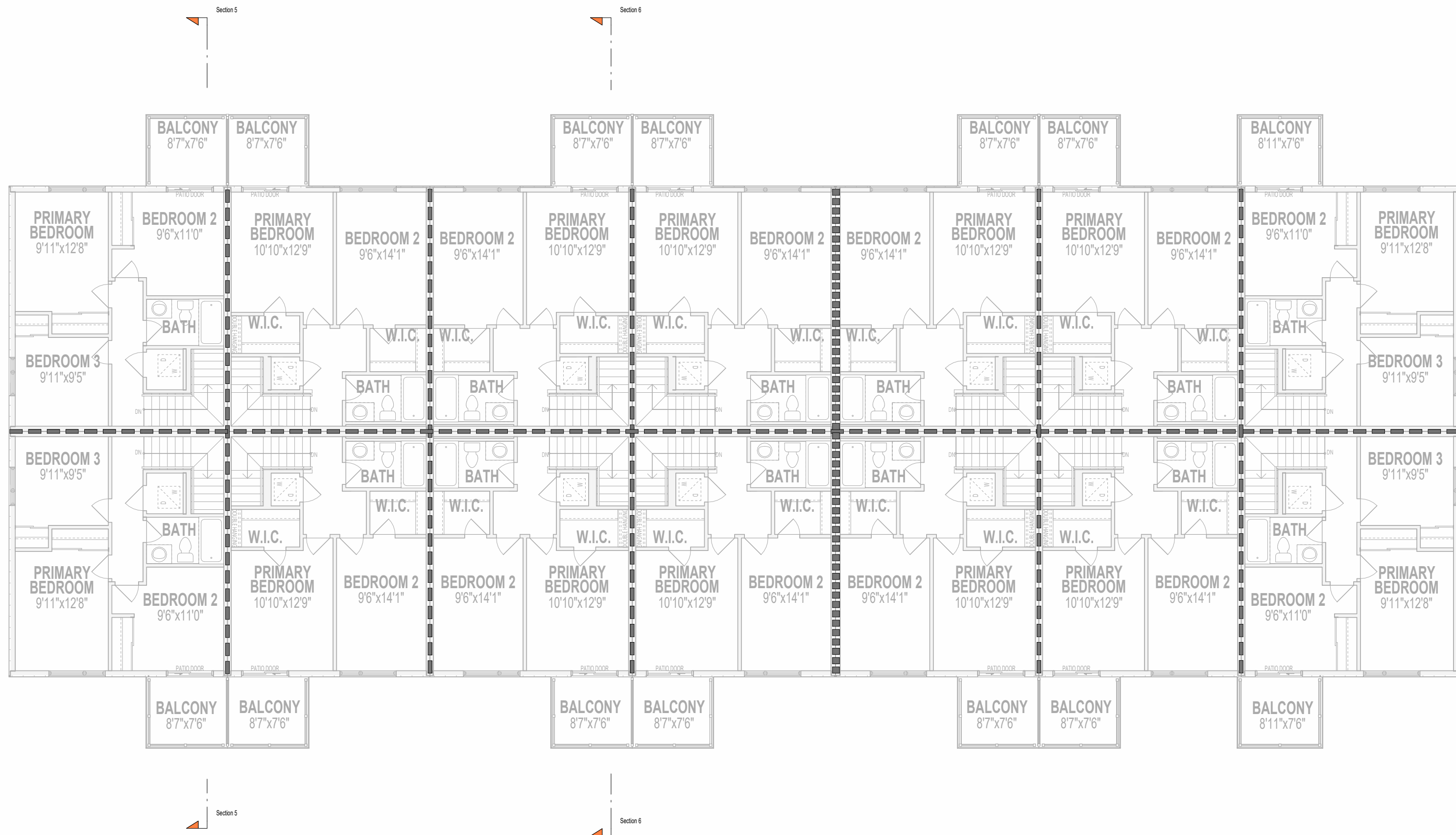
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.



SECOND FLOOR FIRE SEPERATION PLAN



THIRD FLOOR PLAN - FIRE SEPERATION PLAN

LEGEND		
---	---	1 HOUR FIRE SEPERATION
----	----	2 HOUR FIRE SEPERATION



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FIRE SEPERATION PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.
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SCALE 1"=10'-0"	
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BASEMENT PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE: 24"x36"
SCALE: As Indicated
ISSUE DATE: 2025/11/07

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PARAMETERS:
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FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR EXIST. ONLY IF THE MAIN JOIST. SEE HANG CHAINS FOR LOCATION & NUMBER OF HOLES REQUIRED. TYP.

FLOOR FRAMING:
FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSSES. JUST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

FRAMEWORK / SIDING CONSTRUCTION:
15 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MINUTE OR 1 HOUR TYPE 'X' GYPSUM BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50CM AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
(REFER TO S.M.E.C. 81-4-105)

BACK (FLOOR) CONSTRUCTION:
15 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MINUTE OR 1 HOUR TYPE 'X' GYPSUM BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50CM AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS)

HEADER / RIM JOIST LEVEL:
15 MINUTE OR 1 HOUR FIRE RATED @ HEADER
PROVIDE 15 MINUTE OR 1 HOUR TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY S.10.3.3.11 OF THE OBC/2022 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAILED, PROVIDE DPCS TO INSPECTOR ON SITE.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH - CONSTRUCTION DETAILS: DO TO D17

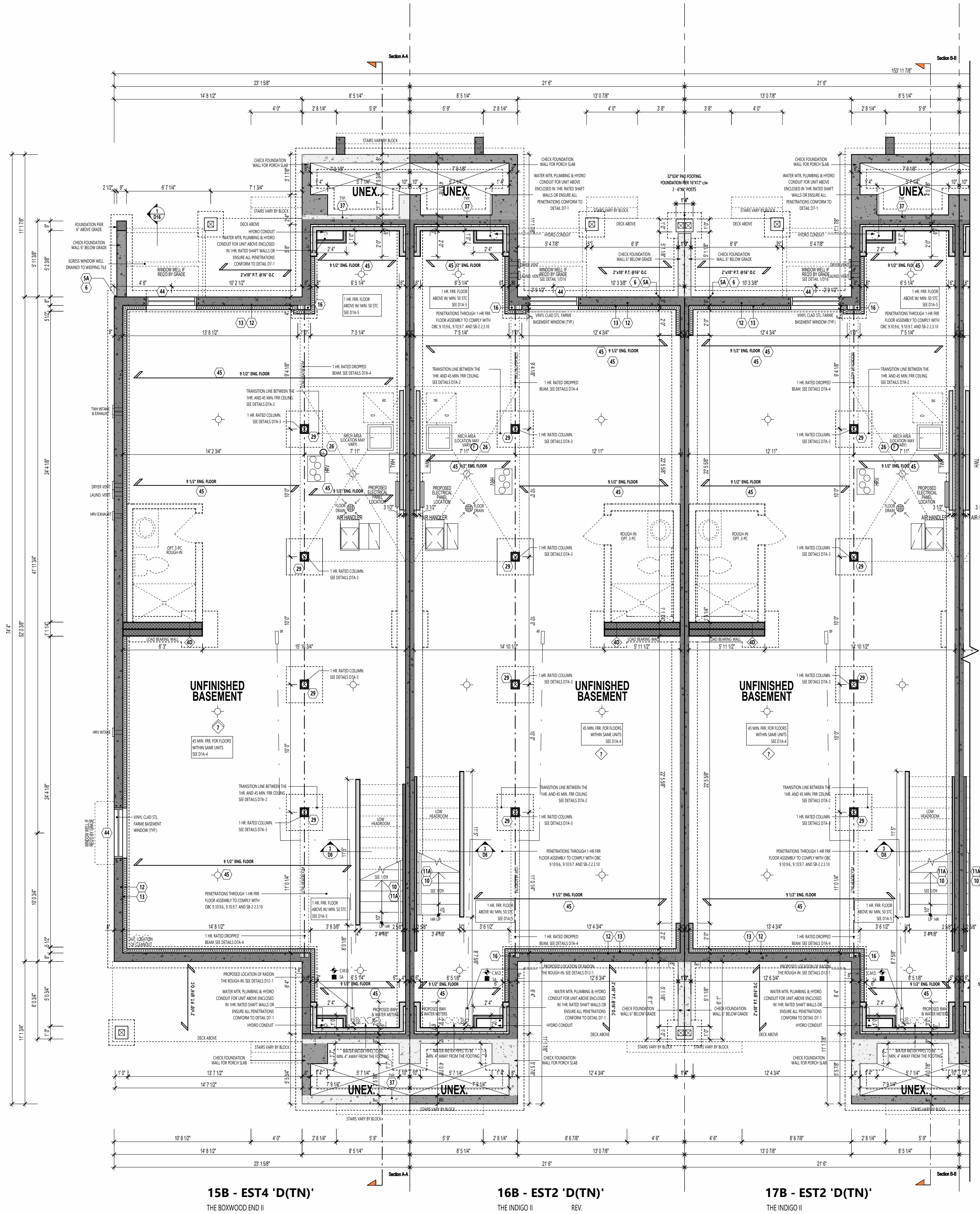
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06

REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, PLANS AND LOCATIONS

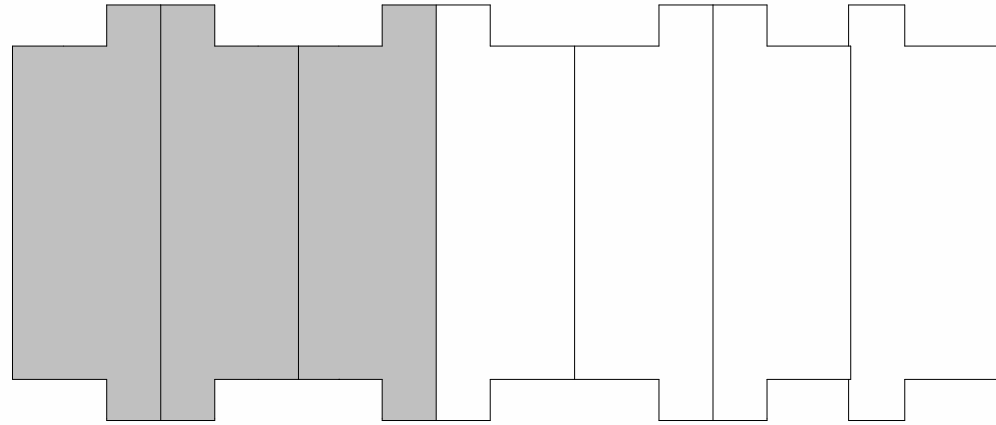
SEE S-02 FOR FOOTINGS AND PAD SIZES AND REINFORCEMENT.

ENSURE BACKWATER VALVES DO NOT SERVE MORE THAN ONE DWELLING UNIT.

