

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

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TN - A0.09	FIRE SEPERATION PLAN
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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
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AREA CALCULATIONS

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

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

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COVERAGE CALCULATIONS

BUILDING COVERAGE	6309 SF	586.17 m ²
PORCH COVERAGE	822 SF	76.40 m ²
TOTAL	7132 SF	662.57 m ²



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	80 SF	7.48 m ²
6A GROUND FLOOR	80 SF	7.48 m ²
7A GROUND FLOOR	78 SF	7.29 m ²
8A GROUND FLOOR	78 SF	7.29 m ²
9A GROUND FLOOR	78 SF	7.29 m ²
10A GROUND FLOOR	78 SF	7.29 m ²
11B GROUND FLOOR	1153 SF	107.09 m ²
12B GROUND FLOOR	1070 SF	99.44 m ²
13B GROUND FLOOR	1070 SF	99.44 m ²
14B GROUND FLOOR	1070 SF	99.44 m ²
15B GROUND FLOOR	1153 SF	107.09 m ²
MECH. CHASE	42 SF	3.95 m ²
TOTAL	6347 SF	589.70 m ²



BASEMENT AREA CALCULATIONS

11B UNFINISHED BASEMENT	1312 SF	121.91 m ²
12B UNFINISHED BASEMENT	1227 SF	113.98 m ²
13B UNFINISHED BASEMENT	1227 SF	113.98 m ²
14B UNFINISHED BASEMENT	1227 SF	113.98 m ²
15B UNFINISHED BASEMENT	1317 SF	122.31 m ²
TOTAL	6309 SF	586.16 m²



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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	603 SF	56.01 m ²
6A SECOND FLOOR	603 SF	56.01 m ²
7A SECOND FLOOR	558 SF	51.86 m ²
8A SECOND FLOOR	558 SF	51.86 m ²
9A SECOND FLOOR	558 SF	51.86 m ²
10A SECOND FLOOR	603 SF	56.00 m ²
MECH. (UNFIN.)	668 SF	62.05 m ²
TOTAL	6429 SF	597.23 m²

01 Ground Floor	6347 SF	589.70 m ²
02 Second Floor	6429 SF	597.23 m ²
03 Third Floor	5786 SF	537.55 m ²
TOTAL	18562 SF	1724.48 m²

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 m²]

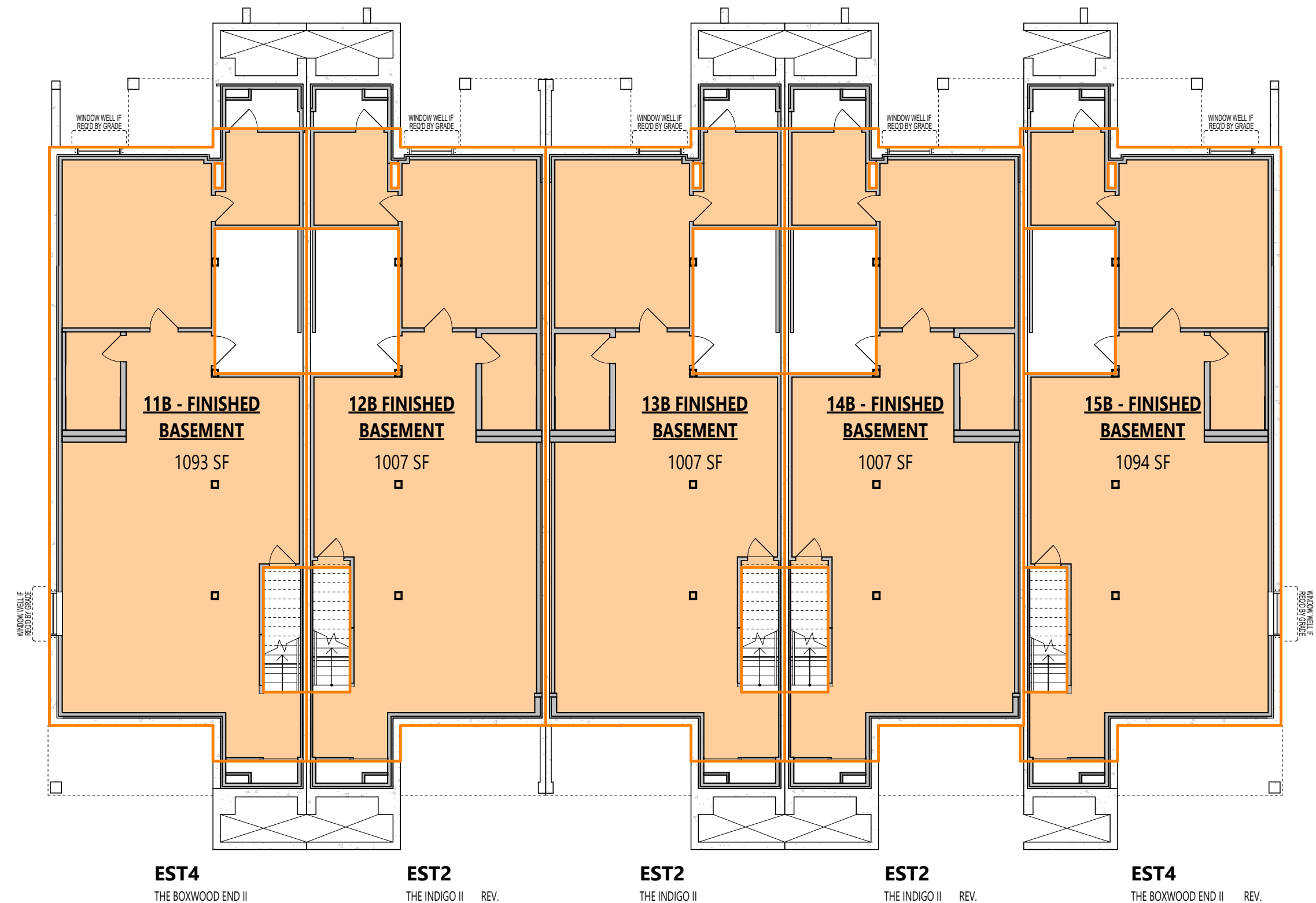
GROUND FLOOR AREA	1070 SF	[99.41 m ²]
SECOND FLOOR AREA	0 SF	[0.00 m ²]
THIRD FLOOR AREA	0 SF	[0.00 m ²]
TOTAL NET AREA	1070 SF	[99.41 m ²]

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 m²]

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]

THIRD FLOOR

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	605 SF	56.24 m ²
6A THIRD FLOOR	605 SF	56.24 m ²
7A THIRD FLOOR	561 SF	52.10 m ²
8A THIRD FLOOR	561 SF	52.10 m ²
9A THIRD FLOOR	561 SF	52.10 m ²
10A THIRD FLOOR	605 SF	56.24 m ²
TOTAL	5786 SF	537.55 m ²



BASEMENT AREA CALCULATIONS

11B - FINISHED BASEMENT	1093 SF	101.50 m ²
12B FINISHED BASEMENT	1007 SF	93.57 m ²
13B FINISHED BASEMENT	1007 SF	93.57 m ²
14B - FINISHED BASEMENT	1007 SF	93.57 m ²
15B - FINISHED BASEMENT	1094 SF	101.65 m ²
TOTAL	5208 SF	483.85 m ²



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PPOs AREA
CALCULATIONS

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY PLAN NO.	CITY FILE NO.
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LIMITING DISTANCE

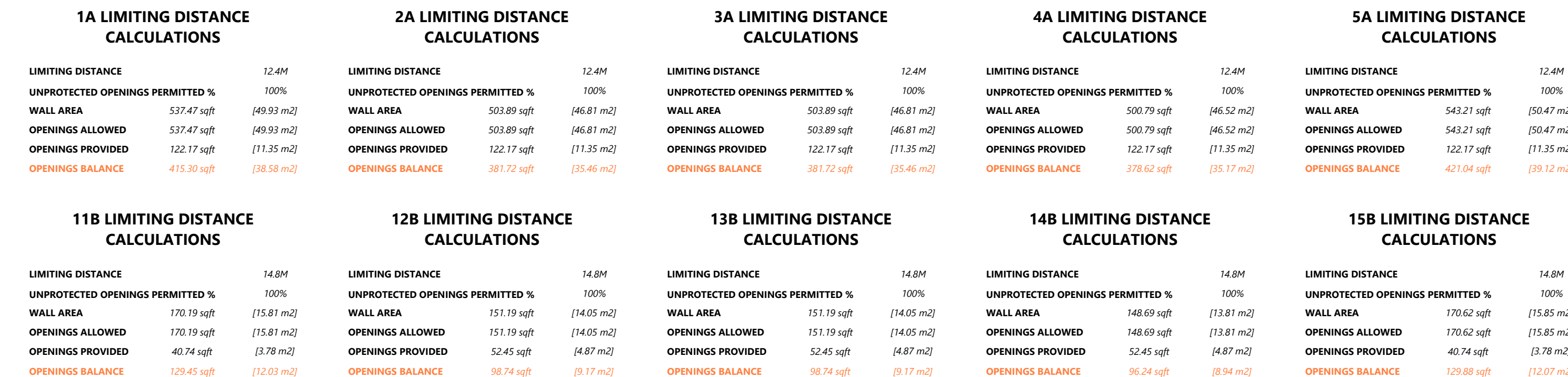
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HALF MOON BAY SOUTH PH7

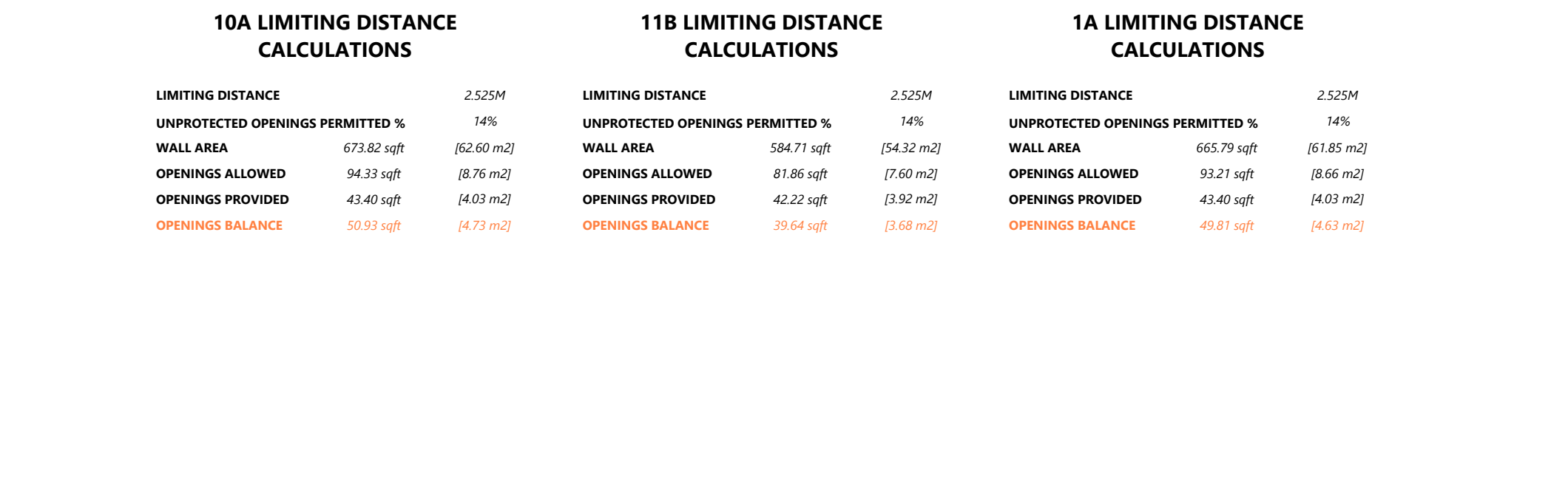
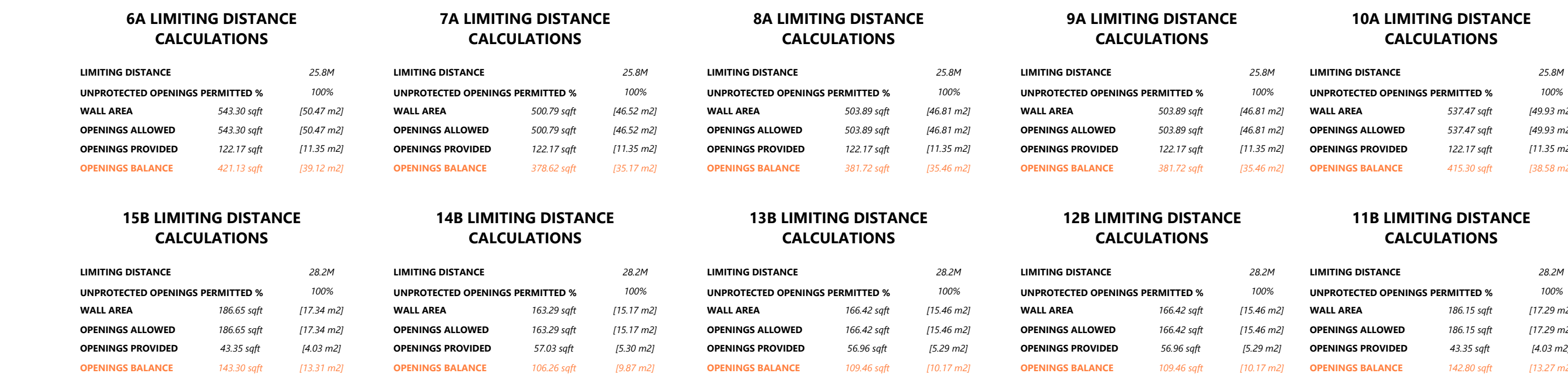
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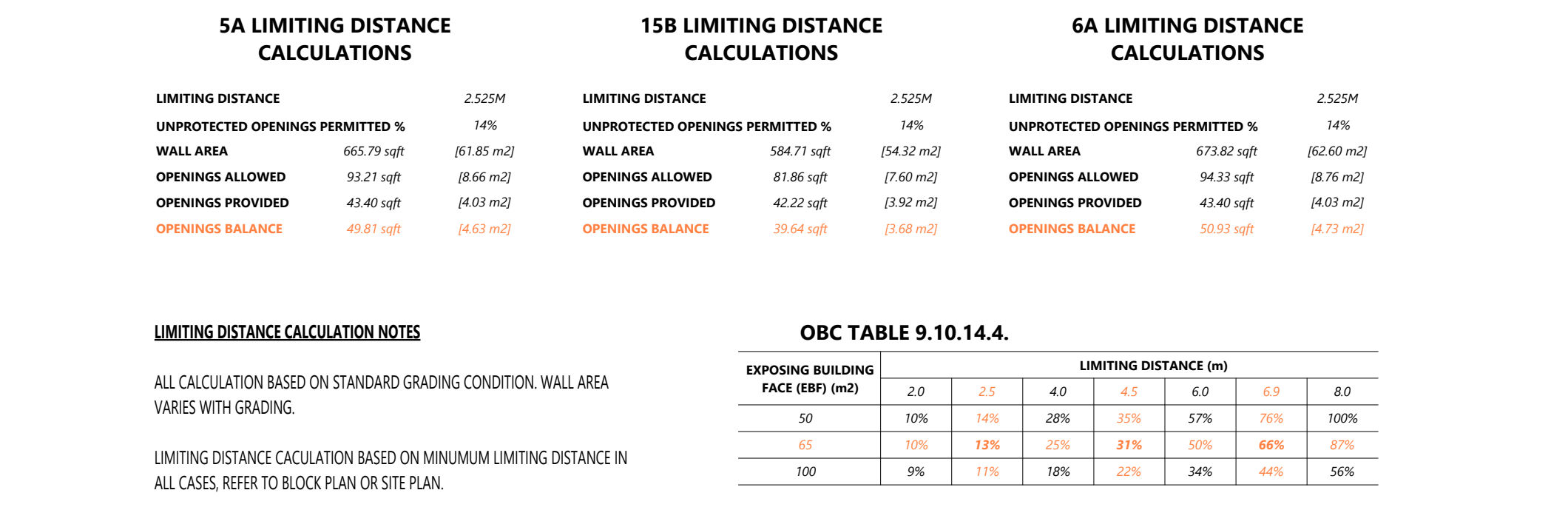
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REAR ELEVATION



