

HALF MOON BAY SOUTH PHASE 7

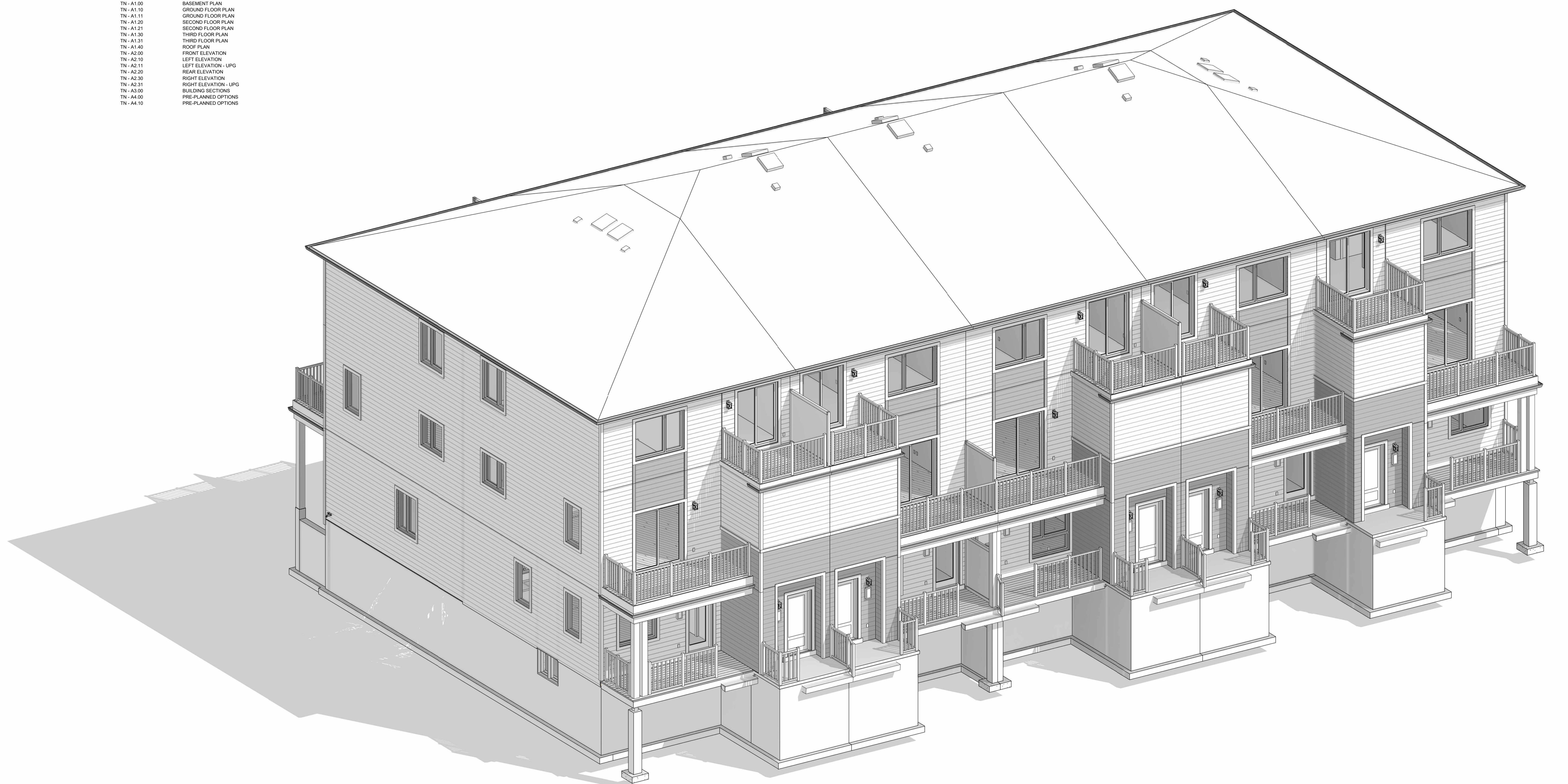
ELEVATION D (TN)