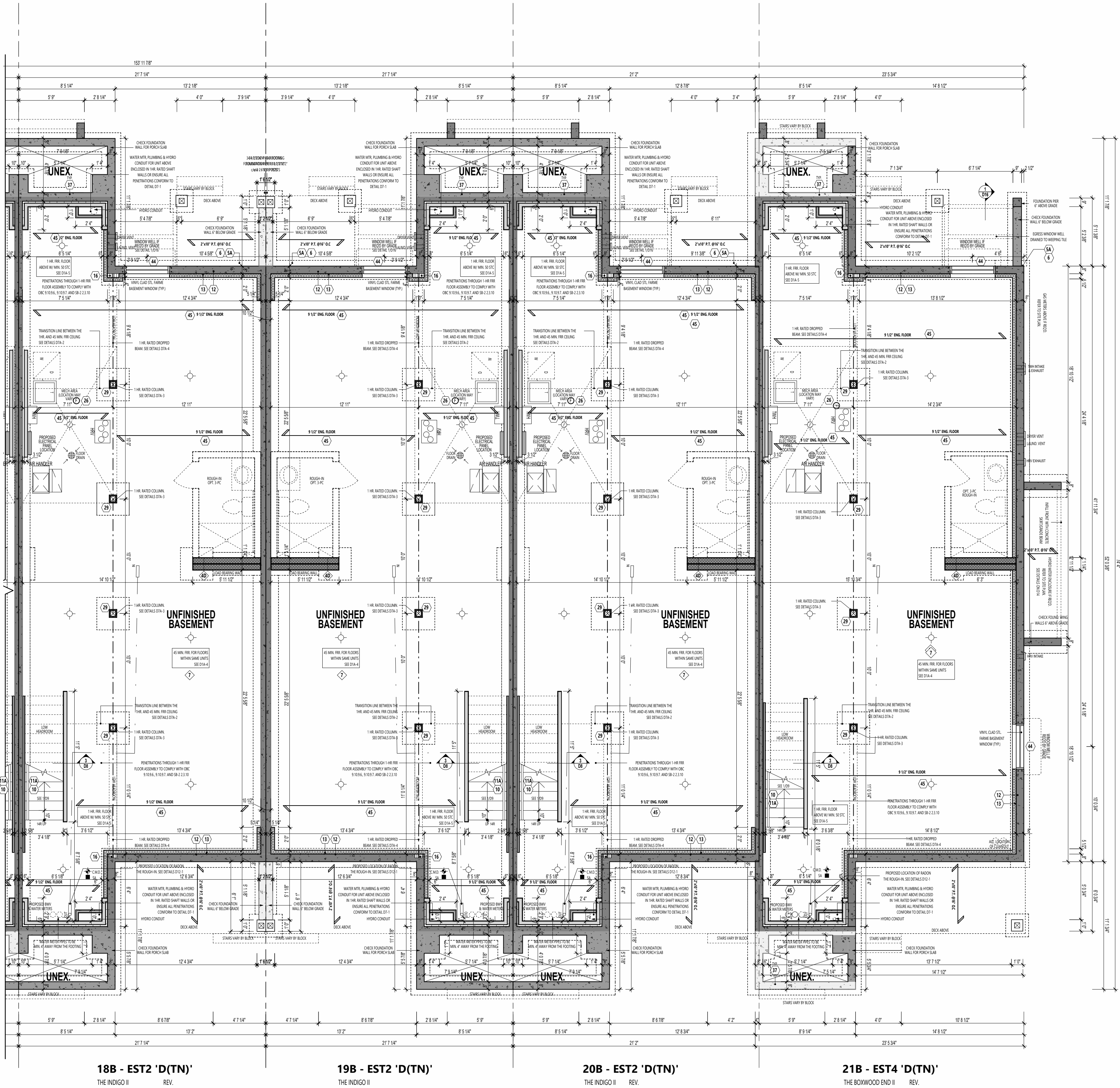
HYDRO CABLES TO RUN UNDER FOOTINGS. COORDINATE WITH PLUMBING & ELECTRICAL.



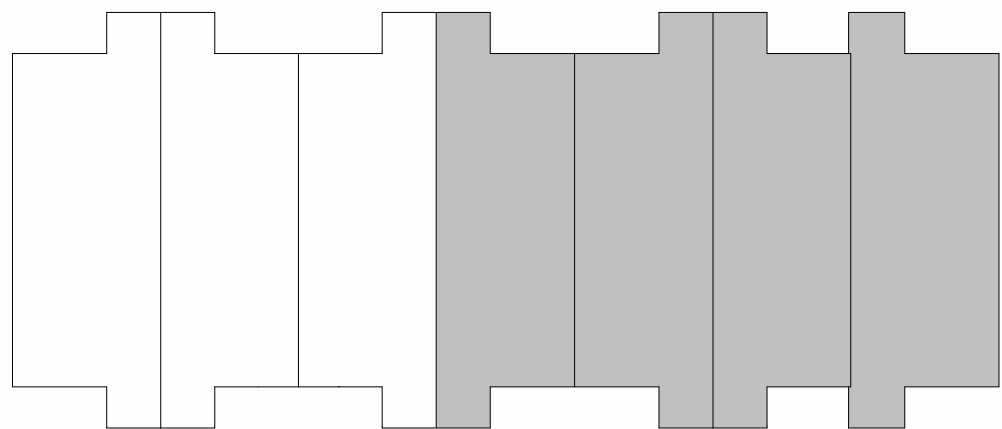
BASEMENT PLAN - STANDARD



KEY PLAN - GROUND FLOOR



BASEMENT PLAN - STANDARD



KEY PLAN - GROUND FLOOR

PLAN NOTES:
N.B. & SHOWN ON ARCHITECTURAL DRAWINGS IS PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, VENTILATION, GAS, FIRE, VENTS, HVAC, GAS METER, HYDROMETER, ELECTRICAL AND ANY MECHANICAL EQUIPMENT. BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADHERES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4' O.A. PRE-CUT HOLES @ 8' SPACING FOR EXISTING WALL JOISTS. SEE HANG CHANG FOR LOCATION & NUMBER OF HOLES REQUIRED.

FLOOR FRAMING:
FOR FLOOR FRAMING, REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSSES. JUST INFORMATION AND DETAILS, UNLESS OTHERWISE NOTED.

FRAMEWORK / SIDING CONSTRUCTION:
15 MINUTE, 1 HOUR, 2 HOUR, 4 HOUR, 8 HOUR, 16 HOUR, 32 HOUR, 64 HOUR, 128 HOUR, 256 HOUR, 512 HOUR, 1024 HOUR, 2048 HOUR, 4096 HOUR, 8192 HOUR, 16384 HOUR, 32768 HOUR, 65536 HOUR, 131072 HOUR, 262144 HOUR, 524288 HOUR, 1048576 HOUR, 2097152 HOUR, 4194304 HOUR, 8388608 HOUR, 16777216 HOUR, 33554432 HOUR, 67108864 HOUR, 134217728 HOUR, 268435456 HOUR, 536870912 HOUR, 1073741824 HOUR, 2147483648 HOUR, 4294967296 HOUR, 8589934592 HOUR, 17179869184 HOUR, 34359738368 HOUR, 68719476736 HOUR, 137438953472 HOUR, 274877906944 HOUR, 549755813888 HOUR, 1099511627776 HOUR, 2199023255552 HOUR, 4398046511104 HOUR, 8796093022208 HOUR, 17592186044416 HOUR, 35184372088832 HOUR, 70368744177664 HOUR, 140737488355328 HOUR, 281474976710656 HOUR, 562949953421312 HOUR, 1125899906842624 HOUR, 2251799813685248 HOUR, 4503599627370496 HOUR, 9007199254740992 HOUR, 18014398509481984 HOUR, 36028797018963968 HOUR, 72057594037927936 HOUR, 144115188075855872 HOUR, 288230376151711744 HOUR, 576460752303423488 HOUR, 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 SHALL BE RESPONSIBLE FOR OBTAINING AND AT
 ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT
 THE WORK REPRESENTED BY THESE PLANS.

ARCHITECT STAMP

ISSUED / REVISION CHART

GROUND FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO.

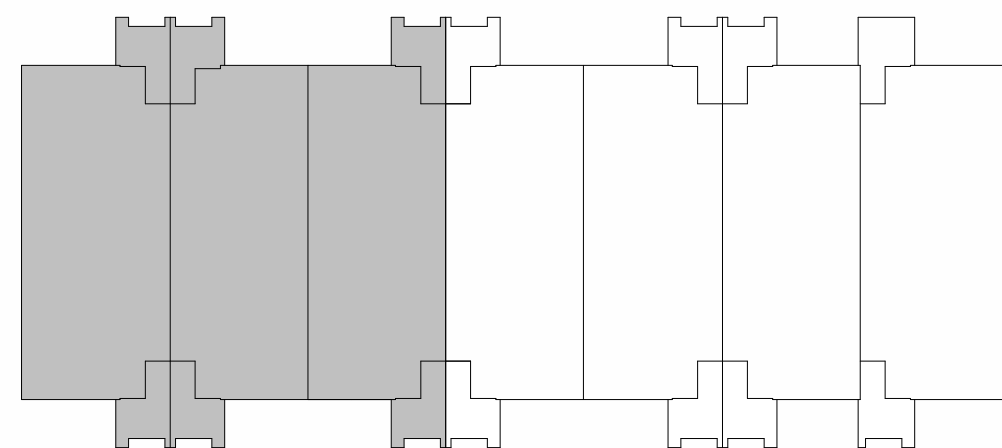
PAGE A1.10



PARTIAL GROUND FLOOR PLAN
(UPG OPTION)



PARTIAL GROUND FLOOR PLAN - STANDARD



KEY PLAN - GROUND FLOOR

PLAN NOTES:
M & E SHOWN ON ARCHITECTURAL DRAWINGS IS PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, VENTILATION, GAS FIRE, VENTS, HVAC, GAS METER, HYDROMETER, ELECTRICAL AND ANY MECHANICAL EQUIPMENT. BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADHERES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED W/ 4" DIA. PRE-CUT HOLES @ 8" APART FOR FLEX. DUCTS PER HVAC DESIGN. (SEE HVAC DWGS FOR LOCATION & NUMBER OF HOLES REQ'D) TYP.

FLOOR FRAMING:
FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S
SHOP DRAWINGS FOR ALL TRUSS-JOIST INFORMATION AND DETAILS.
UNLESS OTHERWISE NOTED

FRAMEWALL / SIDING CONSTRUCTION:
 45 MINUTE OR 1 HOUR FIRE RATED WALL
 PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE "X" GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 2 kg/sq.m. AND MUST FILL AT LEAST 80% OF THE CAVITY THICKNESS. THE TYPE "X" INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL PARTITIONING, MECHANICAL CHANGES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE "X" IS INSTALLED IN GARAGE INTERIOR WALLS.
 REFER TO SECTION 2.9.2 (3) SUPPLEMENTARY STANDARDS)
 PROVIDE 1/16" EXTERIOR GARAGE GYPSUM BOARD SHEATHING BEHIND SIDING
 REFER TO B.M.C.F. 87-B-105)

BRICK VENEER CONSTRUCTION:
45 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15mm (5/8" TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBER INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS)

HEADER / RIM JOIST LEVEL:
45 MINUTE OR 1 HOUR FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE "X" GYPSUM BOARD BETWEEN FLOOR JOISTS
AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN
FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE OR
1 HOUR FIRE RATING.