RIGHT ELEVATION



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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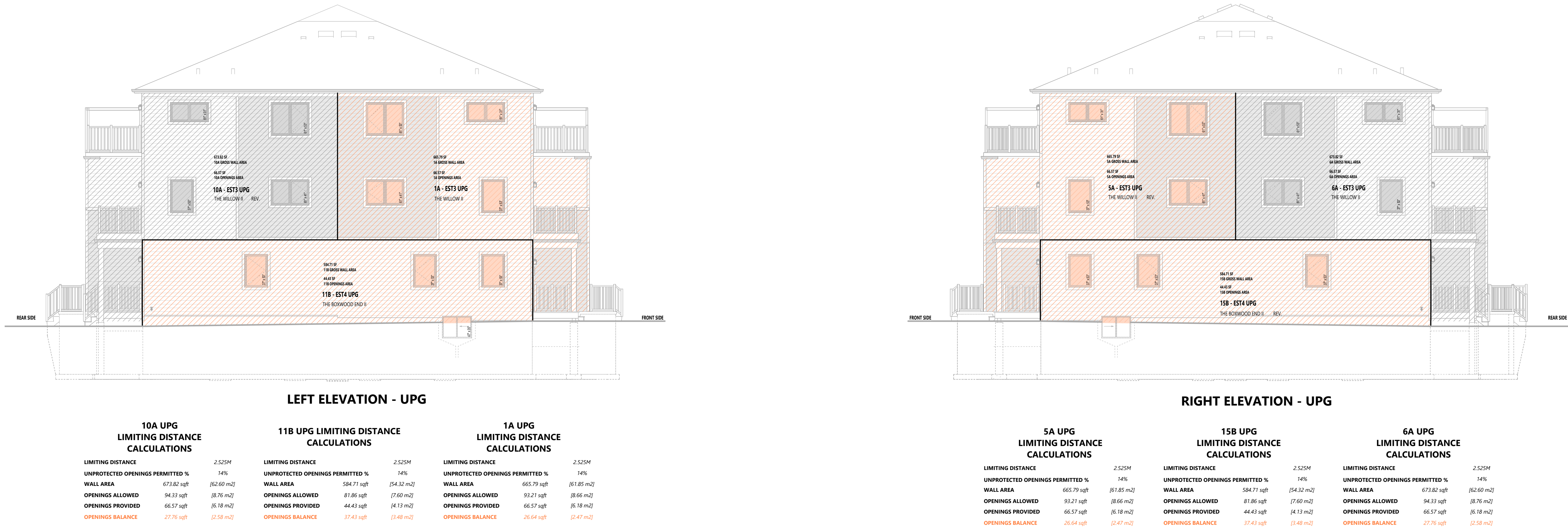
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LIMITING
DISTANCE - UPG

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EEDS CALCULATION

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FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

1A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2407 SF	166 SF	6.88%
	[223.57 m ²]	[15.38 m ²]	
FRONT	537.47 sqft	122.17 sqft	
	[49.93 m ²]	[11.35 m ²]	
REAR	537.47 sqft	0.00 sqft	
	[49.93 m ²]	[0.00 m ²]	
LEFT	665.79 sqft	43.40 sqft	
	[61.85 m ²]	[4.03 m ²]	
RIGHT	665.79 sqft	0.00 sqft	
	[61.85 m ²]	[0.00 m ²]	

2A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2360 SF	122 SF	5.18%
	[219.24 m ²]	[11.35 m ²]	
FRONT	503.89 sqft	122.17 sqft	
	[46.81 m ²]	[11.35 m ²]	
REAR	503.89 sqft	0.00 sqft	
	[46.81 m ²]	[0.00 m ²]	
LEFT	676.05 sqft	0.00 sqft	
	[62.81 m ²]	[0.00 m ²]	
RIGHT	676.05 sqft	0.00 sqft	
	[62.81 m ²]	[0.00 m ²]	

3A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2360 SF	122 SF	5.18%
	[219.24 m ²]	[11.35 m ²]	
FRONT	503.89 sqft	122.17 sqft	
	[46.81 m ²]	[11.35 m ²]	
REAR	503.89 sqft	0.00 sqft	
	[46.81 m ²]	[0.00 m ²]	
LEFT	676.05 sqft	0.00 sqft	
	[62.81 m ²]	[0.00 m ²]	
RIGHT	676.05 sqft	0.00 sqft	
	[62.81 m ²]	[0.00 m ²]	

4A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2357 SF	166 SF	7.03%
	[218.95 m ²]	[15.38 m ²]	
FRONT	500.79 sqft	122.17 sqft	
	[46.52 m ²]	[11.35 m ²]	
REAR	503.89 sqft	0.00 sqft	
	[46.81 m ²]	[0.00 m ²]	
LEFT	676.05 sqft	0.00 sqft	
	[62.81 m ²]	[0.00 m ²]	
RIGHT	676.05 sqft	43.40 sqft	
	[62.81 m ²]	[4.03 m ²]	

5A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2412 SF	166 SF	6.86%
	[224.11 m ²]	[15.38 m ²]	
FRONT	543.21 sqft	122.17 sqft	
	[50.47 m ²]	[11.35 m ²]	
REAR	537.47 sqft	0.00 sqft	
	[49.93 m ²]	[0.00 m ²]	
LEFT	665.79 sqft	0.00 sqft	
	[61.85 m ²]	[0.00 m ²]	
RIGHT	665.79 sqft	43.40 sqft	
	[61.85 m ²]	[4.03 m ²]	

6A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2428 SF	166 SF	6.82%
	[225.61 m ²]	[15.38 m ²]	
FRONT	537.47 sqft	0.00 sqft	
	[49.93 m ²]	[0.00 m ²]	
REAR	543.30 sqft	122.17 sqft	
	[50.47 m ²]	[11.35 m ²]	
LEFT	673.82 sqft	0.00 sqft	
	[62.60 m ²]	[0.00 m ²]	
RIGHT	673.82 sqft	43.40 sqft	
	[62.60 m ²]	[4.03 m ²]	

7A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2373 SF	122 SF	5.15%
	[220.45 m ²]	[11.35 m ²]	
FRONT	503.89 sqft	0.00 sqft	
	[46.81 m ²]	[0.00 m ²]	
REAR	500.70 sqft	122.17 sqft	
	[46.52 m ²]	[11.35 m ²]	
LEFT	684.14 sqft	0.00 sqft	
	[63.56 m ²]	[0.00 m ²]	
RIGHT	684.14 sqft	0.00 sqft	
	[63.56 m ²]	[0.00 m ²]	

8A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2376 SF	122 SF	5.14%
	[220.74 m ²]	[11.35 m ²]	
FRONT	503.89 sqft	0.00 sqft	
	[46.81 m ²]	[0.00 m ²]	
REAR	503.89 sqft	122.17 sqft	
	[46.81 m ²]	[11.35 m ²]	
LEFT	684.14 sqft	0.00 sqft	
	[63.56 m ²]	[0.00 m ²]	
RIGHT	684.14 sqft	0.00 sqft	
	[63.56 m ²]	[0.00 m ²]	

9A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2376 SF	122 SF	5.14%
	[220.74 m ²]	[11.35 m ²]	
FRONT	503.89 sqft	0.00 sqft	
	[46.81 m ²]	[0.00 m ²]	
REAR	503.89 sqft	122.17 sqft	
	[46.81 m ²]	[11.35 m ²]	
LEFT	684.14 sqft	0.00 sqft	
	[63.56 m ²]	[0.00 m ²]	
RIGHT	684.14 sqft	0.00 sqft	
	[63.56 m ²]	[0.00 m ²]	

10A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2423 SF	166 SF	6.83%
	[225.06 m ²]	[15.38 m ²]	
FRONT	499.93 m ²	[0.00 m ²]	
	[49.93 m ²]	[0.00 m ²]	
REAR	537.47 sqft	122.17 sqft	
	[49.93 m ²]	[11.35 m ²]	
LEFT	673.82 sqft	43.40 sqft	
	[62.60 m ²]	[4.03 m ²]	
RIGHT	673.82 sqft	0.00 sqft	
	[62.60 m ²]	[0.00 m ²]	

11B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1526 SF	143 SF	9.37%
	[141.75 m ²]	[13.28 m ²]	
FRONT	170.19 sqft	40.74 sqft	
	[15.81 m ²]	[3.78 m ²]	
REAR	186.15 sqft	52.17 sqft	
	[17.29 m ²]	[4.85 m ²]	
LEFT	584.71 sqft	50.07 sqft	
	[54.32 m ²]	[4.65 m ²]	
RIGHT	584.71 sqft	0.00 sqft	
	[54.32 m ²]	[0.00 m ²]	

12B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1487 SF	118 SF	7.95%
	[138.15 m ²]	[10.98 m ²]	
FRONT	151.19 sqft	52.45 sqft	
	[14.05 m ²]	[4.87 m ²]	
REAR	166.42 sqft	65.77 sqft	
	[15.46 m ²]	[6.11 m ²]	
LEFT	584.71 sqft	0.00 sqft	
	[54.32 m ²]	[0.00 m ²]	
RIGHT	584.71 sqft	0.00 sqft	
	[54.32 m ²]	[0.00 m ²]	

13B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1487 SF	118 SF	7.95%
	[138.15 m ²]	[10.98 m ²]	
FRONT	151.19 sqft	52.45 sqft	
	[14.05 m ²]	[4.87 m ²]	
REAR	166.42 sqft	65.77 sqft	
	[15.46 m ²]	[6.11 m ²]	
LEFT	584.71 sqft	0.00 sqft	
	[54.32 m ²]	[0.00 m ²]	
RIGHT	584.71 sqft	0.00 sqft	
	[54.32 m ²]	[0.00 m ²]	

14B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1481 SF	168 SF	11.37%
	[137.63 m ²]	[15.64 m ²]	
FRONT	148.69 sqft	52.53 sqft	
	[13.81 m ²]	[4.88 m ²]	
REAR	163.29 sqft	65.77 sqft	
	[15.17 m ²]	[6.11 m ²]	
LEFT	584.71 sqft	0.00 sqft	
	[54.32 m ²]	[0.00 m ²]	
RIGHT	584.71 sqft	50.07 sqft	
	[54.32 m ²]	[4.65 m ²]	

15B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1527 SF	143 SF	9.37%
	[141.83 m ²]	[13.28 m ²]	
FRONT	170.62 sqft	40.74 sqft	
	[15.85 m ²]	[3.78 m ²]	
REAR	186.65 sqft	52.17 sqft	
	[17.34 m ²]	[4.85 m ²]	
LEFT	584.71 sqft	0.00 sqft	
	[54.32 m ²]	[0.00 m ²]	
RIGHT	584.71 sqft	50.07 sqft	
	[54.32 m ²]	[4.65 m ²]	

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EEDS
CALCULATION-UPG

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7



LEFT ELEVATION - UPG



RIGHT ELEVATION - UPG

10A 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]	