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

2025

DRAWING LIST

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COVER SHEET

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

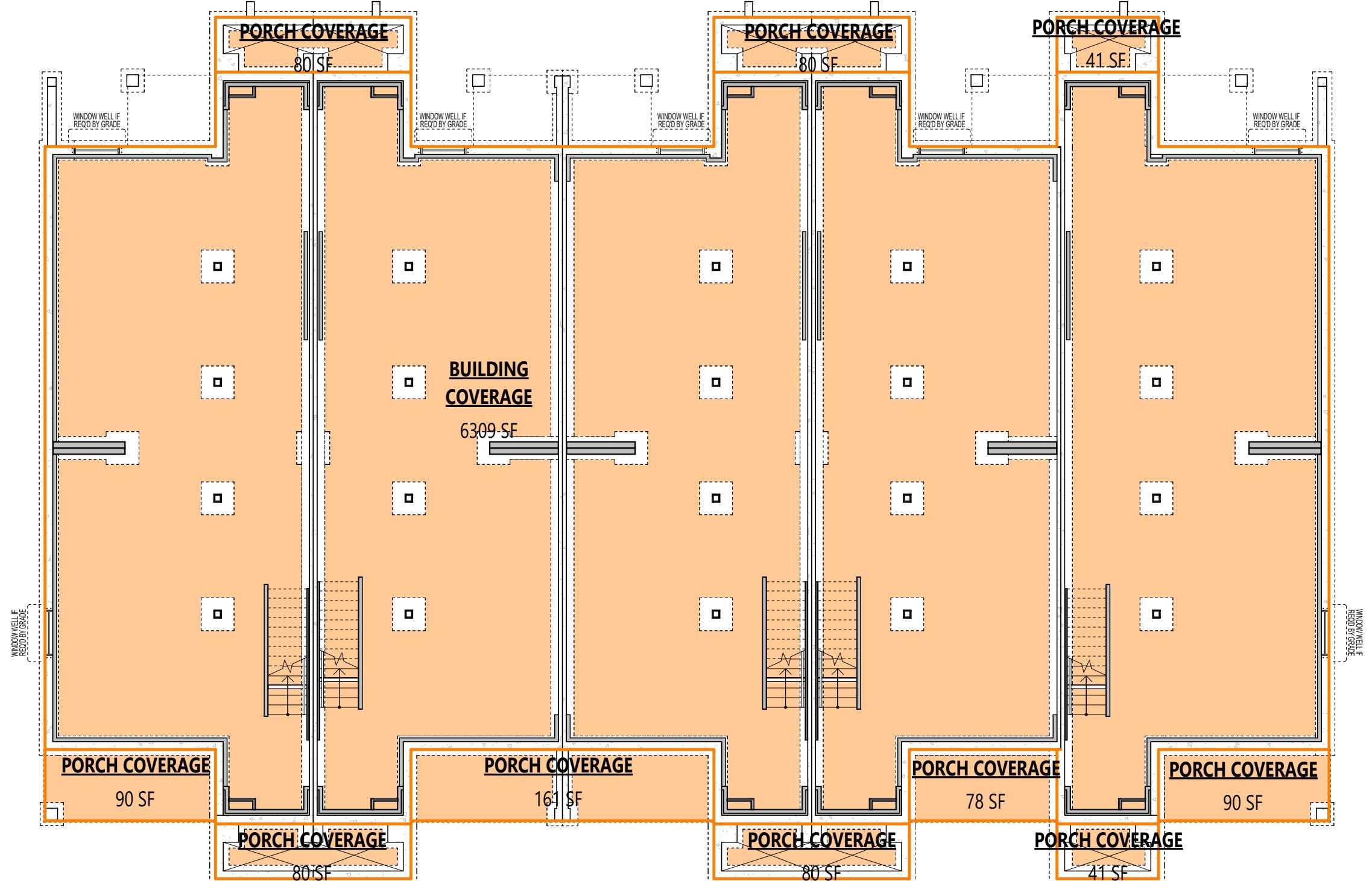
SHEET SIZE 24" x 36"