WALL LEGEND

- | | |
|---|-----------------------------|
|  | LOAD BEARING WALL |
|  | MECHANICAL WALL |
|  | 1 HR FIRE RATED ASSEMBLY |
|  | 45 MIN. FIRE RATED ASSEMBLY |

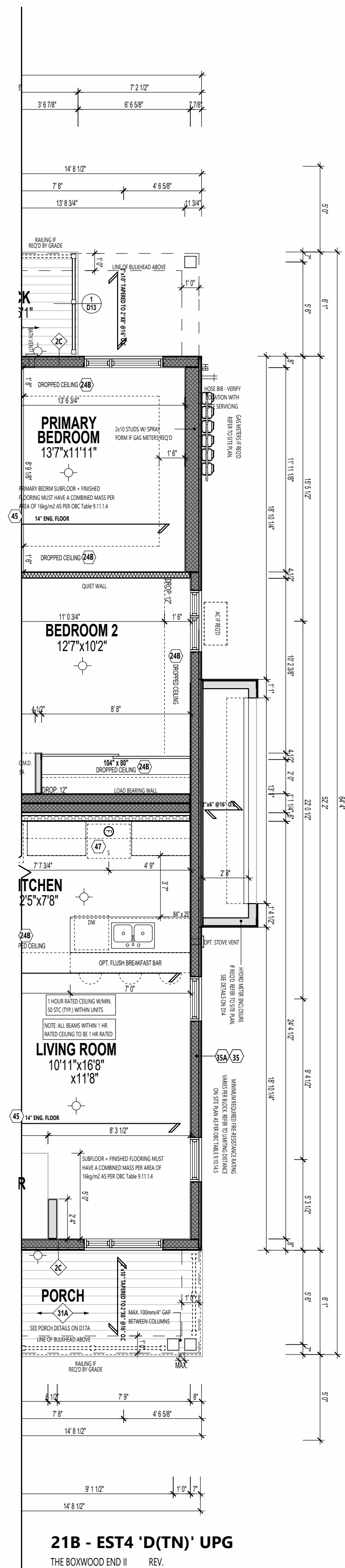
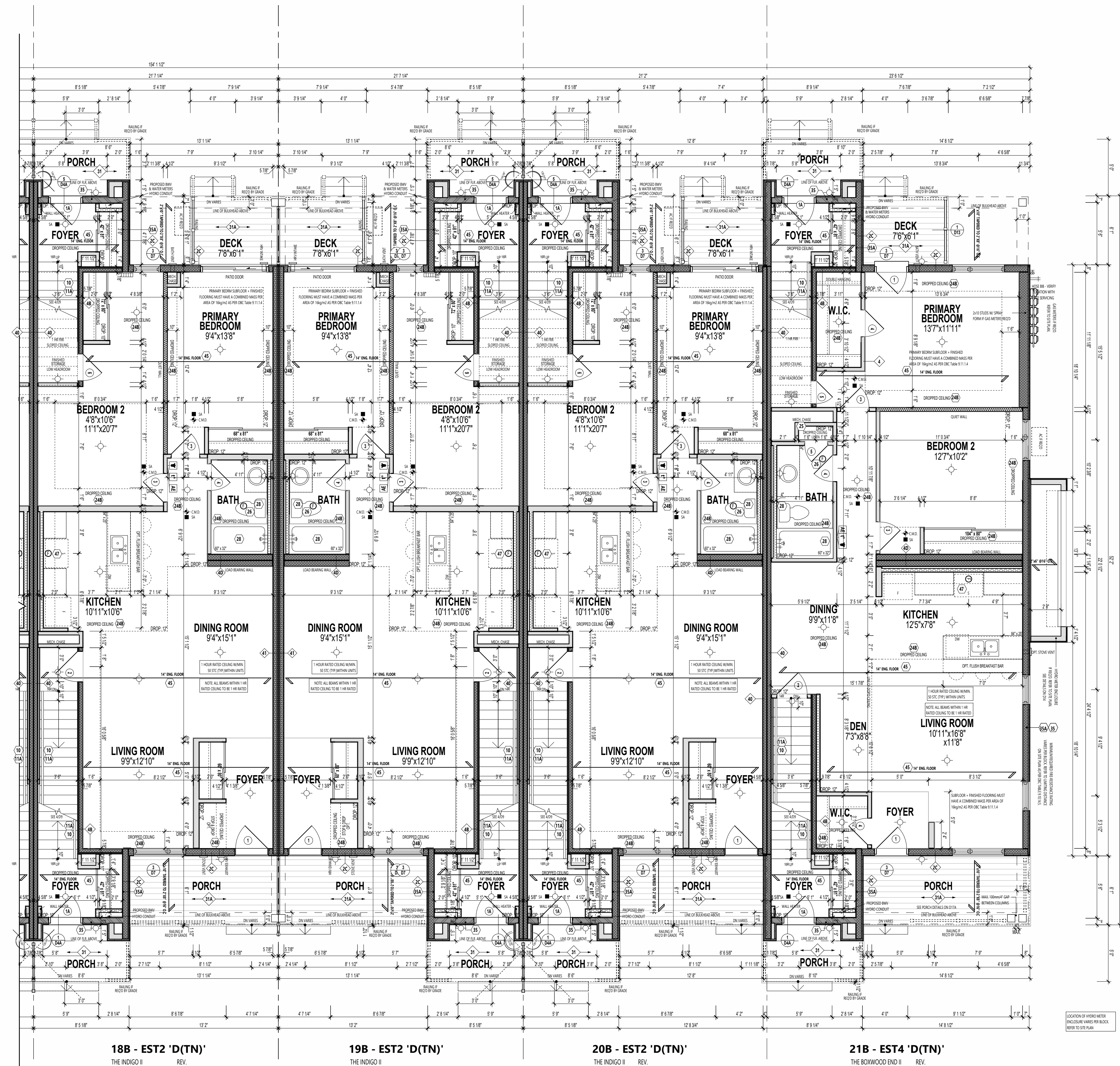
ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY 9.10.8.3.(1) OF THE OBC2012 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN
DETAILED, PROVIDE SPECS TO INSPECTOR ON SITE.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH -
CONSTRUCTION DETAILS C-10 TO C-17

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL
DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06

REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS,
RUNS AND LOCATIONS.



PLAN NOTES:
M & S SHOWN ON ARCHITECTURAL DRAWINGS IS PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, HEATING, VENTILATION, GAS, FIRE, VENTS, HVAC, GAS METER, HYDROMETER, ELECTRICAL AND ANY MECHANICAL EQUIPMENT BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADHERES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4' OAK. PRE-CUT HOLES @ 8" APART FOR FLOOR ONLY. SEE HALL JOISTS. SEE HALL JOISTS FOR LOCATION & NUMBER OF HOLES REQUIRED. TYP.

FLOOR FRAMING:
FOR FLOOR FRAMING, REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS JOIST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

FRAMEWORK / SIDING CONSTRUCTION:
15 MINUTE G.I. 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MINUTE G.I. TYPE 'Y' COPPER BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.25 kg/50MM AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHROOMS, SHOWERS, ETC. INSIDE INSULATION @ TYPE 'Y' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS) PROVIDE 1/2" EXTERIOR GRADE COPPER BOARD SHEATHING BEHIND SIDING. (REFER TO S.M.E.C. #1-4-105)

BACK VENTILATION CONSTRUCTION:
15 MINUTE G.I. 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MINUTE G.I. TYPE 'Y' COPPER BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.25 kg/50MM AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHROOMS, SHOWERS, ETC. INSIDE INSULATION @ TYPE 'Y' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS)

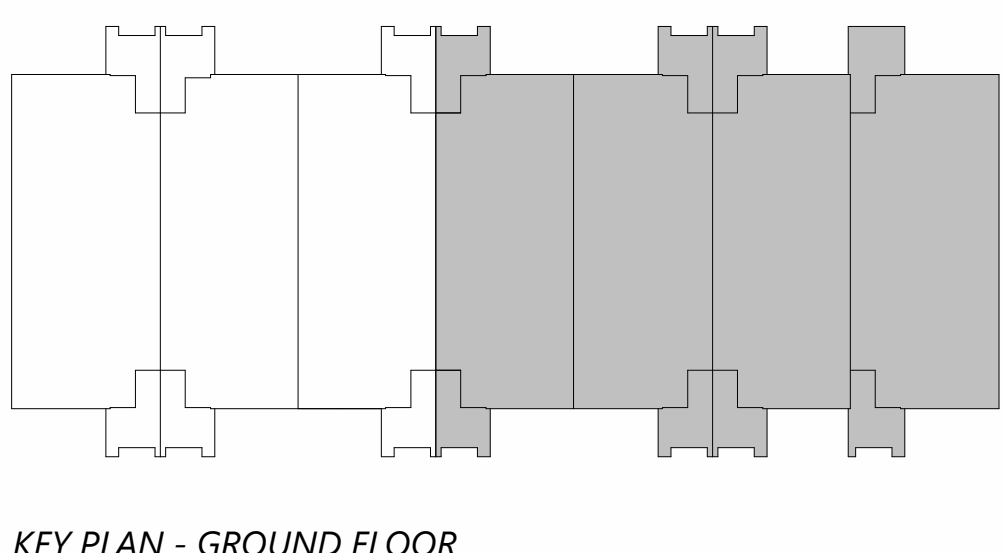
HEADER / RIM JOIST LEVEL:
15 MINUTE G.I. 1 HOUR FIRE RATED WALL
PROVIDE 15 MINUTE G.I. TYPE 'Y' COPPER BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

WALL LEGEND:
LOAD BEARING WALL
MECHANICAL WALL
1 HR FIRE RATED ASSEMBLY
45 MIN FIRE RATED ASSEMBLY

INSURE THE PROTECTION OF LOAD BEARING ELEMENTS (B.C. BY S.10.3.3.1) OF THE ON-TO-2 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.
IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAILED, PROVIDE SPECS TO INSPECTOR ON SITE.
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH - CONSTRUCTION DETAILS: C-10 TO D-17
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY A.T.A. ENGINEERING INC. - S-01 TO S-06
REFER TO HALL DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, PLANS AND LOCATIONS

PARTIAL GROUND FLOOR PLAN - STANDARD

PARTIAL GROUND FLOOR PLAN (UPG OPTION)



KEY PLAN - GROUND FLOOR

STUDIO

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ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2025/11/07

GROUND FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.



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3RD FLOOR, TORONTO, ON,
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studio + inc.

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ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2025/11/07

SECOND FLOOR
PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36"
SCALE As Indicated
ISSUE DATE 2025/11/07

PLAN NOTES:
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FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" APART FOR FLOOR JOISTS PER MAIN JOIST. SEE HANG CHANGS FOR LOCATION & NUMBER OF HOLES REQUIRED TYP.

FLOOR FRAMING:
FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSSES. JUST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

FRAMEWORK / SIDING CONSTRUCTION:
65 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' GYPSUM BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED). SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50CM AND MUST FALL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
(REFER TO S.M.E.C. #14-105)

BACK (FLOOR) CONSTRUCTION:
65 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' GYPSUM BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED). SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50CM AND MUST FALL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS)

HEADER / RIM JOIST LEVEL:
65 MINUTE OR 1 HOUR FIRE RATED @ HEADER
PROVIDE 15 MIN 5/8" TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

WALL LEGEND

	LOAD BEARING WALL
	MECHANICAL WALL
	1 HR FIRE RATED ASSEMBLY
	45 MIN FIRE RATED ASSEMBLY

ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY S-10.3.3.11 OF THE OBC2012 IS MAINTAINED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

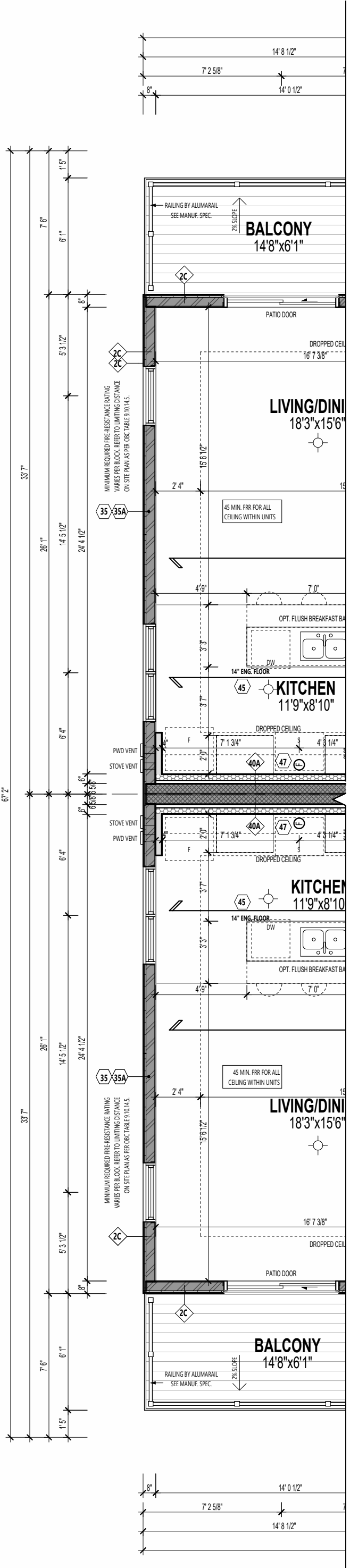
IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAILED, PROVIDE SPECS TO INSPECTOR ON SITE.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH - CONSTRUCTION DETAILS: C01 TO D17

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06

REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, RUNS AND LOCATIONS

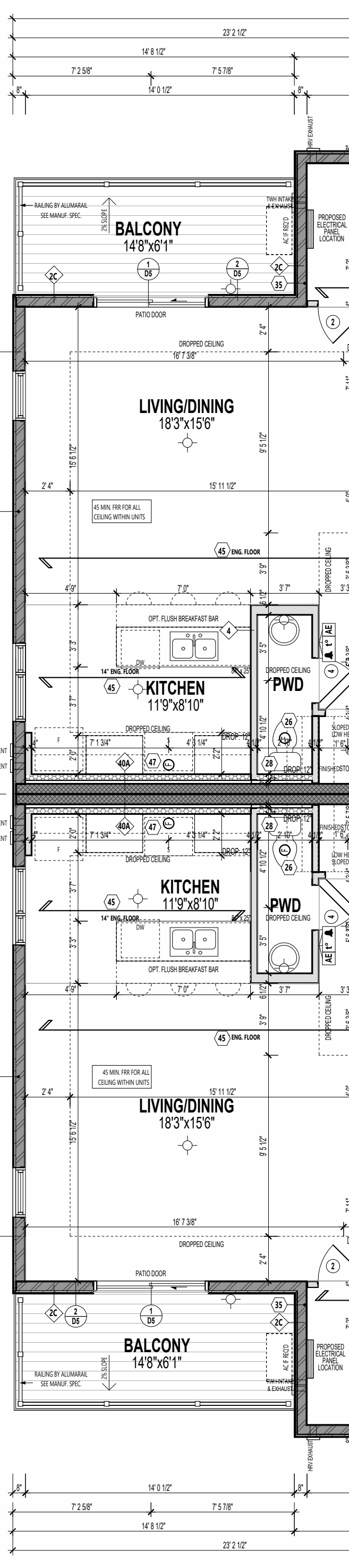
14A - EST3 'D(TN)' UPG.
THE WILLOW II
REV.