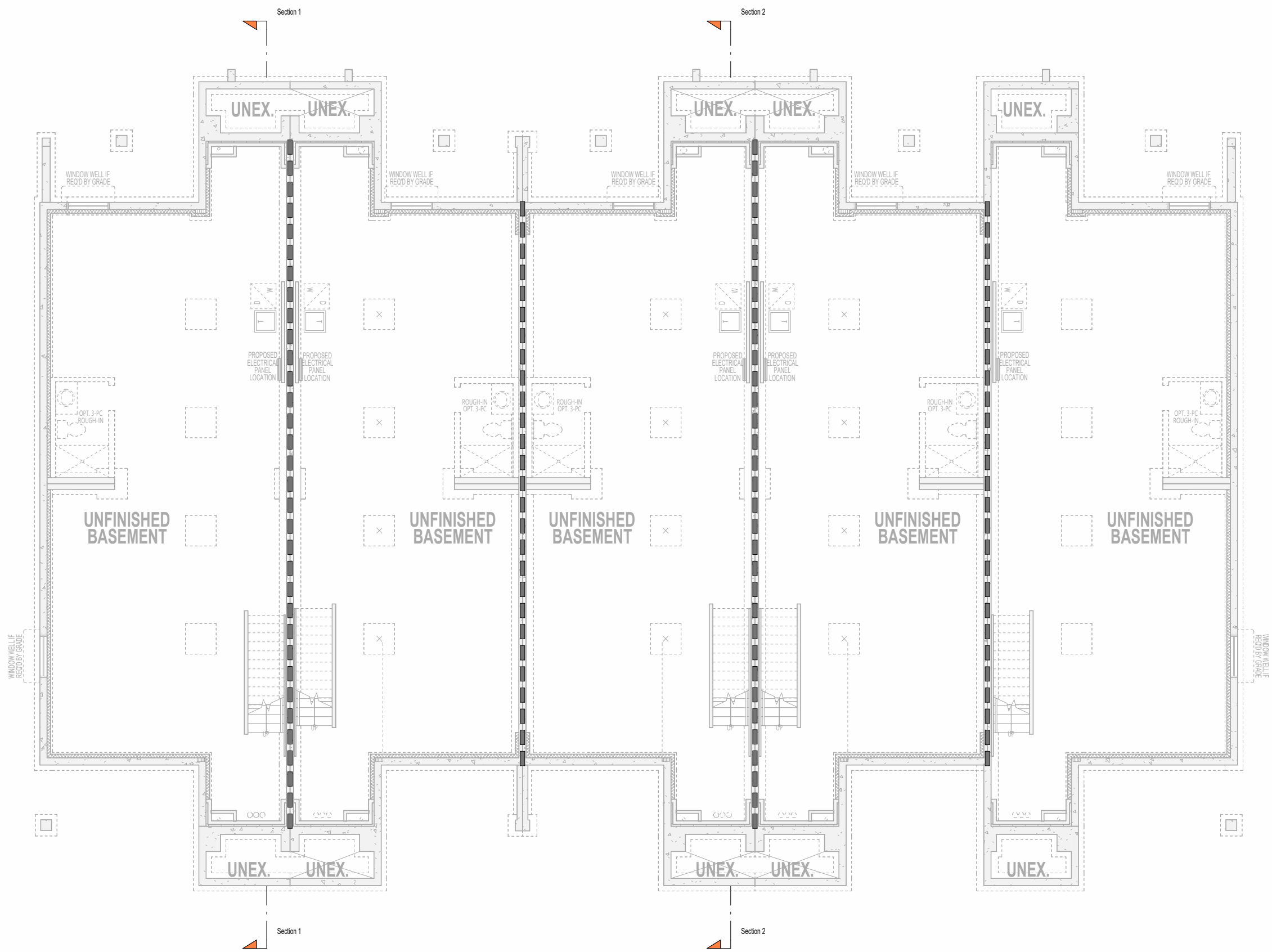
11B UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1526 SF [141.75 m2]	145 SF [13.49 m2]	9.52%
FRONT	170.19 sqft [15.81 m2]	40.74 sqft [3.78 m2]	
REAR	186.15 sqft [17.29 m2]	52.17 sqft [4.85 m2]	
LEFT	584.71 sqft [54.32 m2]	52.28 sqft [4.86 m2]	
RIGHT	584.71 sqft [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]	

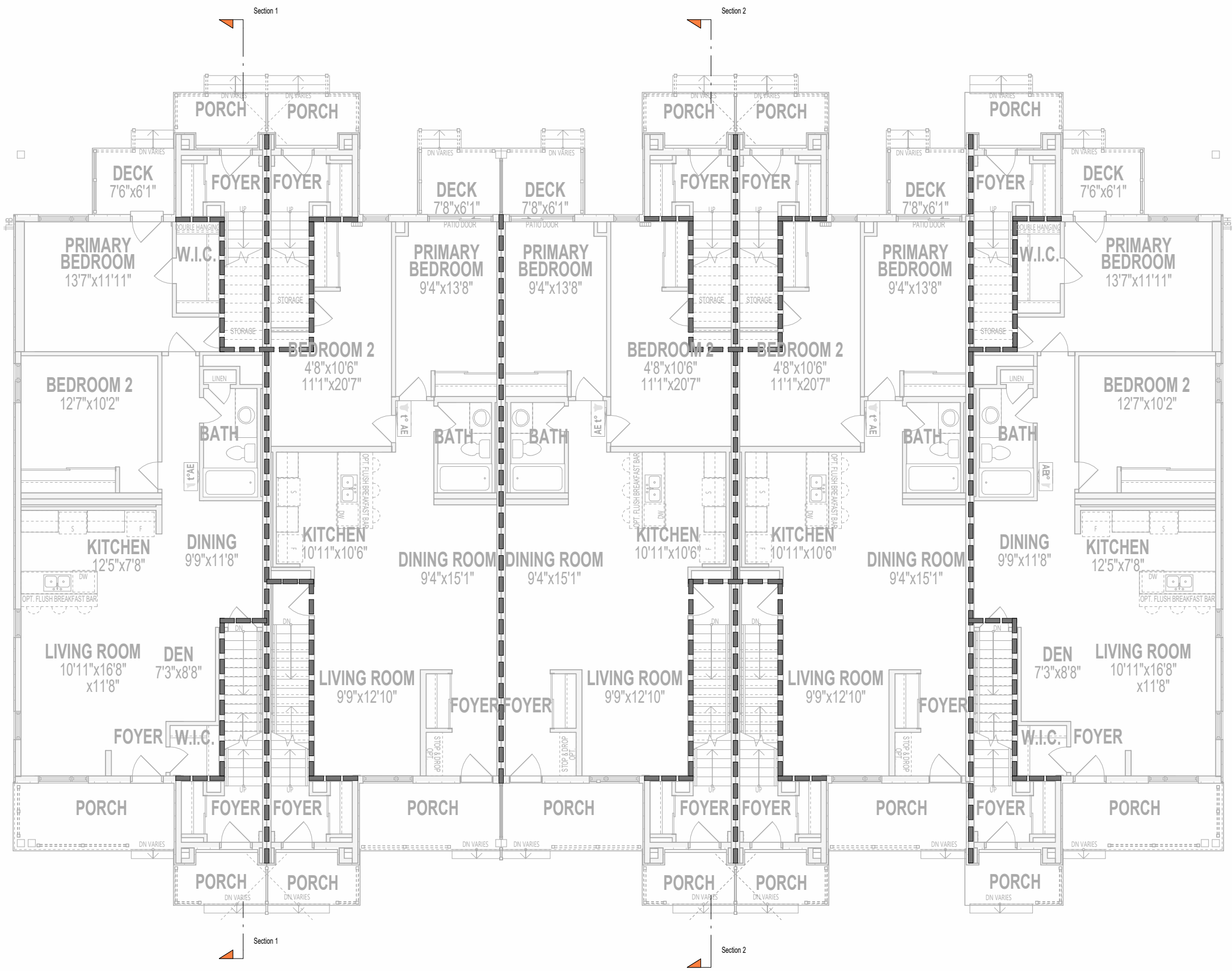
5A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2412 SF [224.11 m2]	189 SF [17.53 m2]	7.82%
FRONT	543.21 sqft [50.47 m2]	122.17 sqft [11.35 m2]	
REAR	537.47 sqft [49.93 m2]	0.00 sqft [0.00 m2]	
LEFT	665.79 sqft [61.85 m2]	0.00 sqft [0.00 m2]	
RIGHT	665.79 sqft [61.85 m2]	66.57 sqft [6.18 m2]	

15B 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]	

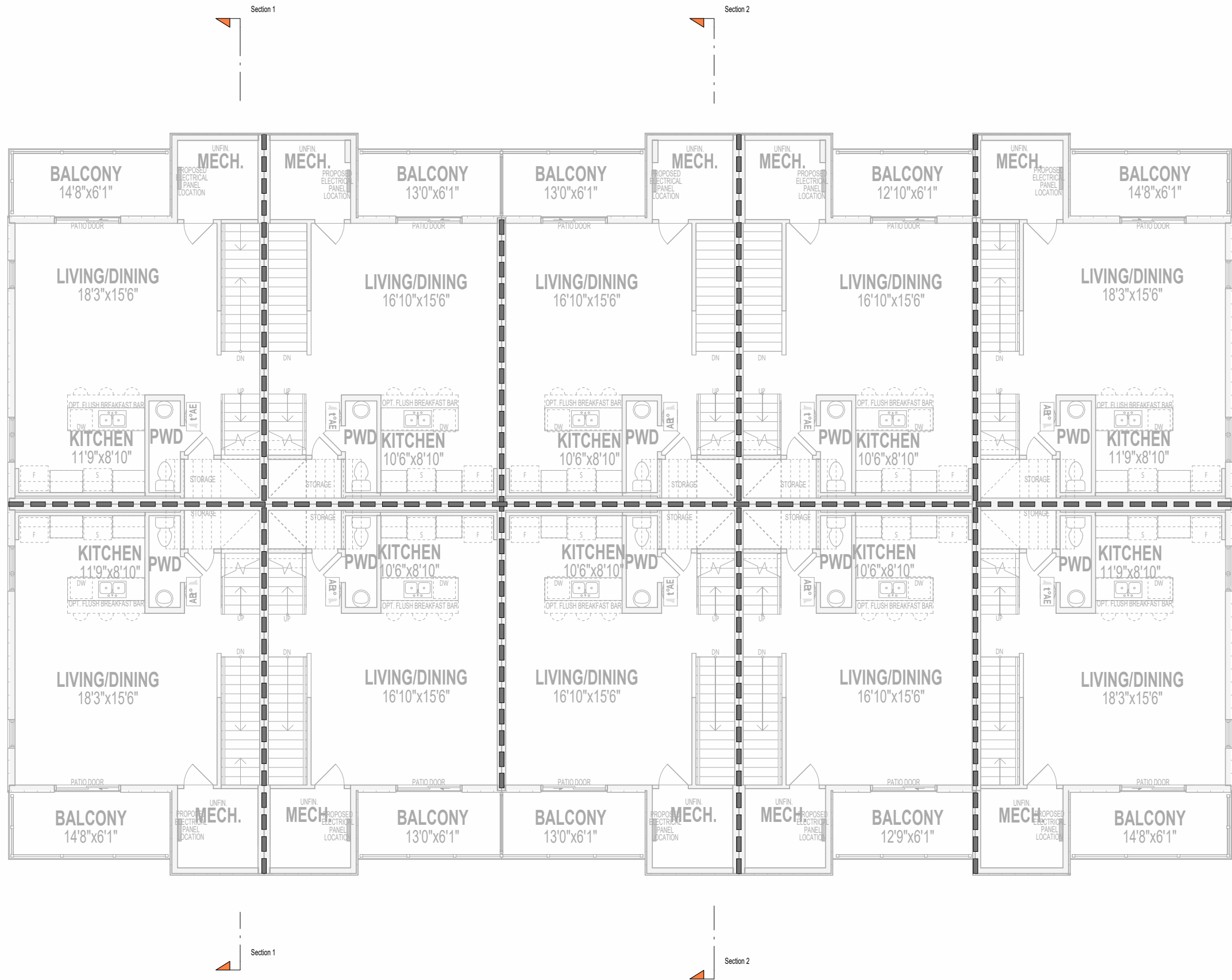
6A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2428 SF [225.61 m2]	189 SF [17.53 m2]	7.77%
FRONT	537.47 sqft [49.93 m2]	0.00 sqft [0.00 m2]	
REAR	543.30 sqft [50.47 m2]	122.17 sqft [11.35 m2]	
LEFT	673.82 sqft [62.60 m2]	0.00 sqft [0.00 m2]	
RIGHT	673.82 sqft [62.60 m2]	66.57 sqft [6.18 m2]	



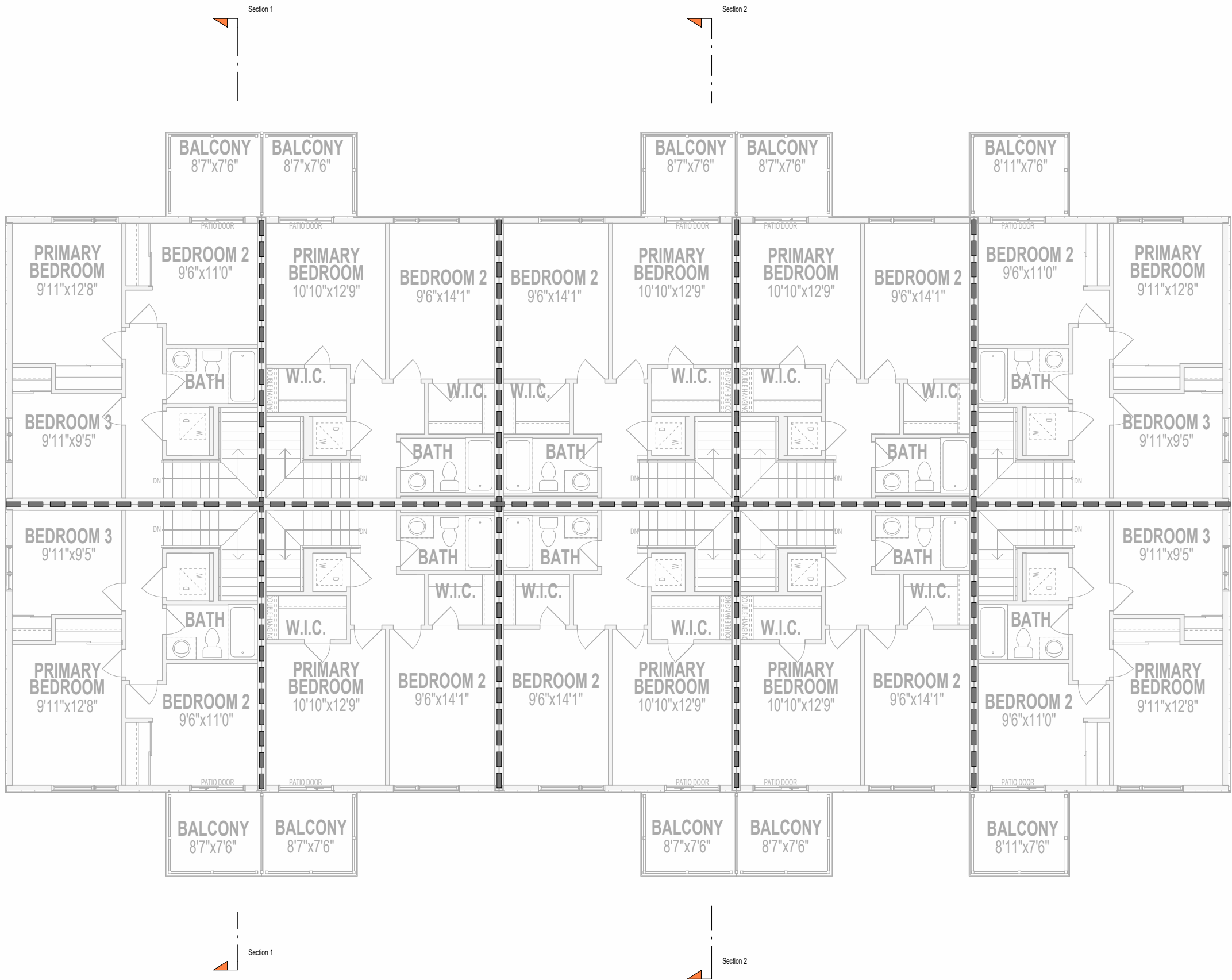
BASEMENT FIRE SEPERATION PLAN



GROUND FLOOR FIRE SEPERATION PLAN



SECOND FLOOR FIRE SEPERATION PLAN



THIRD FLOOR PLAN - FIRE SEPERATION PLAN

LEGEND
1 HOUR FIRE SEPERATION



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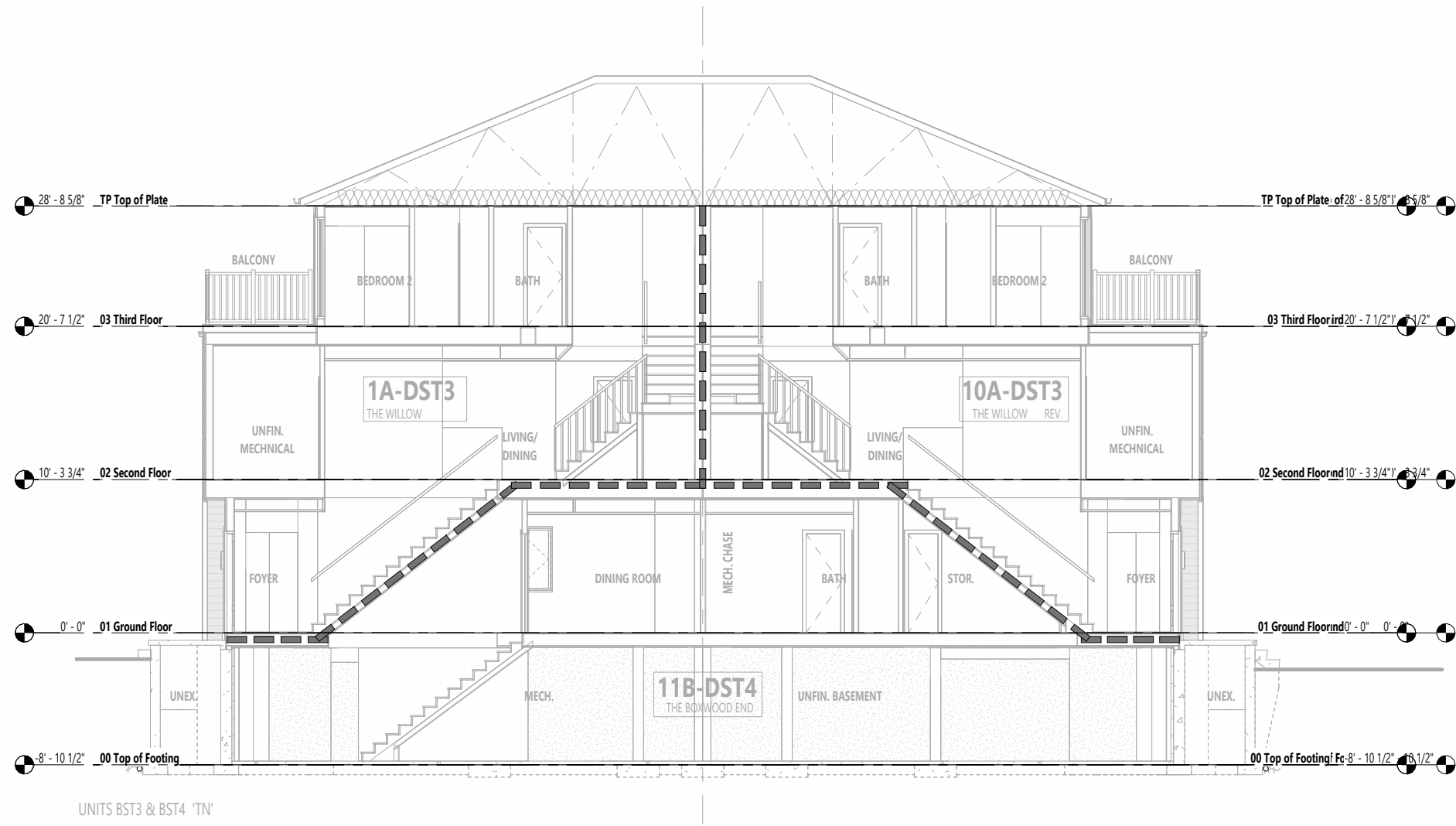
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FIRE SEPERATION PLAN

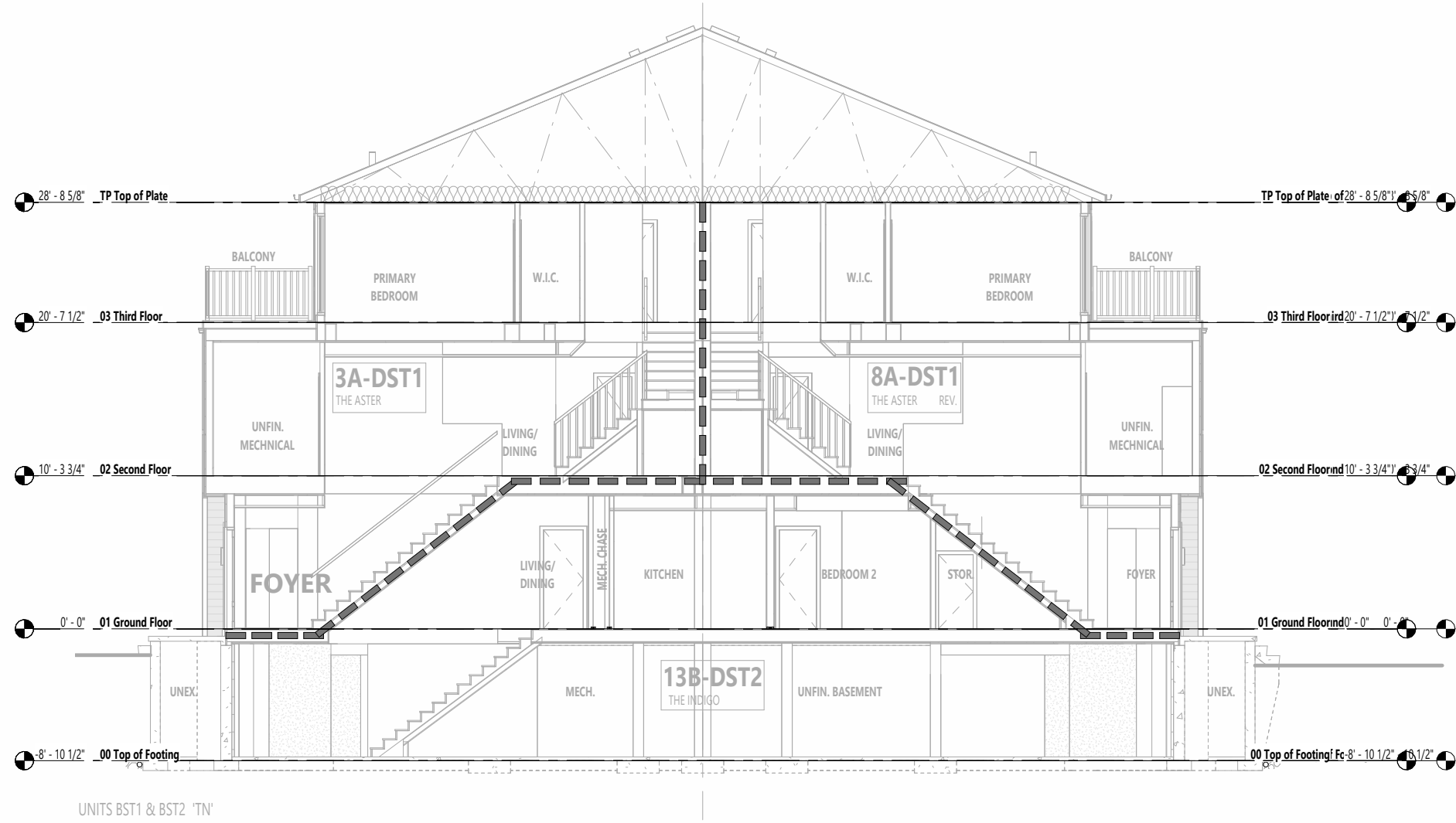
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

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BUILDING SECTION A-A FIRE SEPERATION



BUILDING SECTION B-B 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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BASEMENT PLAN

HALF MOON BAY SOUTH PH7

CITY PLAN NO.	CITY FILE NO.
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SEE S-03 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.

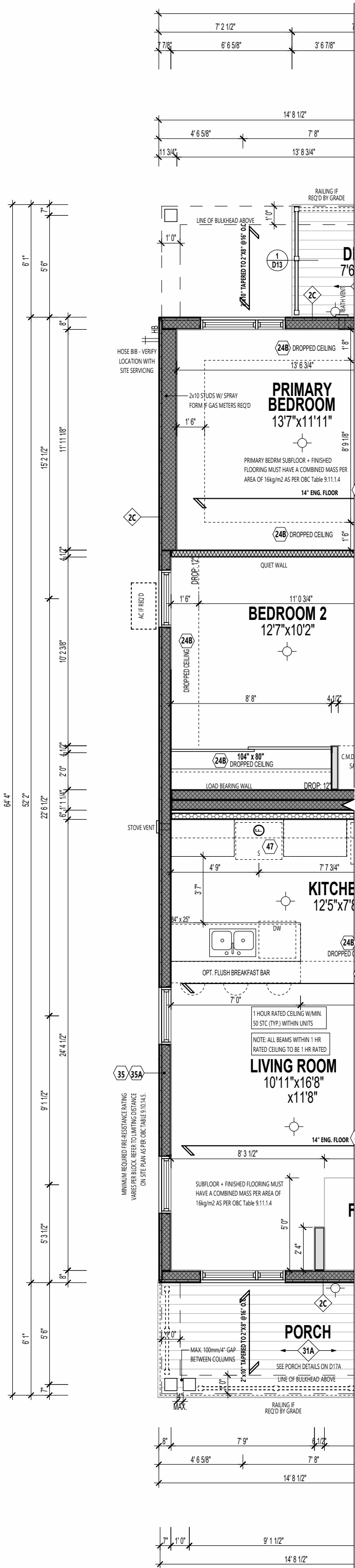


BASEMENT PLAN

HALF MOON BAY SOUTH PH7

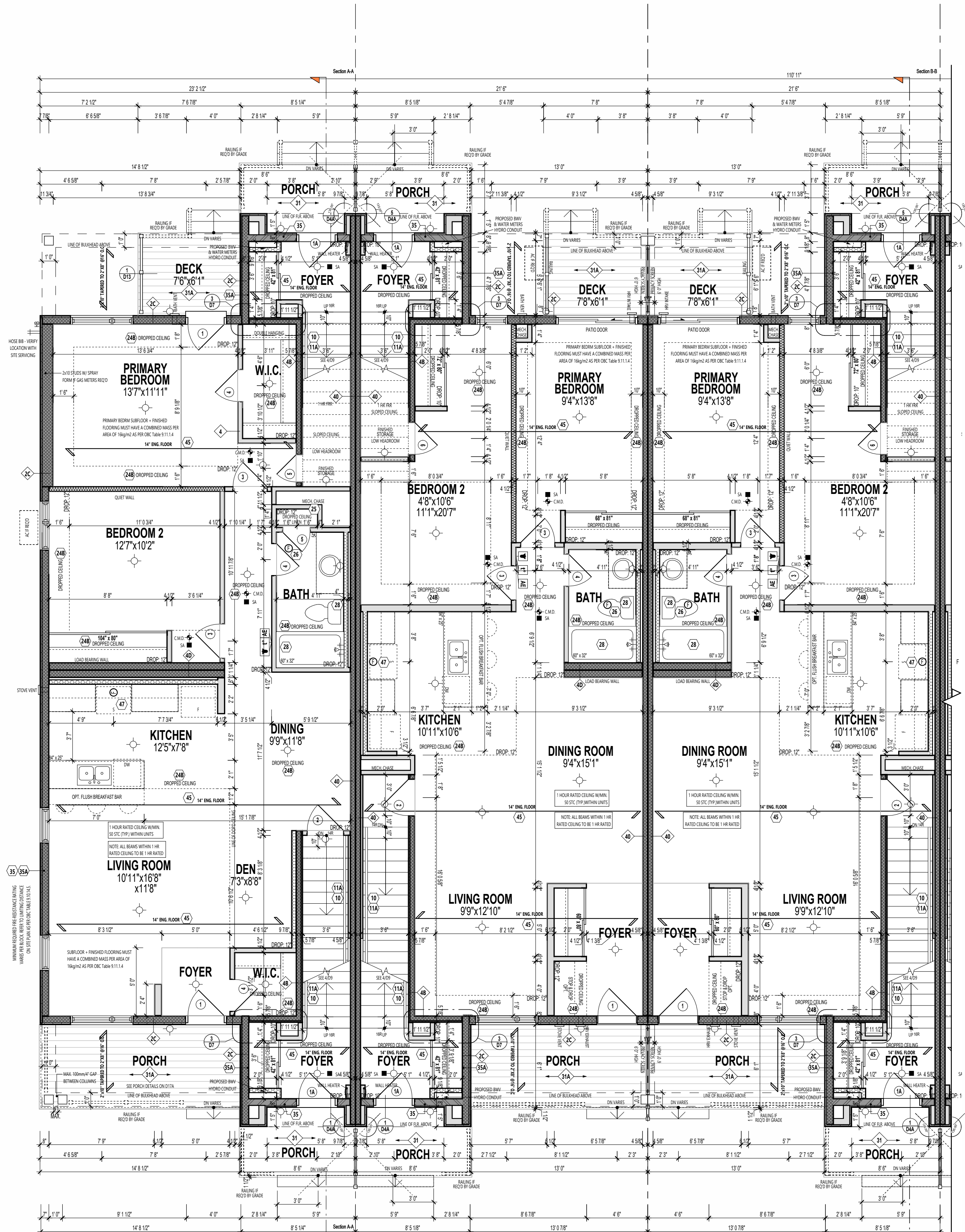
CITY PLAN NO.	CITY FILE NO.
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11B - EST4 'D(TN)' UPG.
THE BOXWOOD END II

PARTIAL GROUND FLOOR PLAN
(UPG OPTION)

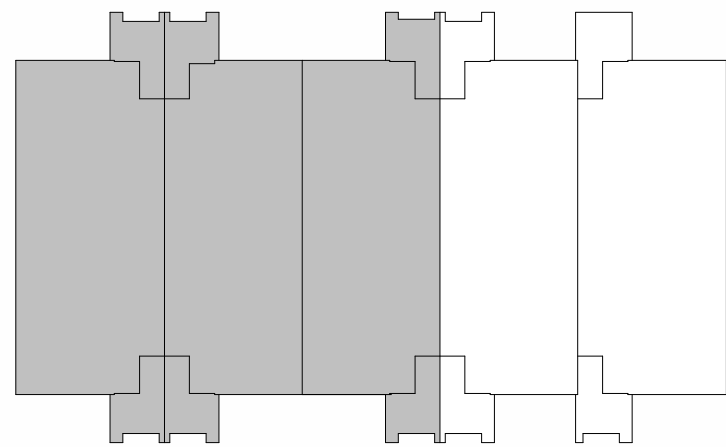


11B - EST4 'D(TN)'
THE BOXWOOD END II

12B - EST2 'D(TN)'
THE INDIGO II

13B - EST2 'D(TN)'
THE INDIGO II

PARTIAL GROUND FLOOR 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" DIA. PRE-CUT HOLES @ 8" SPACING FOR EXIST. ONLY IF HALL JOISTS. SEE HALL JOISTS 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. JUST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

FRAMEWORK / SIDING CONSTRUCTION:
45 MINUTE CELLULAR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN TYPE 'Y' GYPSUM BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED 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 FALL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'Y' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9B-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 VENER CONSTRUCTION:
45 MINUTE CELLULAR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN TYPE 'Y' GYPSUM BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED 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 FALL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'Y' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS
PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
(REFER TO S.M.E.C. 81-4-105)

HEADER / RIM JOIST LEVEL:
45 MINUTE CELLULAR FIRE RATED @ HEADER
PROVIDE 15 MIN TYPE 'Y' 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.

INSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ'D BY S.10.3.3.1(1) OF THE OBC2012 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAILED, PROVIDE DETAILS 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, PLANS AND LOCATIONS.

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ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2025/11/07

GROUND FLOOR PLAN

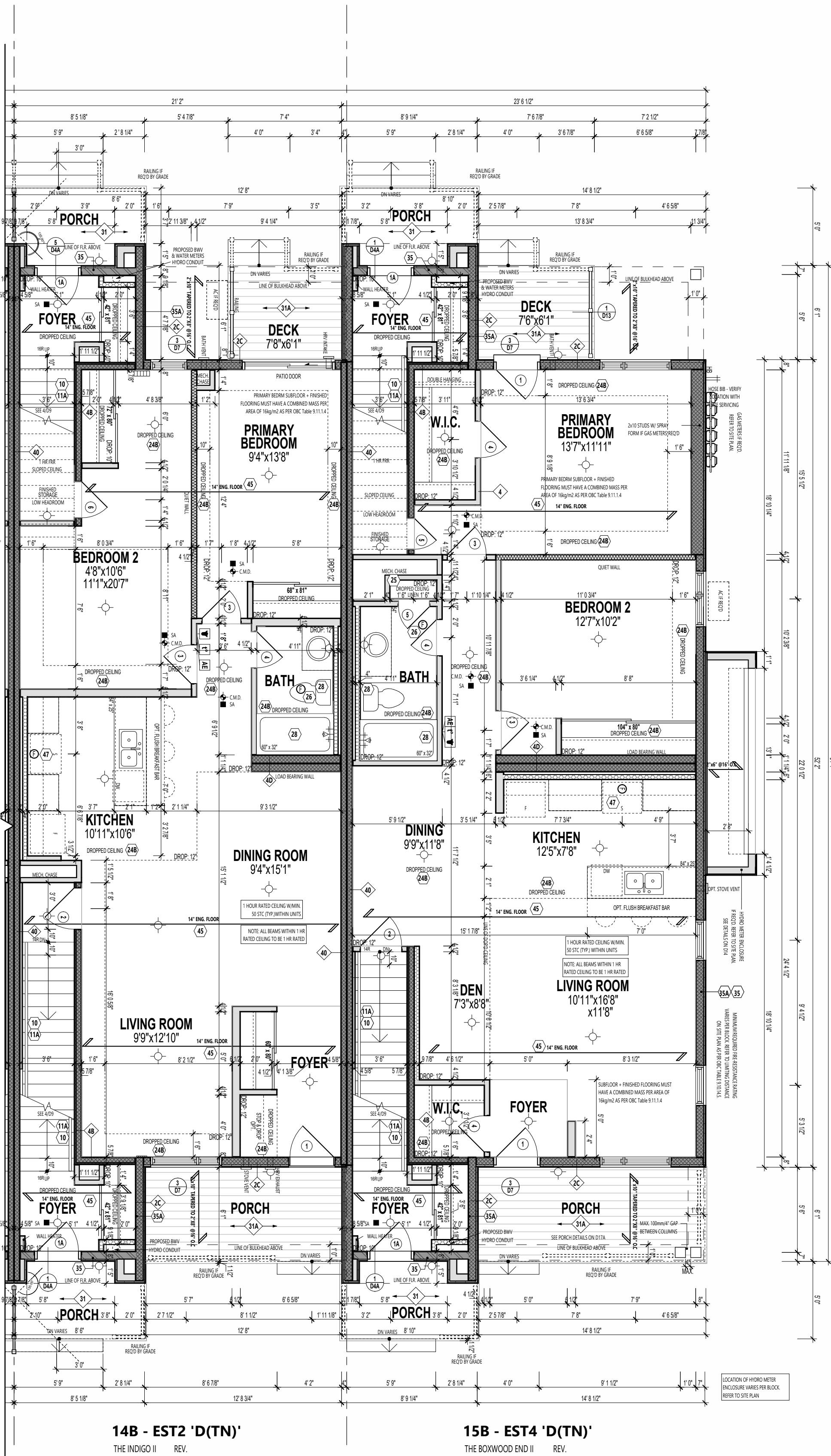
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

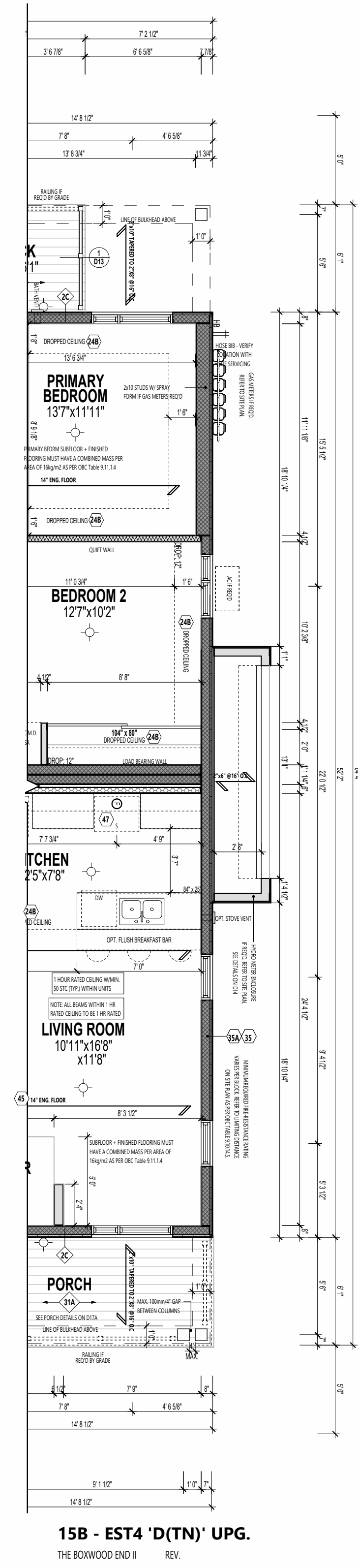
CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

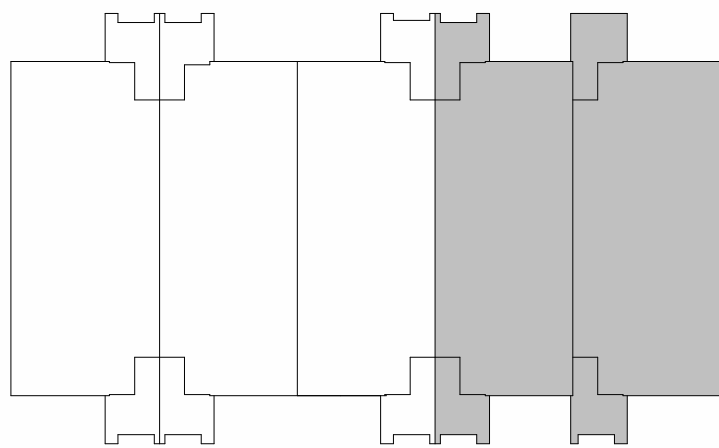
SHEET SIZE: 24"x36"
SCALE: As Indicated
ISSUE DATE: 2025/11/07



PARTIAL GROUND FLOOR PLAN - STANDARD



PARTIAL GROUND FLOOR PLAN
(UPG OPTION)



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" DIA. PRE-CUT HOLES @ 8" SPACING FOR FLOOR TRUSSES. 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:
45 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MINUTE 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 BE AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, SHOWERS, ETC. INSIDE INSULATION IN 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 SIDING.
(REFER TO B.M.C. #14-105)

BACK VENER CONSTRUCTION:
45 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MINUTE 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 BE AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, SHOWERS, ETC. INSIDE INSULATION IN TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9B.2.3 OF SUPPLEMENTARY STANDARDS)

HEADER / RIM JOIST LEVEL:
45 MINUTE OR 1 HOUR FIRE RATED R-10 HEADER
PROVIDE 15 MINUTE 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

INSURE THE PROTECTION OF LOAD BEARING ELEMENTS BY 5.10.3.1.1 OF THE OBC/2012 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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

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

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY A.T.A. ENGINEERING INC. - 5.01 TO 5.06

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



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ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2025/11/07

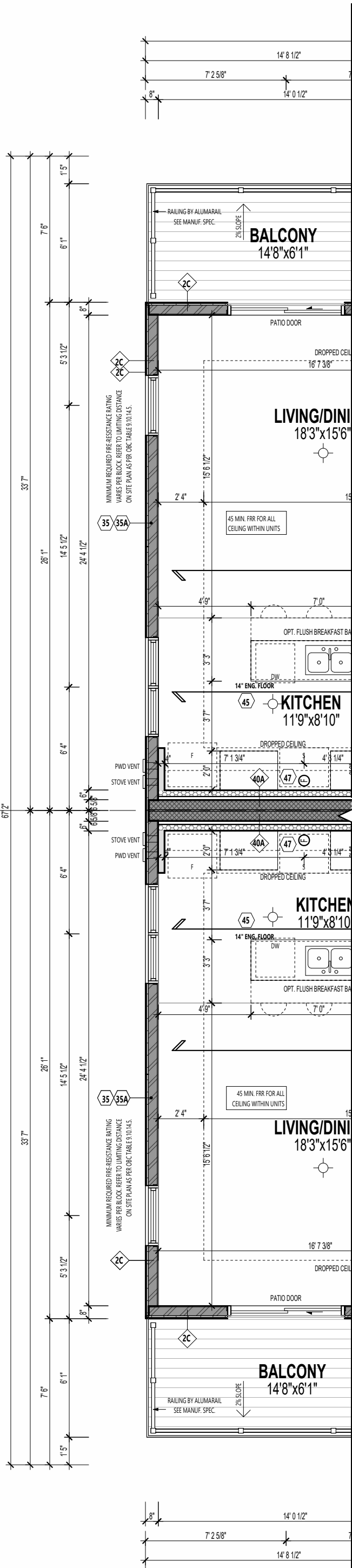
GROUND FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.

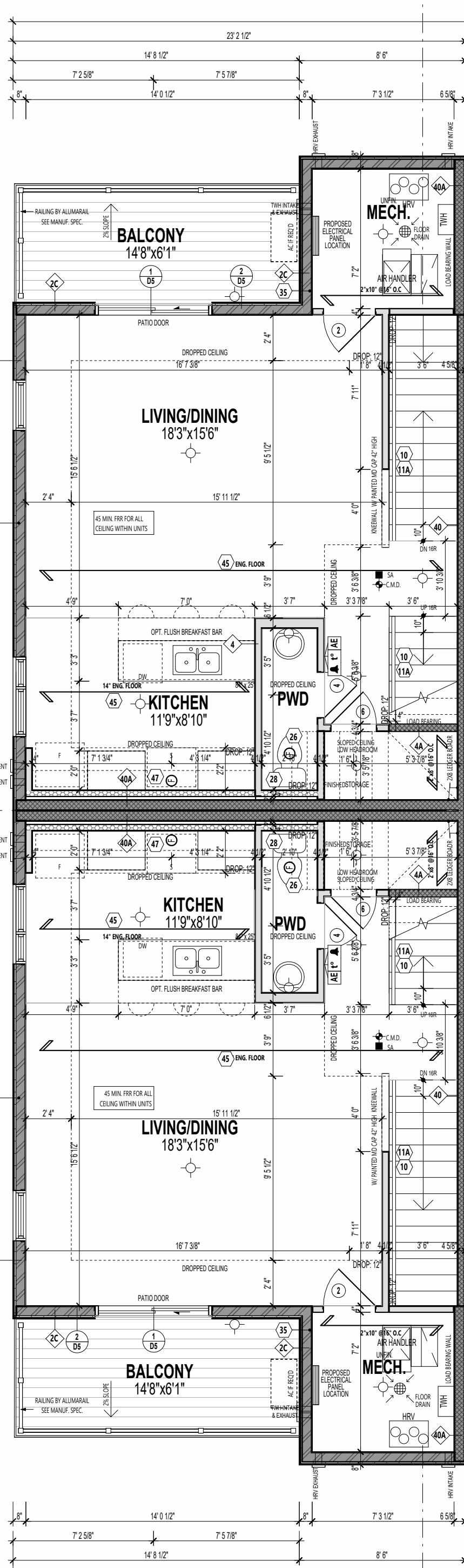
10A - EST3 'D(TN)' UPG.
THE WILLOW II
REV.