1A - EST3 'D(TN)' UPG.
THE WILLOW II

PARTIAL SECOND FLOOR PLAN (UPG OPTION)

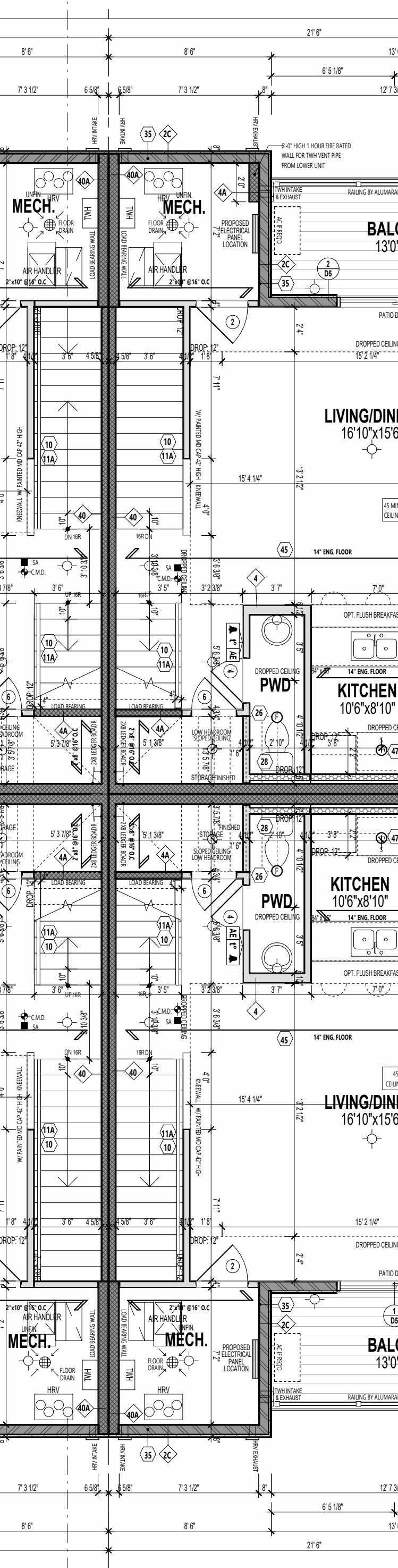
14A - EST3 'D(TN)'
THE WILLOW II
REV.



1A - EST3 'D(TN)'
THE WILLOW II

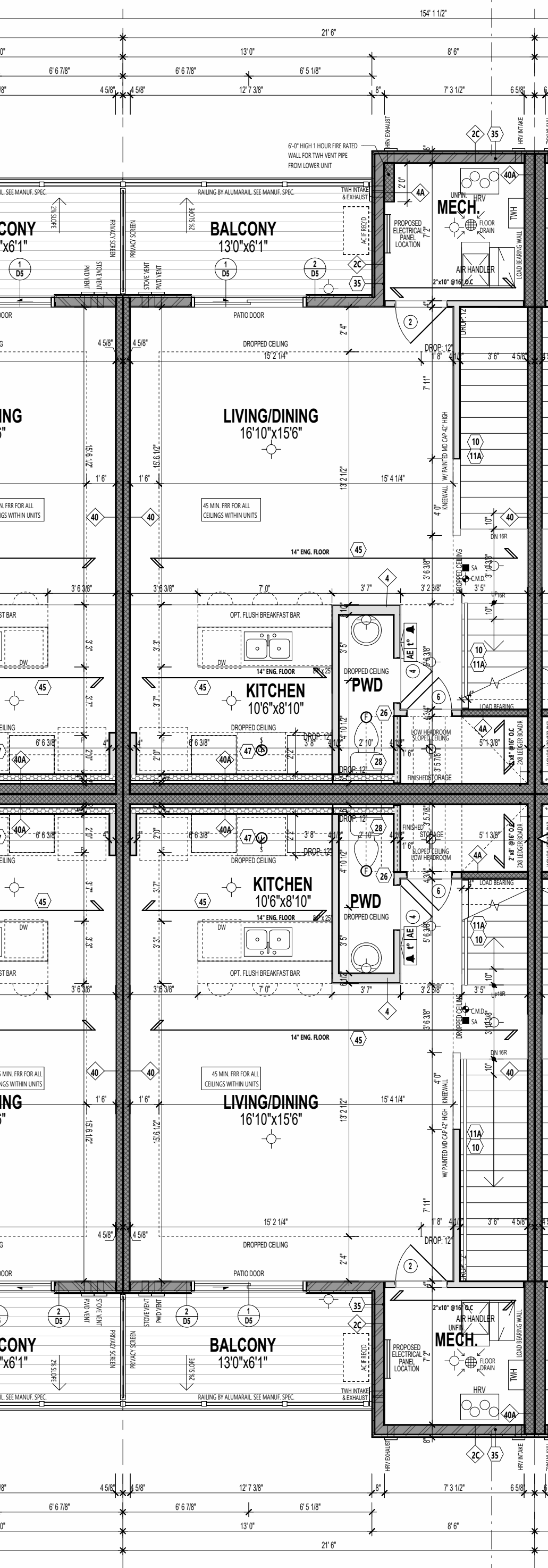
PARTIAL SECOND FLOOR PLAN - STANDARD

13A - EST1 'D(TN)'
THE ASTER II
REV.

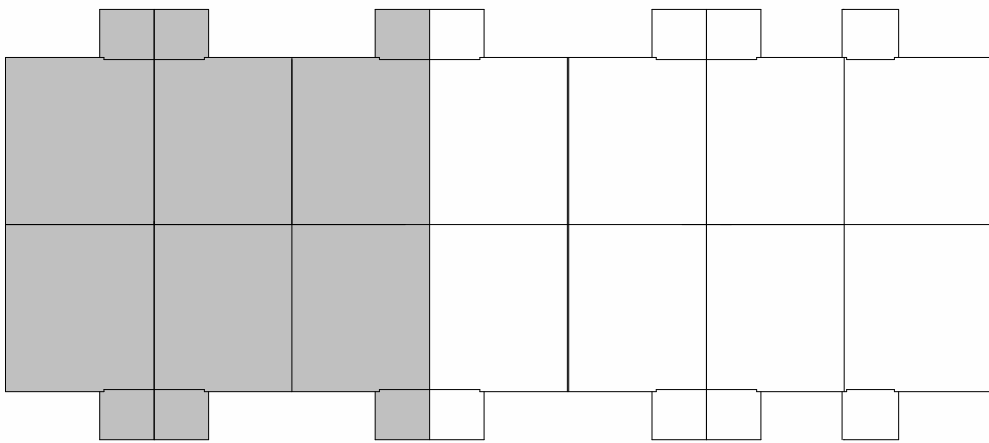


2A - EST1 'D(TN)'
THE ASTER II
REV.

12A - EST1 'D(TN)'
THE ASTER II
REV.



3A - EST1 'D(TN)'
THE ASTER II



KEY PLAN - SECOND FLOOR

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ARCHITECT STAMP

ISSUED / REVISION CHART

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SECOND FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.

PLAN NOTES:
M & E SHOWN ON ARCHITECTURAL DRAWINGS IS PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, HEATING, COOLING, GAS, FIRE, VENTS, HVAC, GAS METER, HYDROMETER, ELECTRICAL AND ANY MECHANICAL EQUIPMENT. BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADHERES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4' O.A. PRE-CUT HOLES @ 8' SPACING FOR EXISTING TRUSS MAIN JOIST. SEE HANG CHAINS FOR LOCATION & NUMBER OF HOLES REQUIRED.

FLOOR FRAMING:
FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS JOIST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

FRAMEWORK / SIDING CONSTRUCTION:
65 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' Gypsum BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50MM AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS. MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
(REFER TO S.M.E.C. 81-4-105)

BACK (RIM) CONSTRUCTION:
65 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' Gypsum BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50MM AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS. MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
(REFER TO S.M.E.C. 81-4-105)

WALL LEGEND	
	LOAD BEARING WALL
	MECHANICAL WALL
	1 HR FIRE RATED ASSEMBLY
	45 MIN FIRE RATED ASSEMBLY

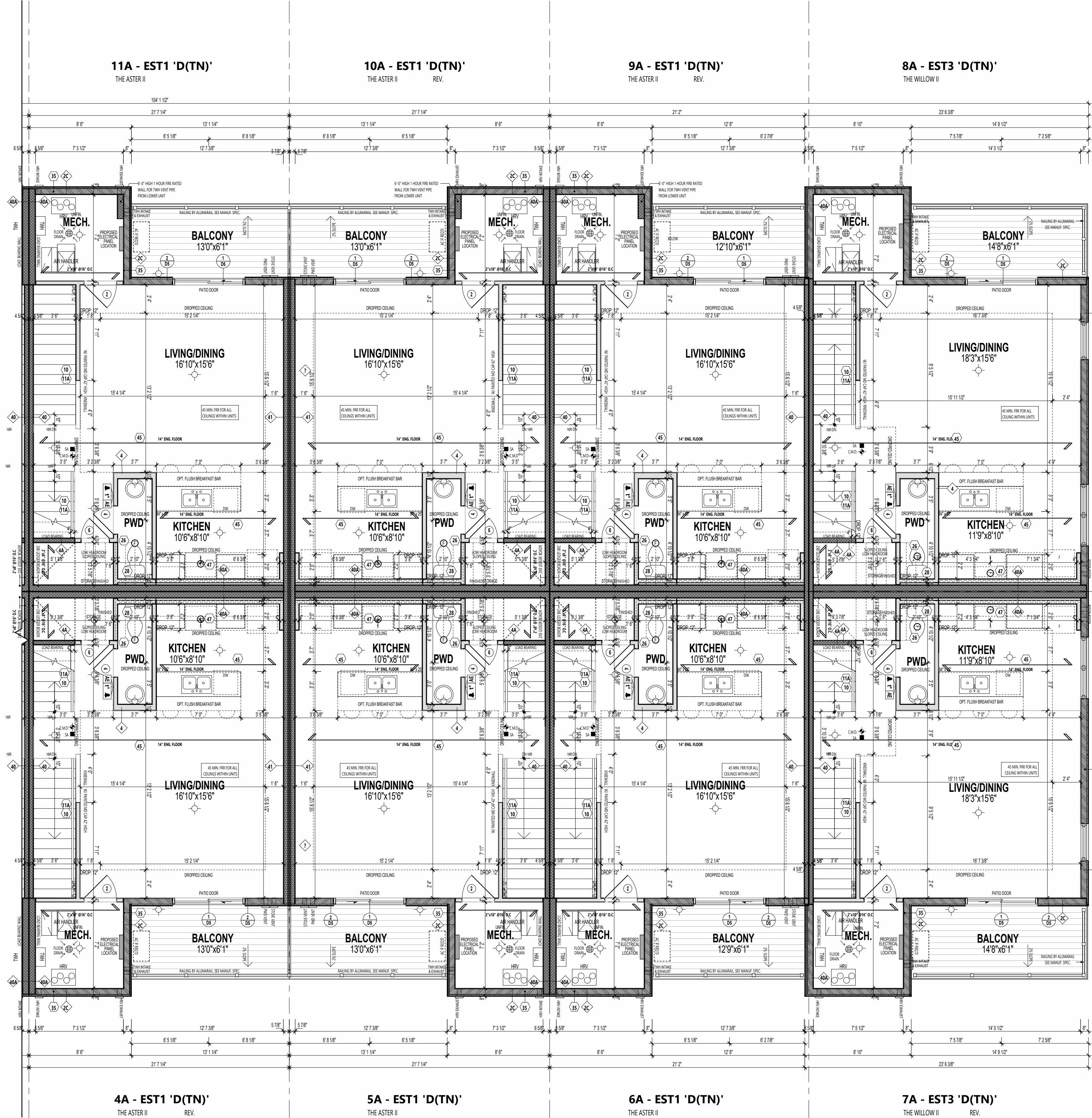
INSURE THE PROTECTION OF LOAD BEARING ELEMENTS REL BY S-10.3.3.1 OF THE OBC2012 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAILED, PROVIDE SPECS TO INSPECTOR ON SITE.

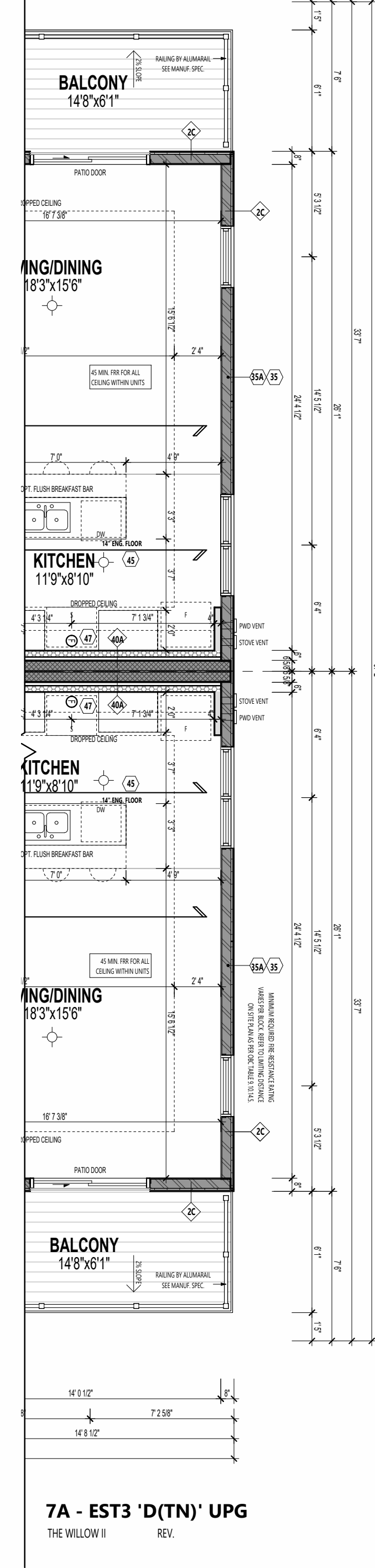
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH - CONSTRUCTION DETAILS: C0 TO D17

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06

REFER TO HANG DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, PLANS AND LOCATIONS

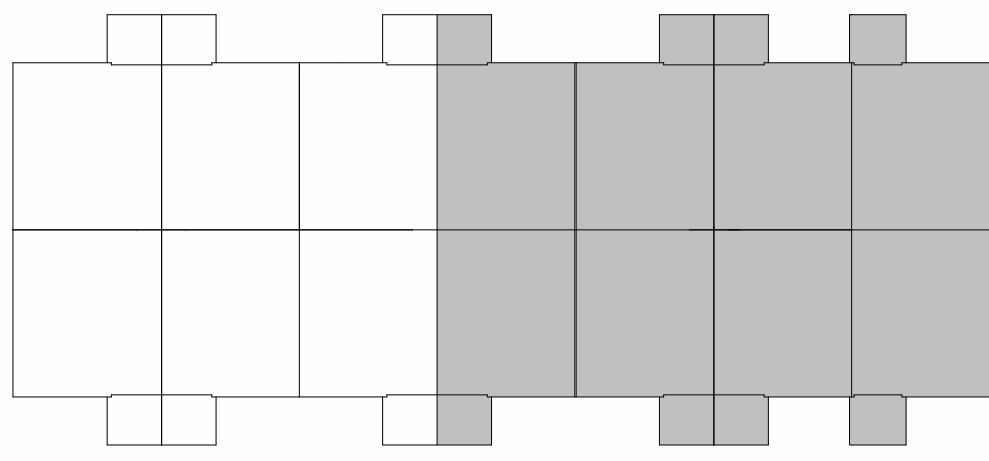


8A - EST3 'D(TN)' UPG
THE WILLOW II
REV.



7A - EST3 'D(TN)' UPG
THE WILLOW II
REV.

PARTIAL SECOND FLOOR PLAN
(UPG OPTION)



KEY PLAN - SECOND FLOOR

PARTIAL SECOND FLOOR PLAN - STANDARD

ISSUED / REVISION CHART		
01	ISSUED FOR COORDINATION	2025/11/07

THIRD FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.

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FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" APART FOR FLOOR ONLY. PERMANENT JOIST. SEE HVAC DWGS FOR LOCATION & NUMBER OF HOLES REQ'D. TYP.

FLOOR FRAMING:
FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS JOIST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

ROOF FRAMING:
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FRAMEWORK / SIKING CONSTRUCTION:
45 MINUTE, 1 HOUR, 2 HOUR, 4 HOUR, 8 HOUR, 16 HOUR, 32 HOUR, 64 HOUR, 128 HOUR, 256 HOUR, 512 HOUR, 1024 HOUR, 2048 HOUR, 4096 HOUR, 8192 HOUR, 16384 HOUR, 32768 HOUR, 65536 HOUR, 131072 HOUR, 262144 HOUR, 524288 HOUR, 1048576 HOUR, 2097152 HOUR, 4194304 HOUR, 8388608 HOUR, 16777216 HOUR, 33554432 HOUR, 67108864 HOUR, 134217728 HOUR, 268435456 HOUR, 536870912 HOUR, 1073741824 HOUR, 2147483648 HOUR, 4294967296 HOUR, 8589934592 HOUR, 17179869184 HOUR, 34359738368 HOUR, 68719476736 HOUR, 137438953472 HOUR, 274877906944 HOUR, 549755813888 HOUR, 1099511627776 HOUR, 2199023255552 HOUR, 4398046511104 HOUR, 8796093022208 HOUR, 17592186044416 HOUR, 35184372088832 HOUR, 70368744177664 HOUR, 140737488355328 HOUR, 281474976710656 HOUR, 562949953421312 HOUR, 1125899906842624 HOUR, 2251799813685248 HOUR, 4503599627370496 HOUR, 9007199254740992 HOUR, 18014398509481984 HOUR, 36028797018963968 HOUR, 72057594037927936 HOUR, 144115188075855872 HOUR, 288230376151711744 HOUR, 576460752303423488 HOUR, 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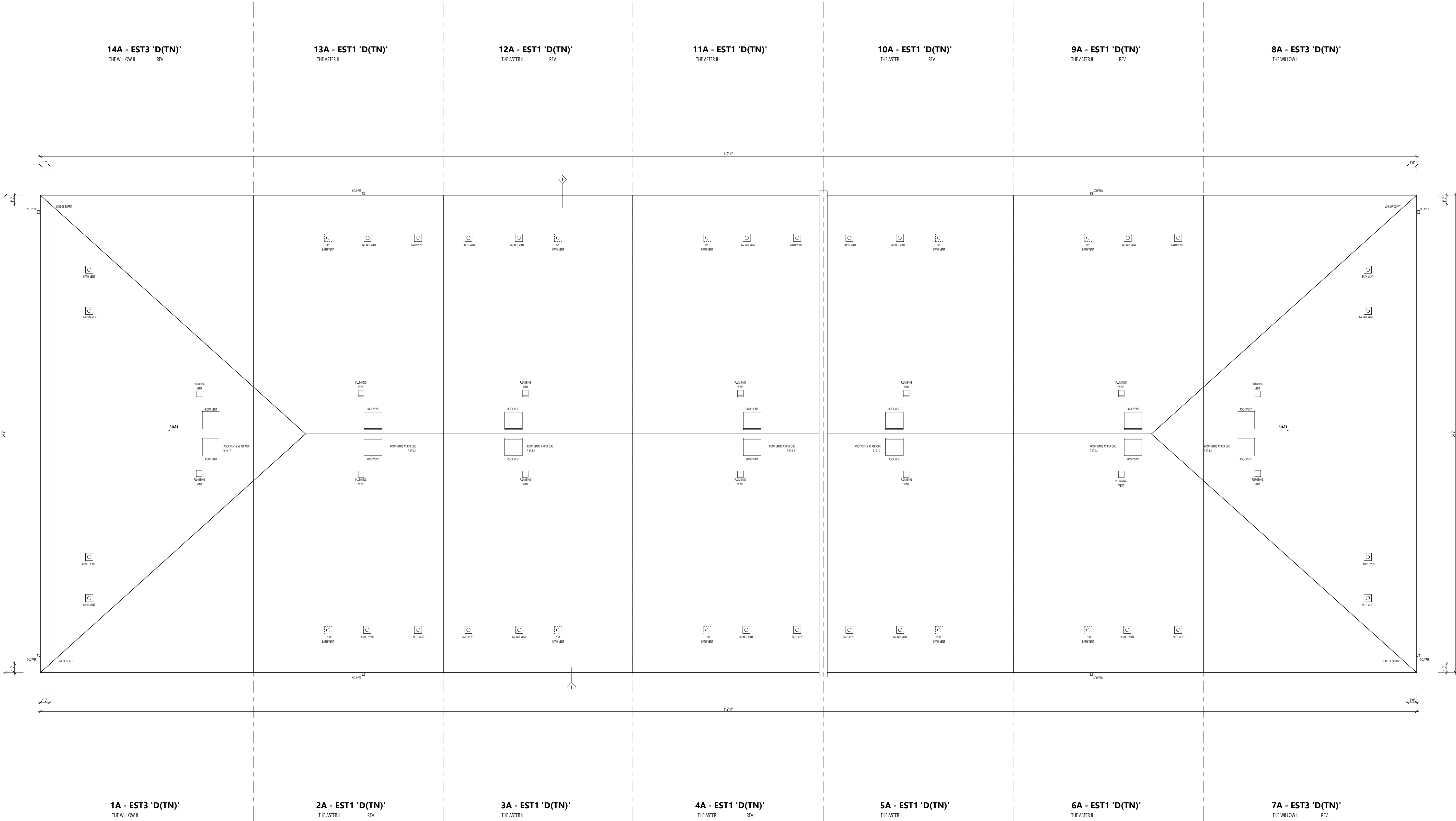
01	ISSUED FOR COORDINATION	2025/11/07	