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

PARTIAL SECOND FLOOR PLAN (UPG
OPTION)

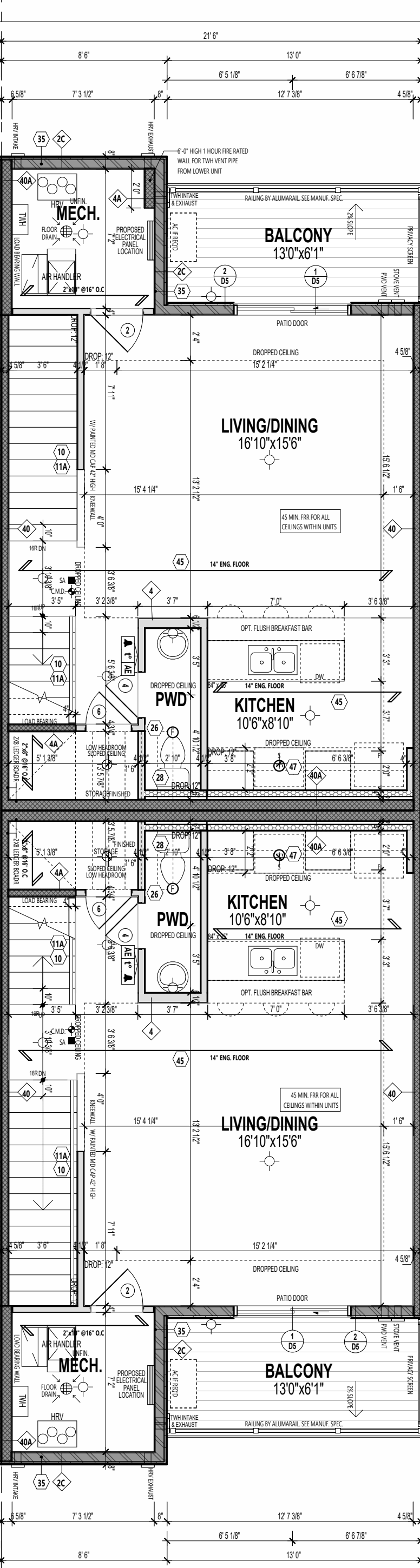
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THE WILLOW II
REV.



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

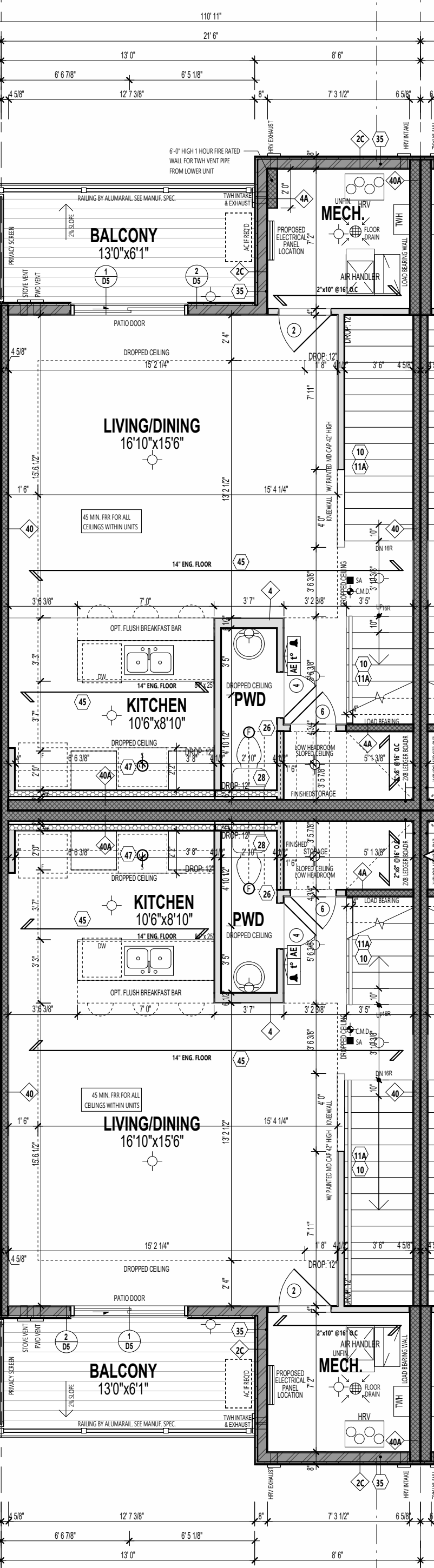
PARTIAL SECOND FLOOR PLAN - STANDARD

9A - EST1 'D(TN)'
THE ASTER II
REV.

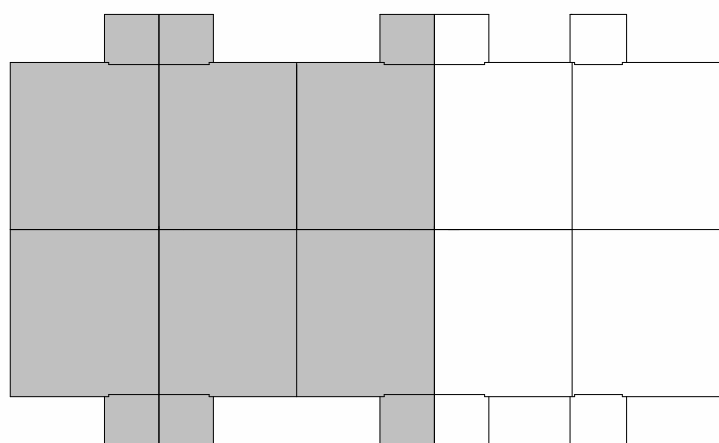


2A - EST1 'D(TN)'
THE ASTER II
REV.

8A - EST1 'D(TN)'
THE ASTER II
REV.



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



KEY PLAN - SECOND 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" DIA. PRE-CUT HOLES @ 8" APART FOR EXIST. ONLY EXISTING 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 TRUSS JOIST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

FRAMEWORK / SIDING CONSTRUCTION
45 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 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 9A-2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
(REFER TO S.M.E.C. 614-105)

BACK (FLOOR) CONSTRUCTION
45 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 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 9A-2.3 OF SUPPLEMENTARY STANDARDS)

HEADER / RIM JOIST LEVEL
45 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

INSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. 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: 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

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ARCHITECT STAMP

ISSUED / REVISION CHART

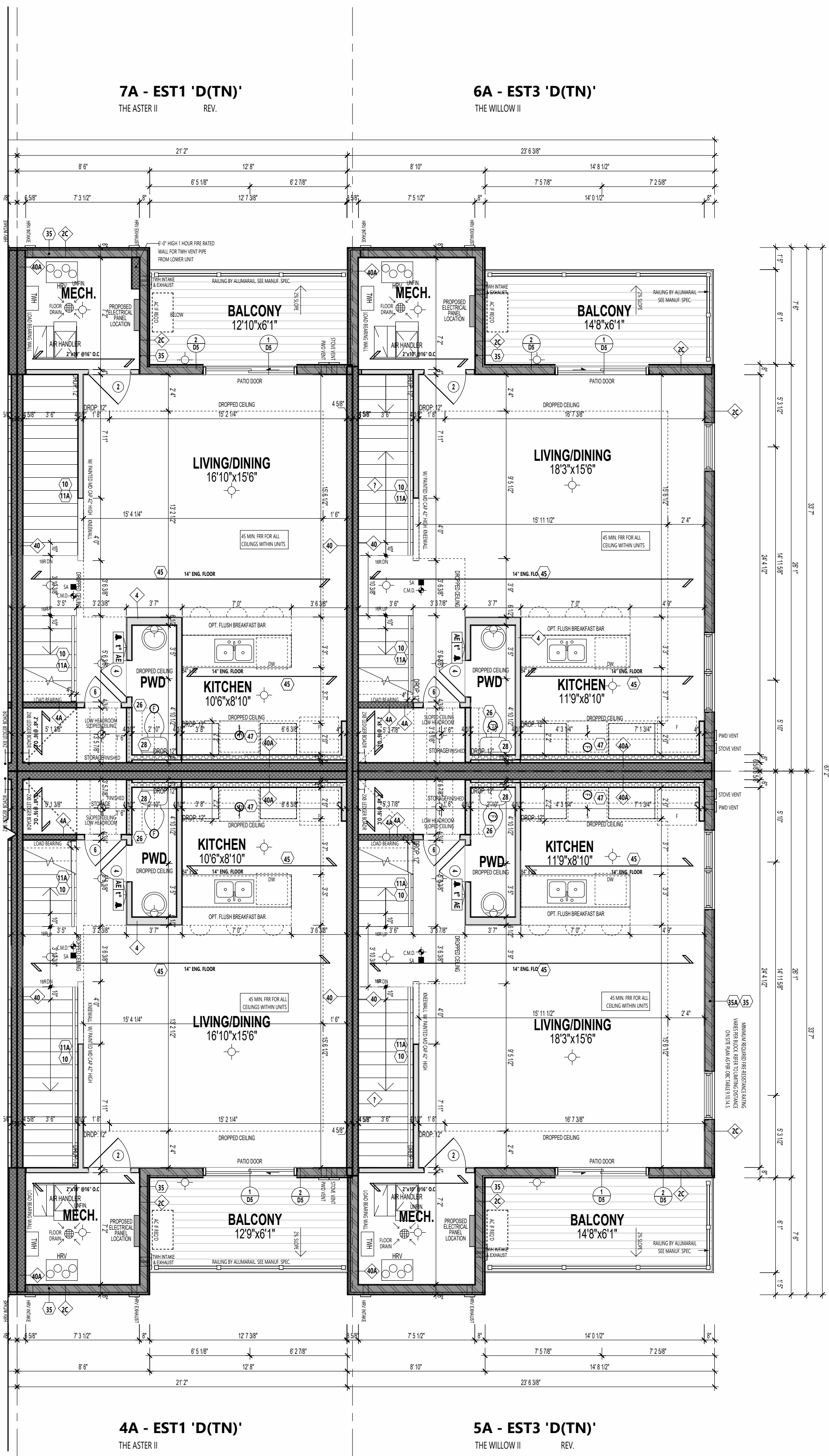
01	ISSUED FOR COORDINATION	2025/11/07

SECOND FLOOR PLAN

ELEVATION D (TN)

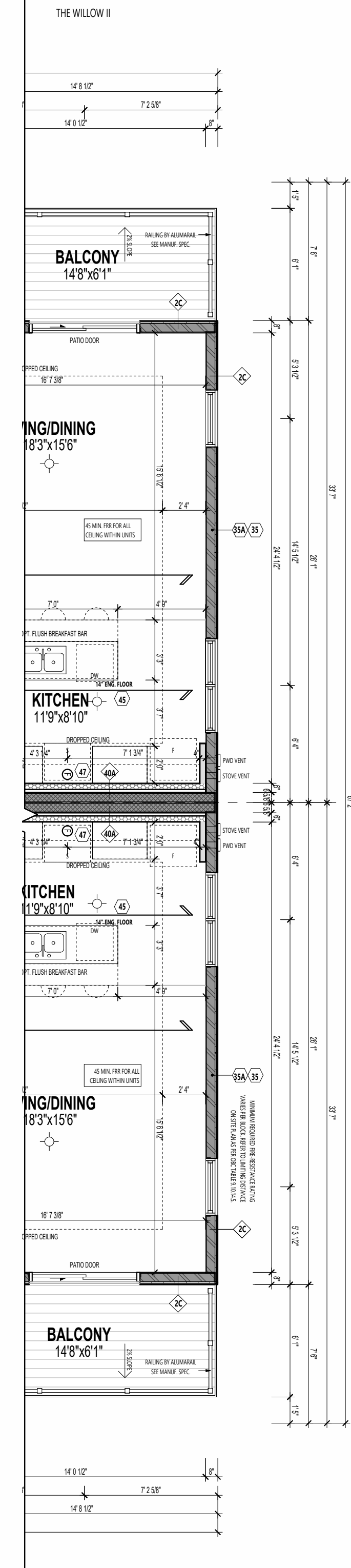
HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.



PARTIAL SECOND FLOOR PLAN - STANDARD

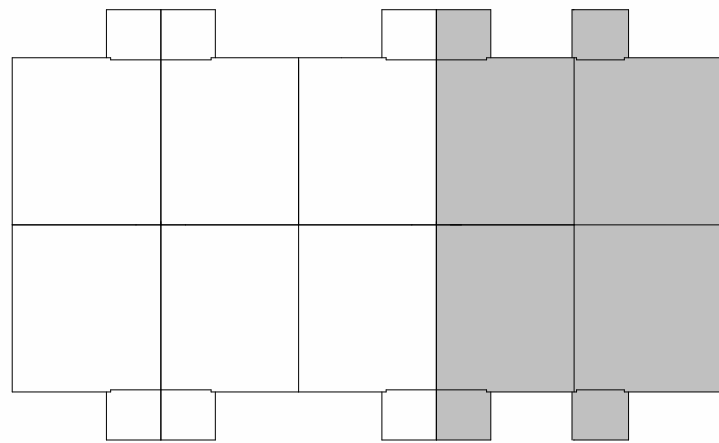
6A - EST3 'D(TN)' UPG.



5A - EST3 'D(TN)' UPG.



PARTIAL SECOND FLOOR PLAN (UPG OPTION)



KEY PLAN - SECOND FLOOR

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

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:
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 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 SB-2.3 OF SUPPLEMENTARY STANDARDS) PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING. (REFER TO B.M.E.C. 81-4-105)

BACK (FLOOR) CONSTRUCTION:
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 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 SB-2.3 OF SUPPLEMENTARY STANDARDS)

HEADER / RIM JOIST LEVEL:
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

INSURE THE PROTECTION OF LOAD BEARING ELEMENTS BY 5.10.3.1(1) OF THE OBC2012 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH - CONSTRUCTION DETAILS: CD-1 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



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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.
---------------	---------------

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. RULER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADHERES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

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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 (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.