ROOF PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.
SHEET SIZE 24"x36"	
SCALE 3/16" = 1'-0"	
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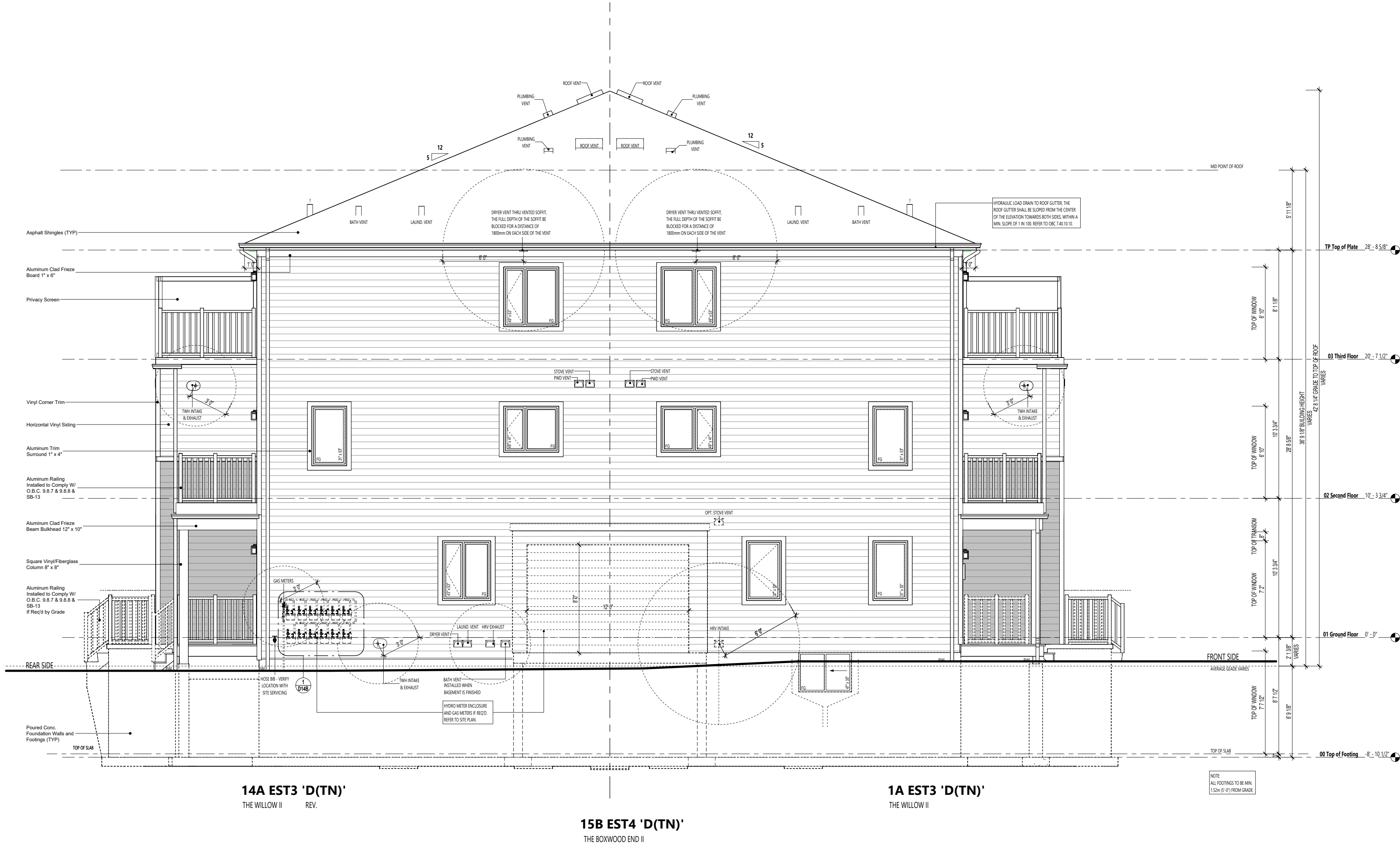
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LEFT ELEVATION

ELEVATION D (TN)

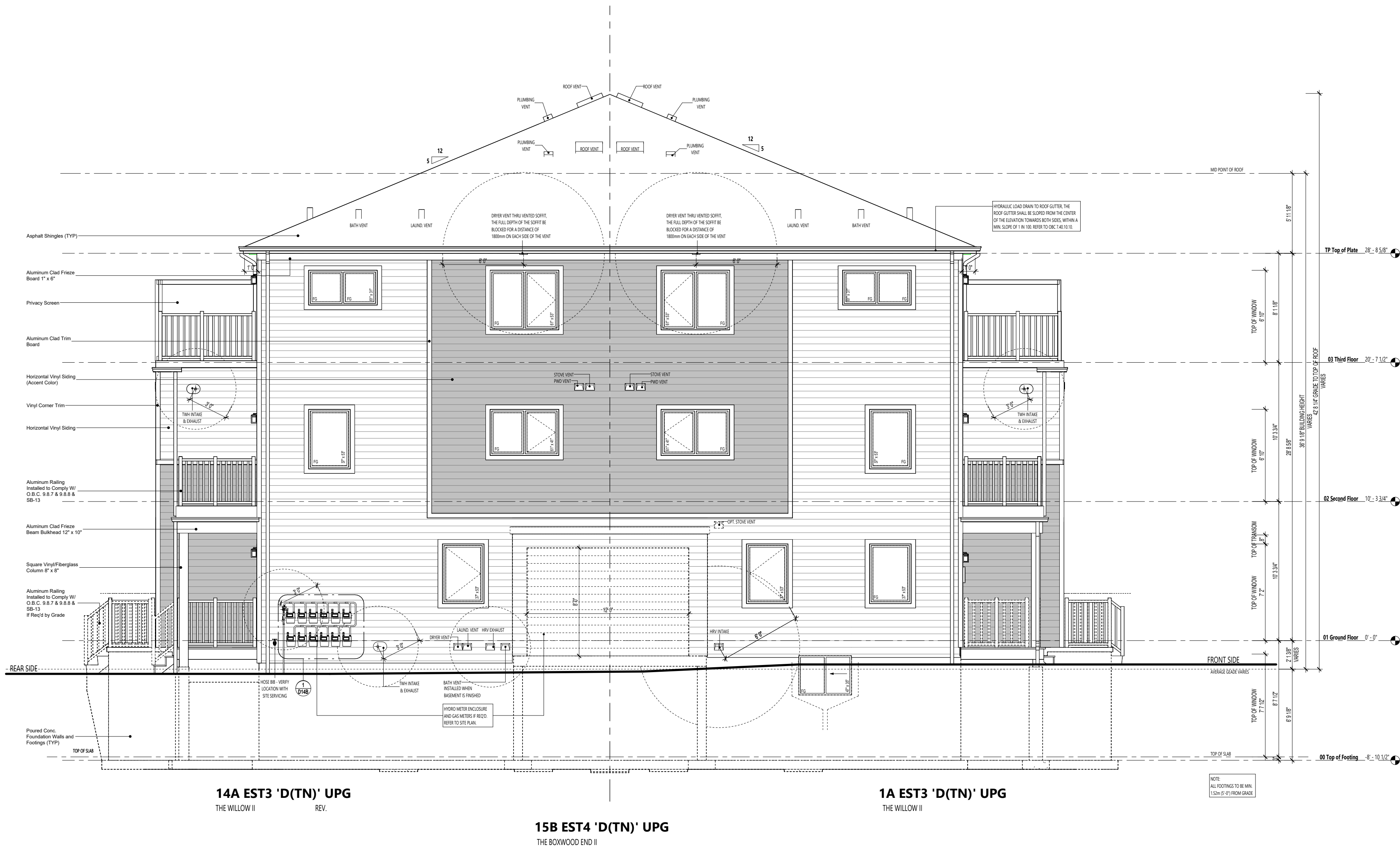
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ELEVATION

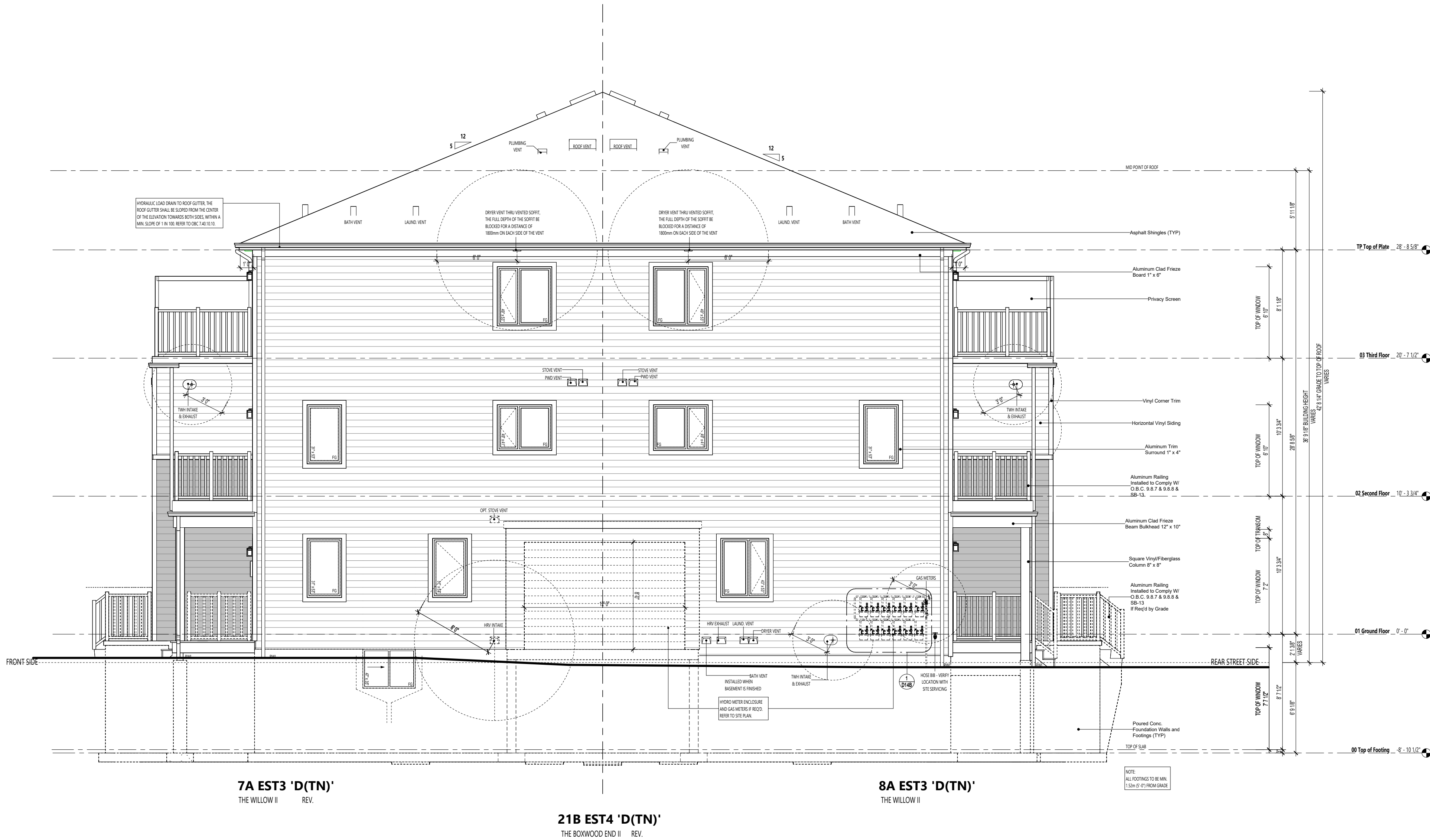
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36"
SCALE 3/16" = 1'-0"
ISSUE DATE 2025/11/07