FRAMING / SIDSING CONSTRUCTION:
45 MINUTE, 1 HOUR OR 2 HOUR FIRE RATED WALLS
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' OPSIM BOARD. INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/5024M AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, 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 OPSIM BOARD SHEATHING BEHIND SIDING.
(REFER TO B.M.C. #1 & 10)

ROOF VENTILATION CONSTRUCTION:
45 MINUTE, 1 HOUR OR 2 HOUR FIRE RATED WALL
PROVIDE 15.9mm (5/8") TYPE 'X' OPSIM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RUN JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RUN JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

HEADER, RUN JOIST LEVEL:
45 MINUTE, 1 HOUR OR 2 HOUR FIRE RATED WALL
PROVIDE 15.9mm (5/8") TYPE 'X' OPSIM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RUN JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RUN 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 MAINTAINED 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 (CD TO D17)

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY AIN ENGINEERING INC. - S-01 TO S-08

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



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THIRD 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

PAGE A1.30

PARTIAL THIRD FLOOR PLAN (UPG OPTION)

PARTIAL THIRD FLOOR PLAN - STANDARD

KEY PLAN - THIRD FLOOR



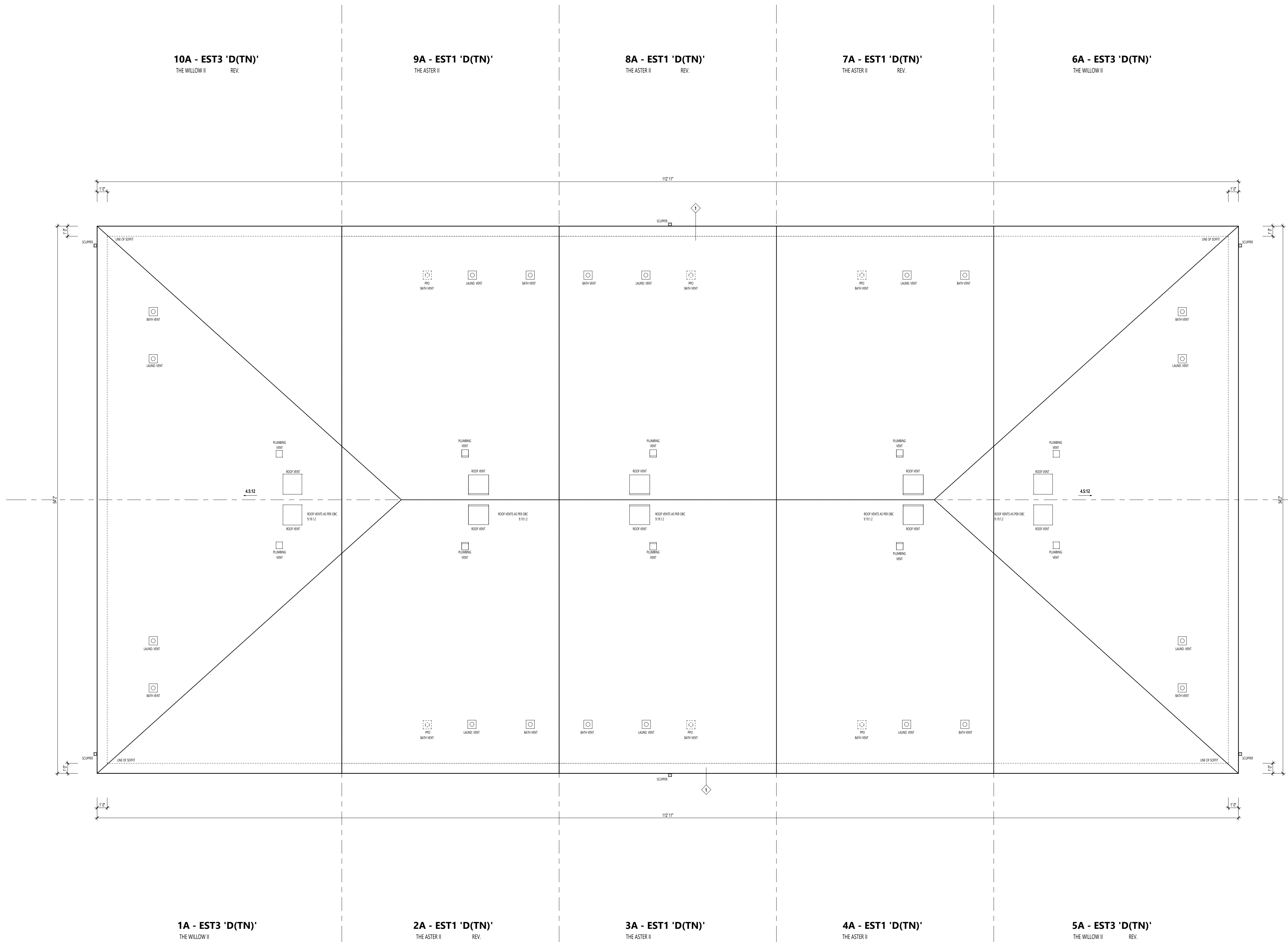
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[illegible]

PAGE A1.40



FOR APPLICATION AND CONSTRUCTION INSTALLATION
ON THE ABOVE MATERIALS SEE:
WINDOW TRIM DETAIL, FREEZE BOARD DETAILS AND OTHER
TRIM DETAILS SHOWN ON FRONT ELEVATION SHEETS OR IN EXTERNAL
CONSTRUCTION DETAILS SHEETS



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FRONT
ELEVATION

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

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FRONT ELEVATION

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LEFT ELEVATION -
UPG

ELEVATION D (TN)

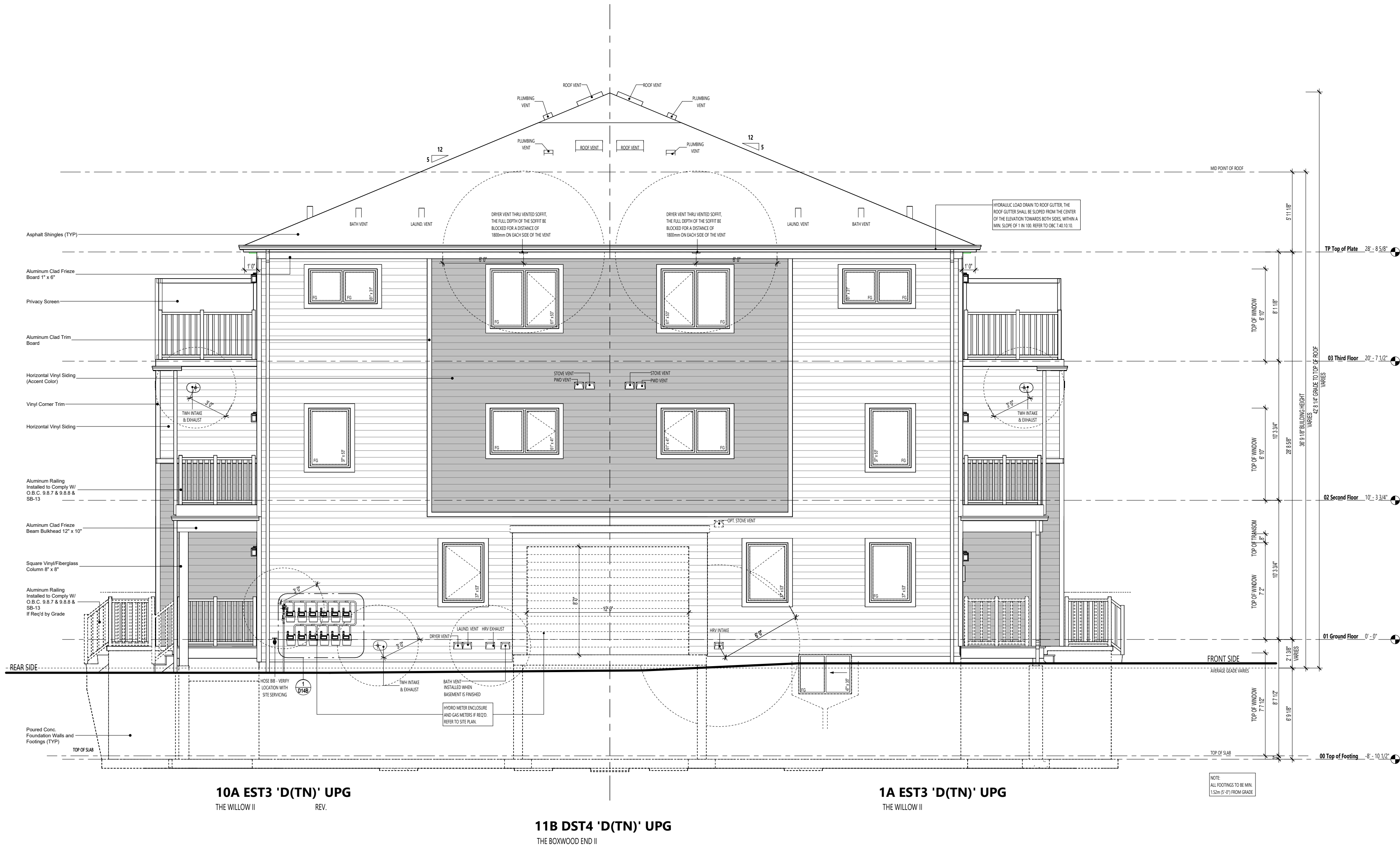
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CITY OF OTTAWA

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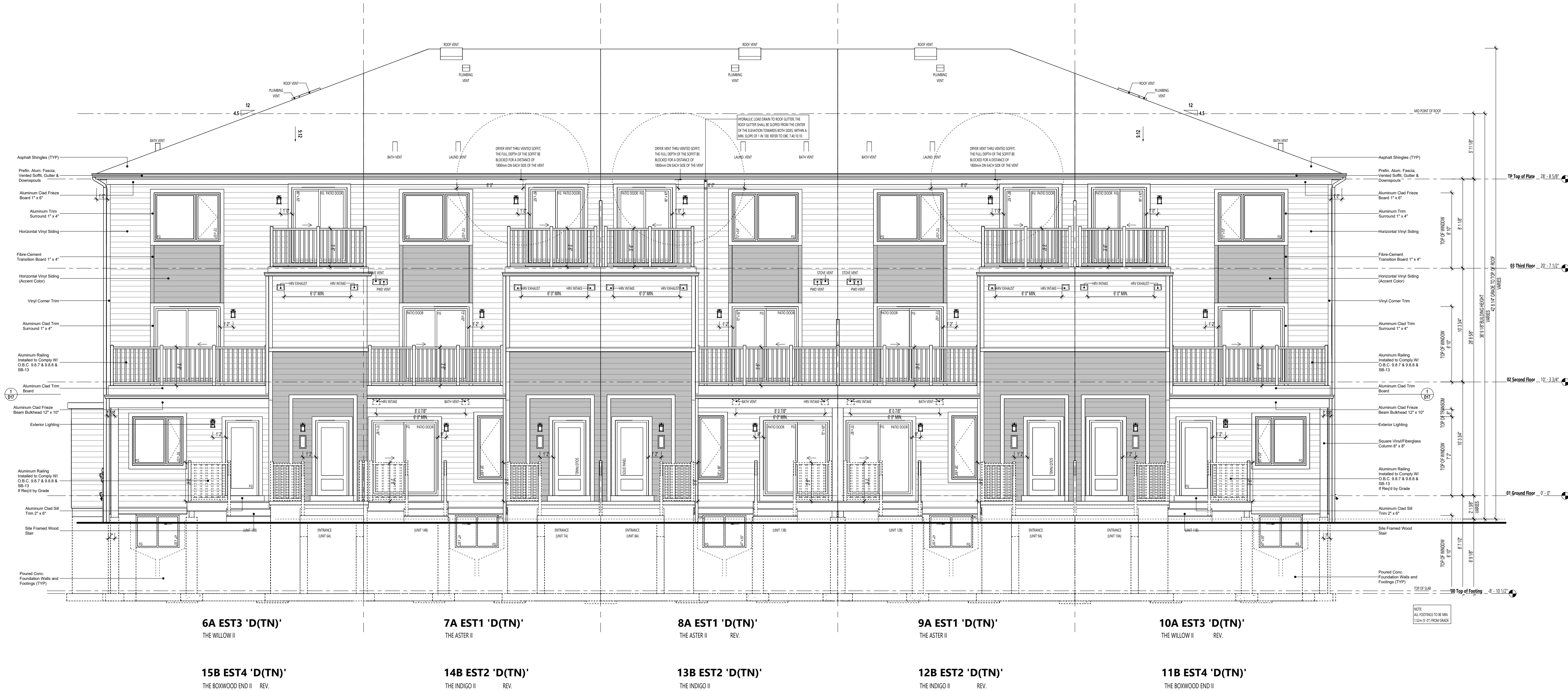
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REAR ELEVATION