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ELEVATION -
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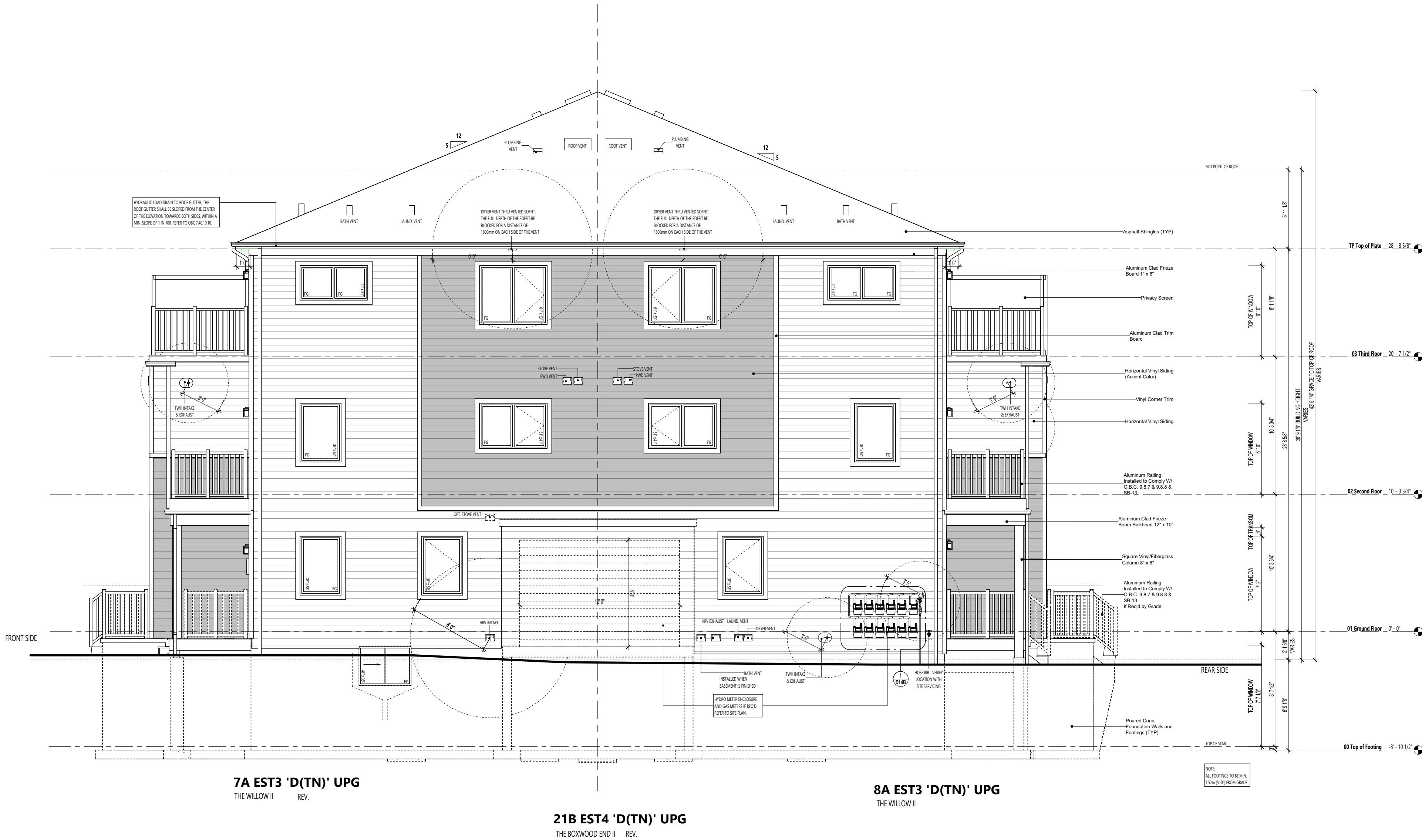
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HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

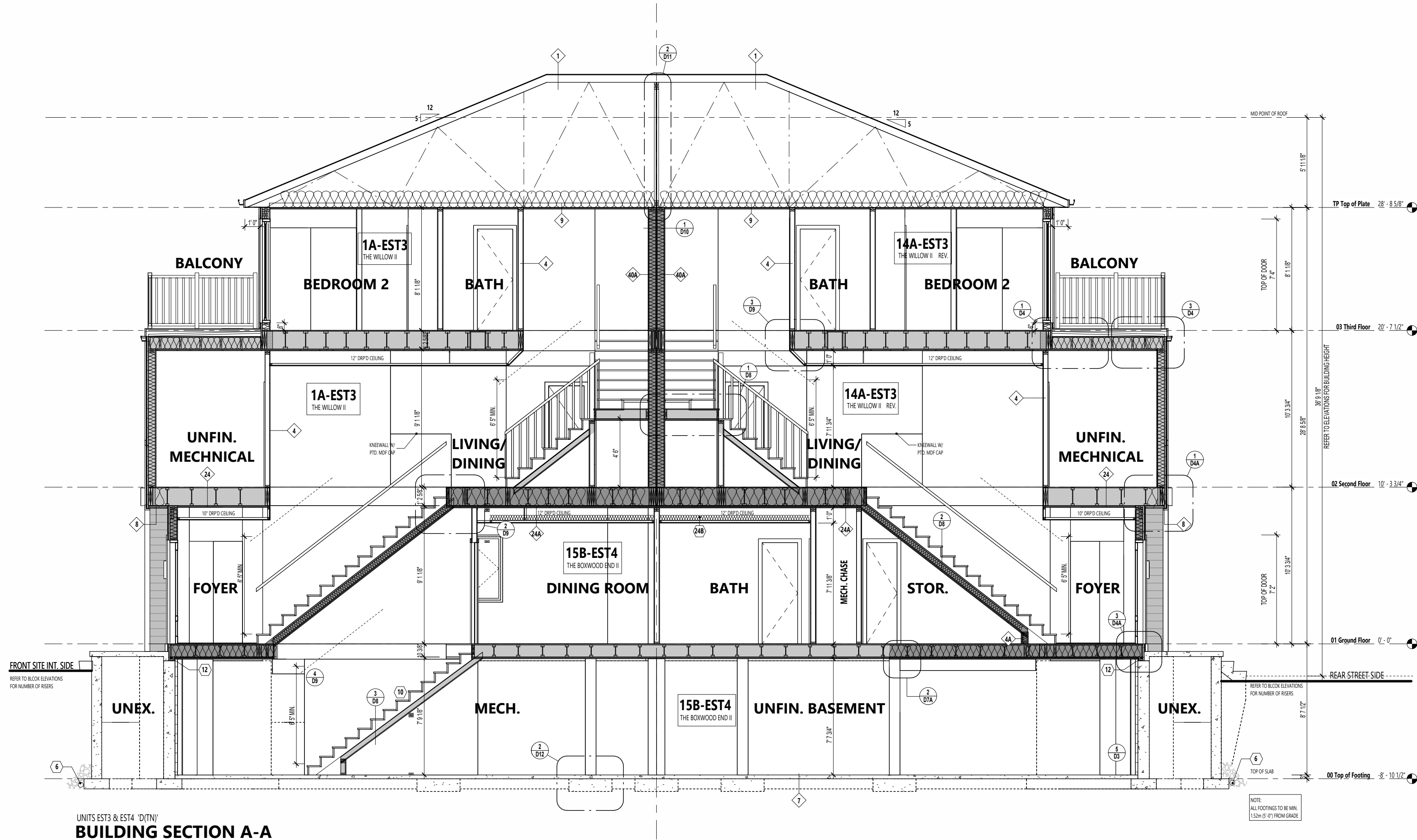
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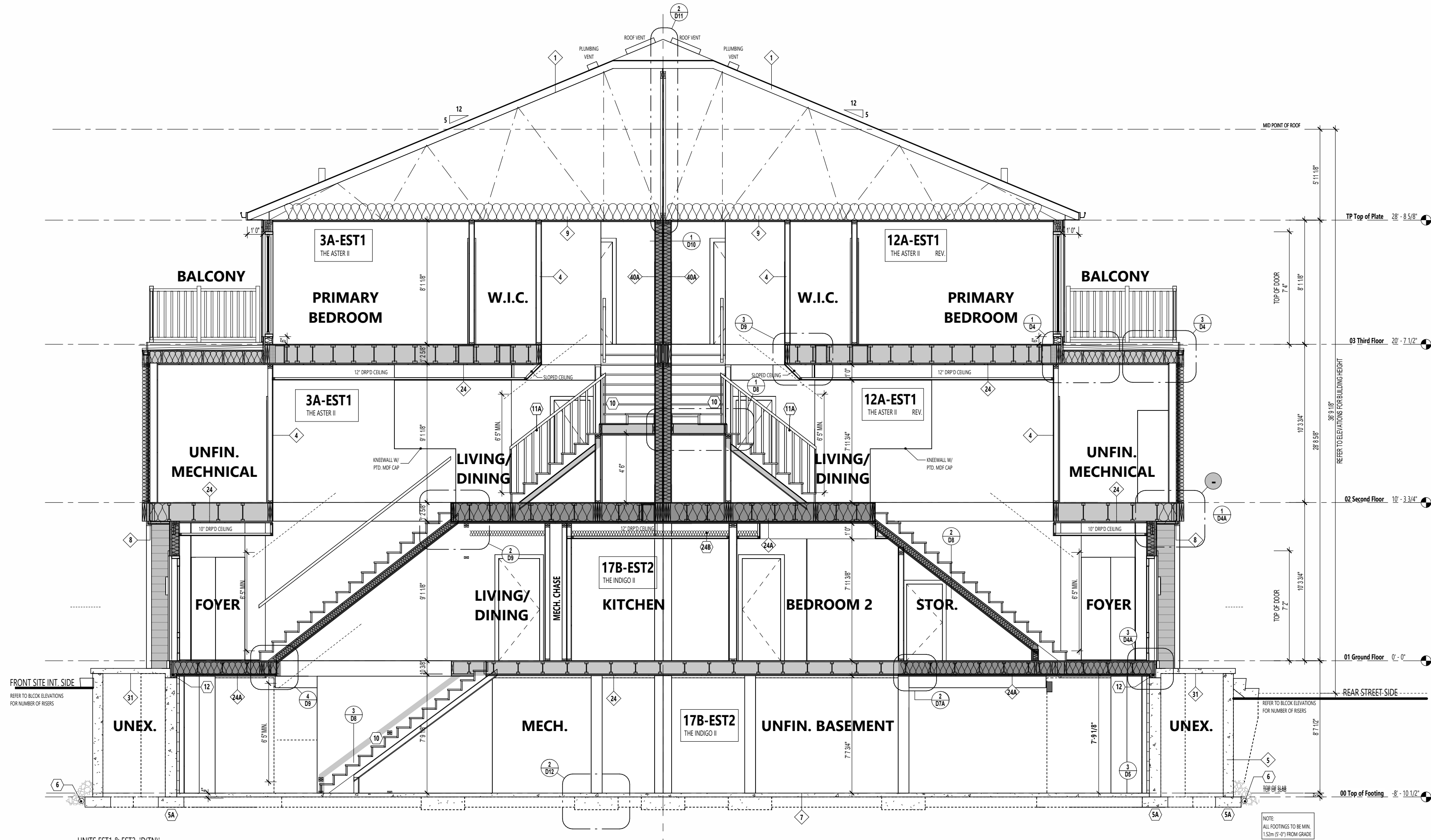


ROOF FRAMING:
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDERS, TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

LEGEND	
	1 HR FIRE RATED ASSEMBLY
	45 MIN. FIRE RATED ASSEMBLY



UNITS EST3 & EST4 (DTN)
BUILDING SECTION A-A



UNITS EST1 & EST2 (DTN)
BUILDING SECTION B-B



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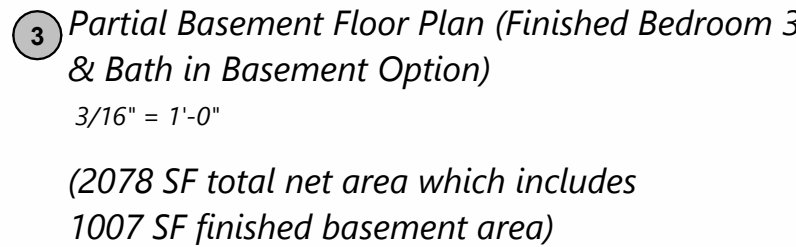
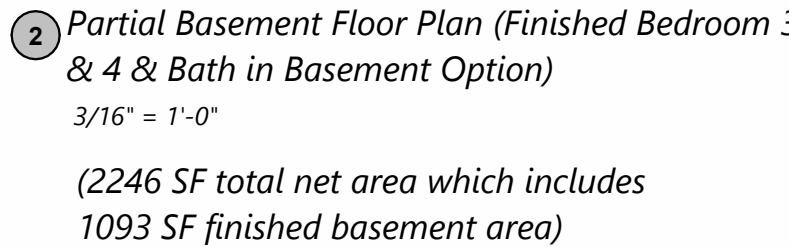
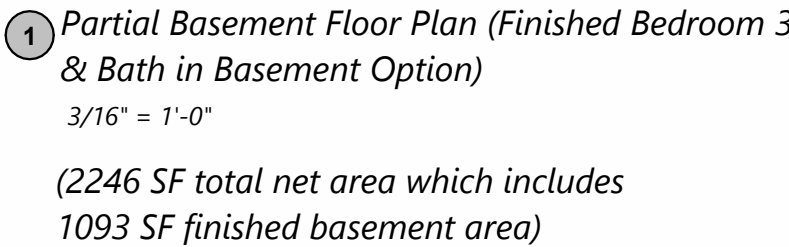
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BUILDING SECTIONS

ELEVATION D (TNN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.