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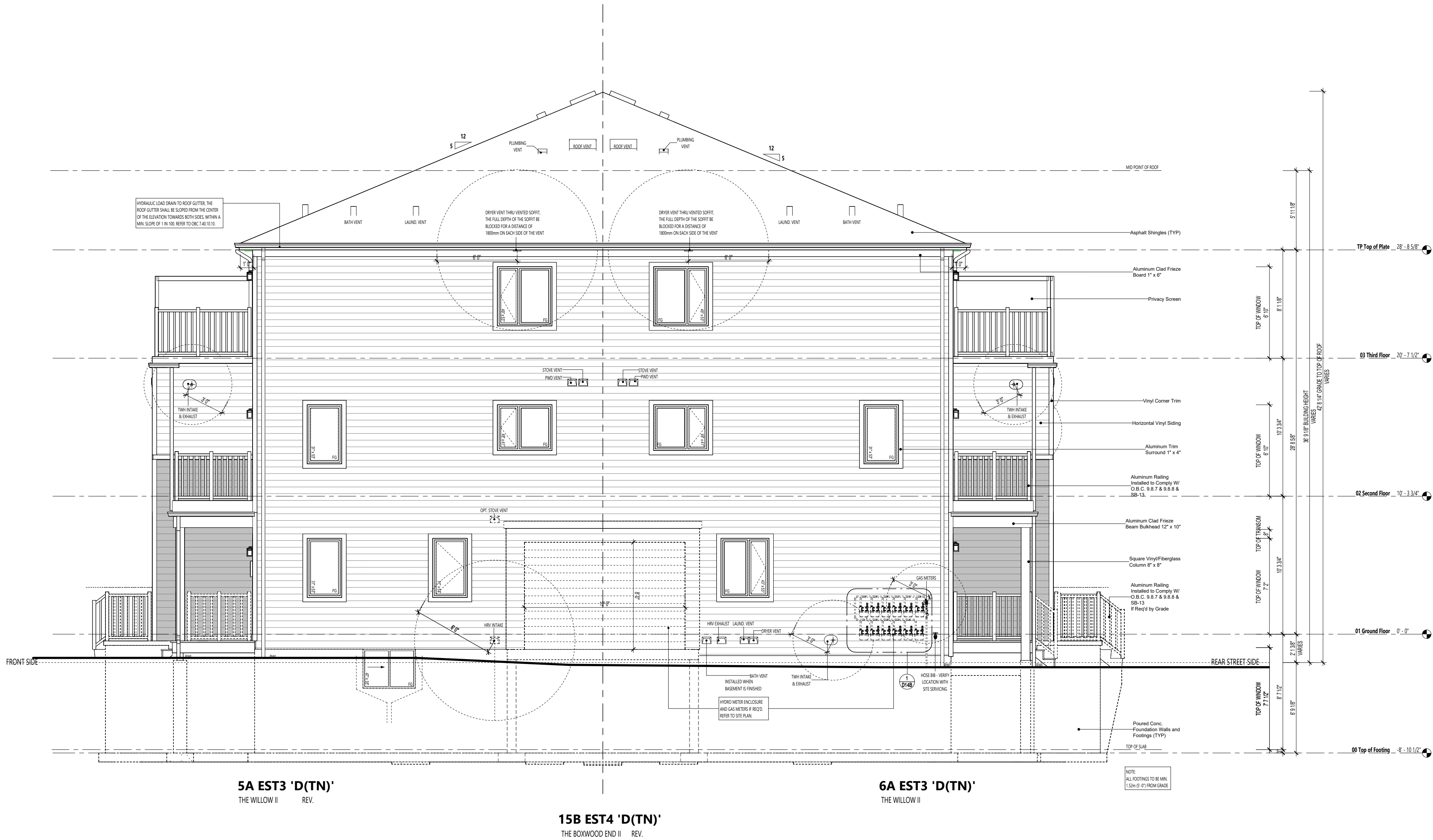
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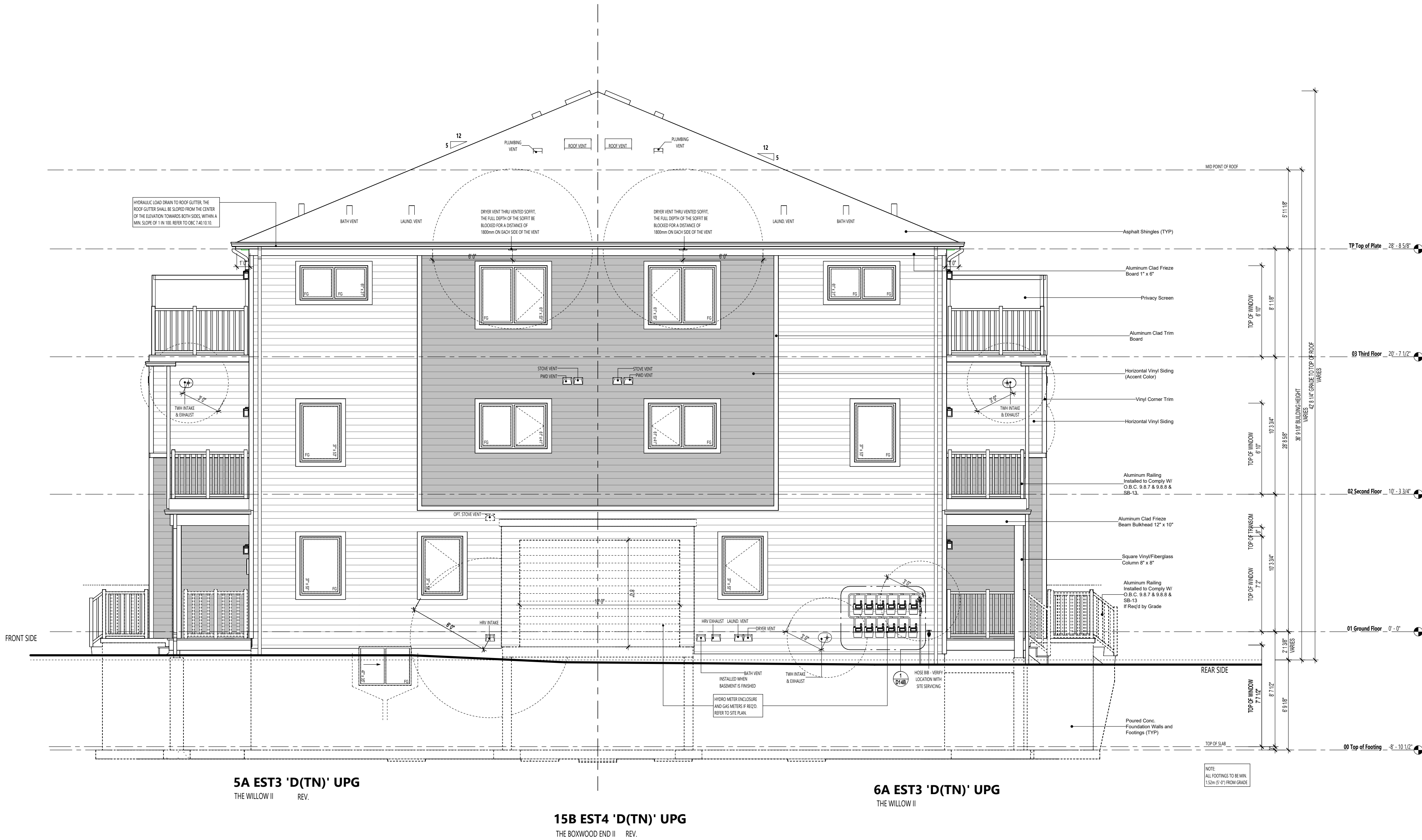
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CITY OF OTTAWA

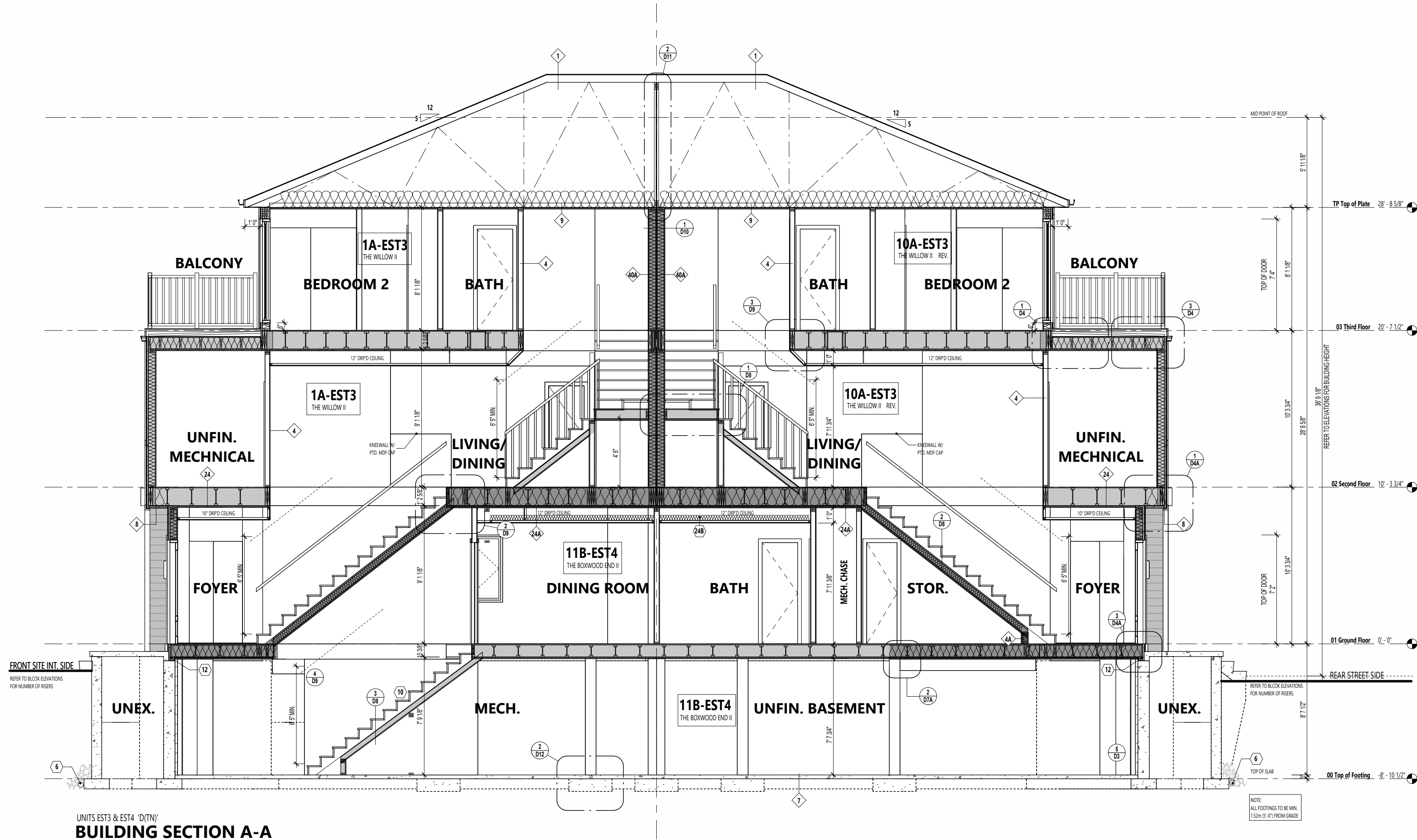
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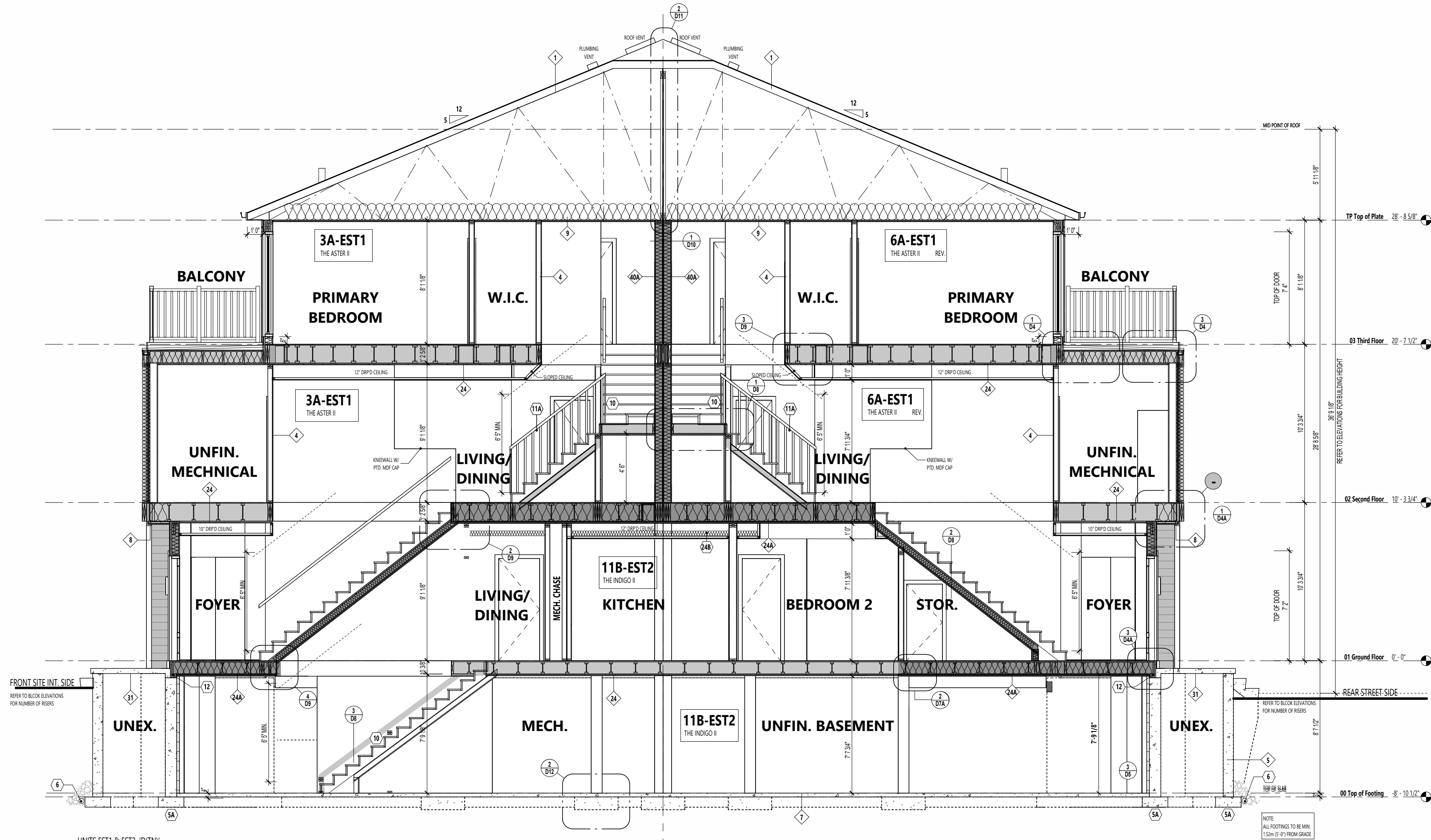


ROOF FRAMING:
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDERS, TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL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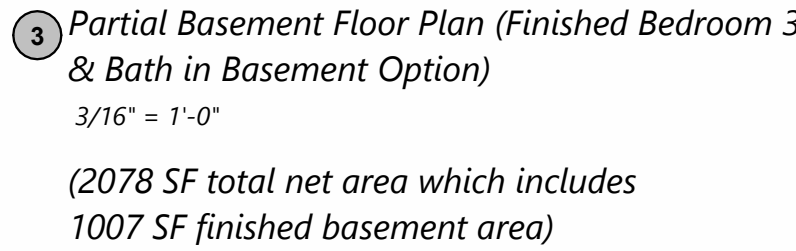
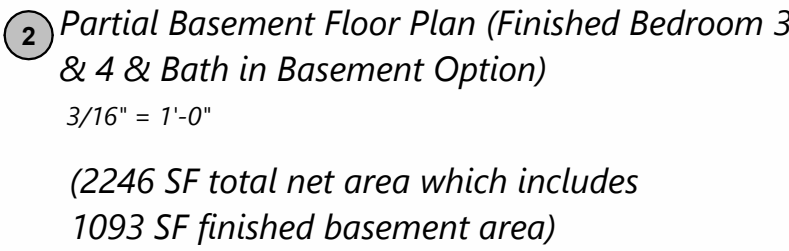
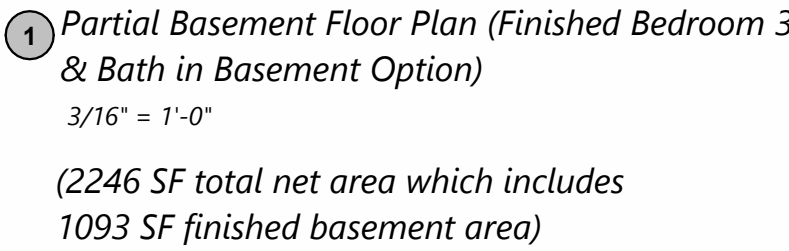
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ARCHITECT STAMP

[illegible]

PRE-PLANNED OPTIONS

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

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

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THIRD FLOOR KEY PLAN

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

ISSUE DATE 2025/11/07