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THESE DOCUMENTS BY THE CONTRACTOR UPON
WRITTEN APPLICATION THE ARCHITECT WILL
PROVIDE WRITTEN GRAPHIC CLARIFICATION OR
SUPPLEMENTARY INFORMATION REGARDING THE
INTENT OF THE DOCUMENTS. THE ARCHITECT
WILL REVIEW SHOP DRAWINGS
SUBMITTED BY THE CONTRACTOR FOR DESIGN
CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE
SCALED FOR CONSTRUCTION. CONTRACTOR TO
VERIFY ALL DIMENSIONS AND CONDITIONS
REQUIRED TO PERFORM THE WORK AND REPORT
ANY DISCREPANCIES WITH THE CONTRACT
DOCUMENTS TO THE ARCHITECT BEFORE
COMMENCING WORK. POSITIONS OF EXPOSED OR
FINISHED MECHANICAL OR ELECTRICAL DEVICES,
EQUIPMENT, AND MATERIALS SHALL BE SHOWN ON
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DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED
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OUT IN CONFORMANCE WITH THE CODE AND
BYLAWS OF THE AUTHORITIES HAVING
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PRE-PLANNED OPTIONS

ELEVATION D (TN)

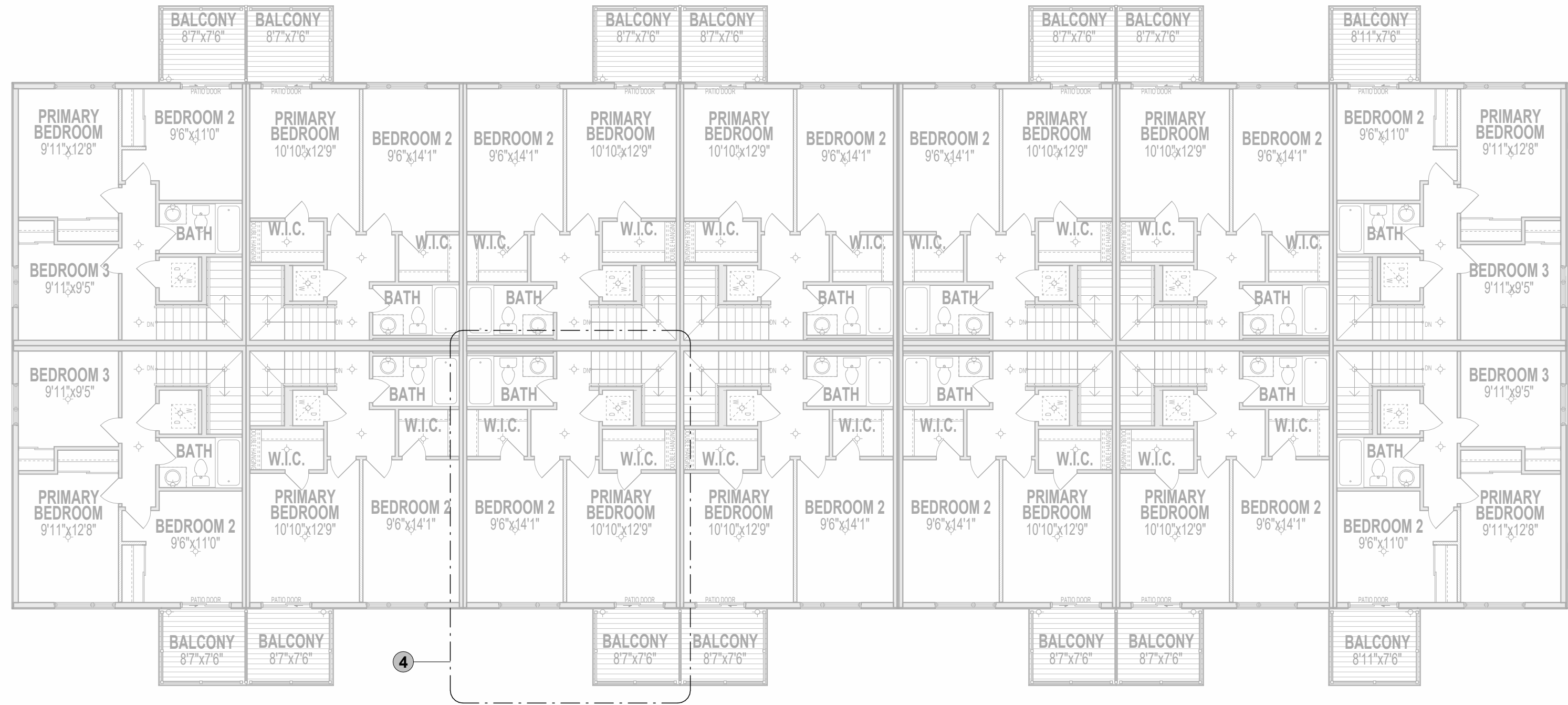
HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

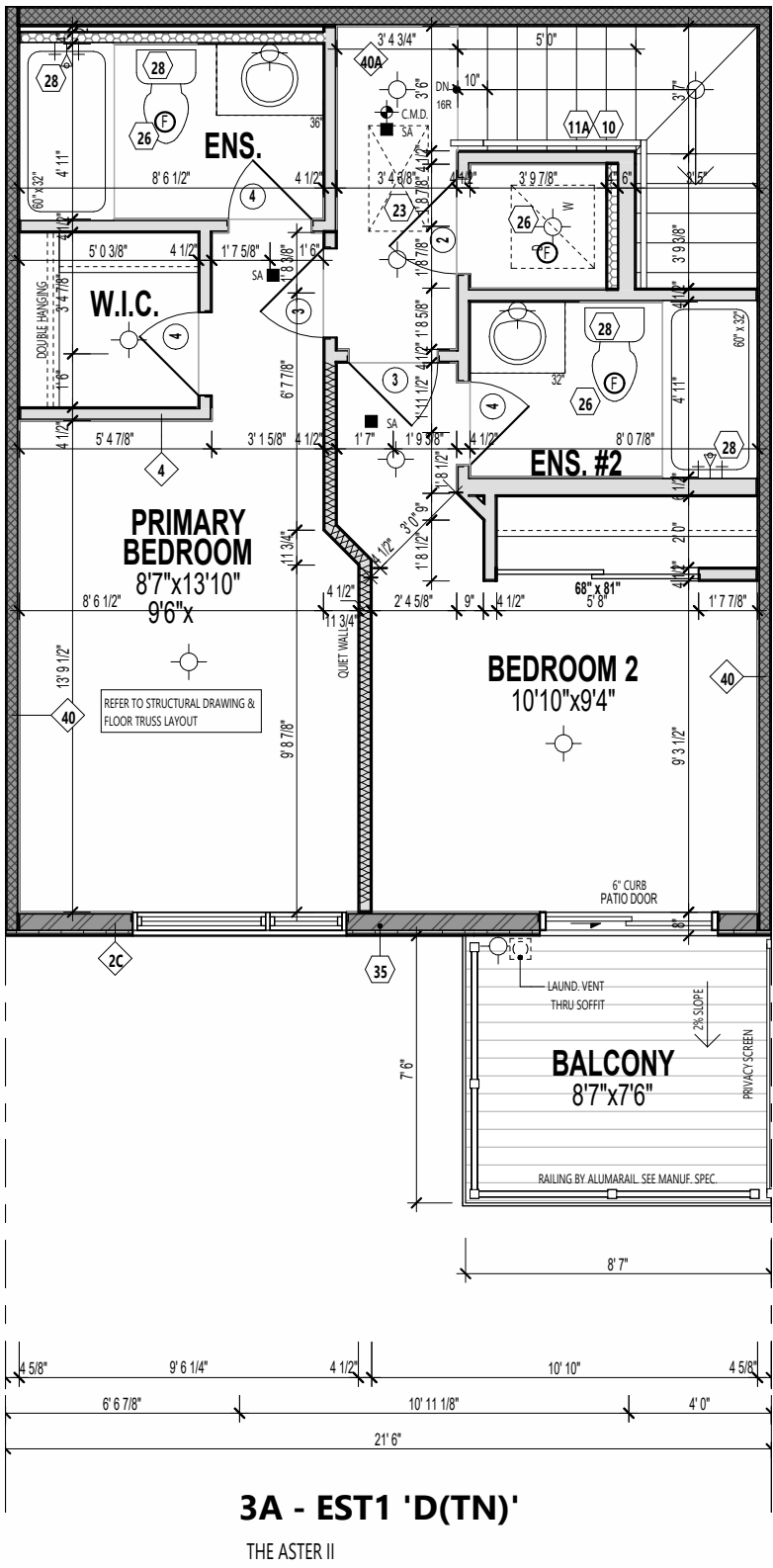
CITY PLAN NO.	CITY FILE NO.
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SHEET SIZE 24"x36"
SCALE As indicated
ISSUE DATE 2025/11/07

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THIRD FLOOR KEY PLAN



Partial Third Floor Plan
(Double Ensuite Option)
3/16" = 1'-0"

PLAN NOTES:
N.B. & SHOWN ON ARCHITECTURAL DRAWINGS IS PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, VENTILATION, GAS, FIRE, VENTS, HVAC, GAS METER, HYDROMETER, ELECTRICAL AND ANY MECHANICAL EQUIPMENT. BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADHERES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4' O.A. FIRE CUT HOLES @ 8' APART FOR FLEX. COLLECTOR MAIN DESIGN. SEE HVAC DWGS FOR LOCATION & NUMBER OF HOLES REQ'D. TYP.

FLOOR FRAMING:
FOR FLOOR FRAMING INFO REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSSES. JOIST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

ROOF FRAMING:
ALL LAMINATED VENEER LUMBER (EVL) BEAMS, BUILT-UP BEAMS, GIRDERS, TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

FRAMEWORK / SIKING CONSTRUCTION:
45 MINUTE, 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD. INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50cm AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS) PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIKING. (REFER TO B.M.E.C. 8/4-10)

BRICK VENEER CONSTRUCTION:
45 MINUTE, 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD. INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50cm AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS)

HEADER, 8MM JOIST LEVEL:
45 MINUTE, 1 HOUR FIRE RATED @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE 8MM JOIST WHEN FLOOR JOISTS ARE WALLS TO 8MM JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

WALL LEGEND	
	LOAD BEARING WALL
	MECHANICAL WALL
	1 HR FIRE RATED ASSEMBLY
	45 MIN. FIRE RATED ASSEMBLY

ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY S.10.8.3.1(1) OF THE OBC2012 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAIL, PROVIDE SPECS TO INSPECTOR ON SITE.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH - CONSTRUCTION DETAILS 00 TO 017.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY AIA ENGINEERING INC. - 5-01 TO 5-06.

REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, RUNS AND LOCATIONS.



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