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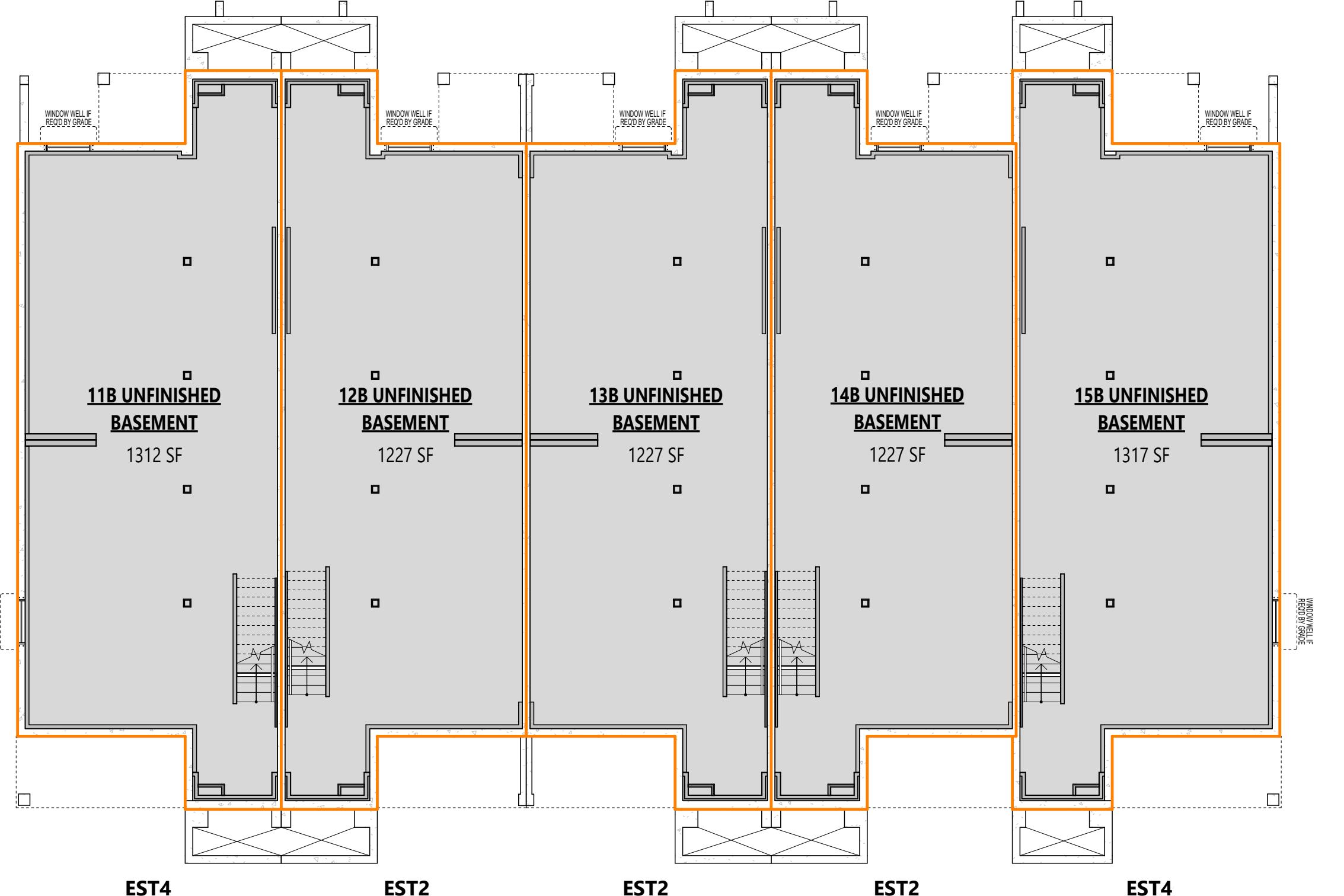
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COVERAGE

COVERAGE CALCULATIONS

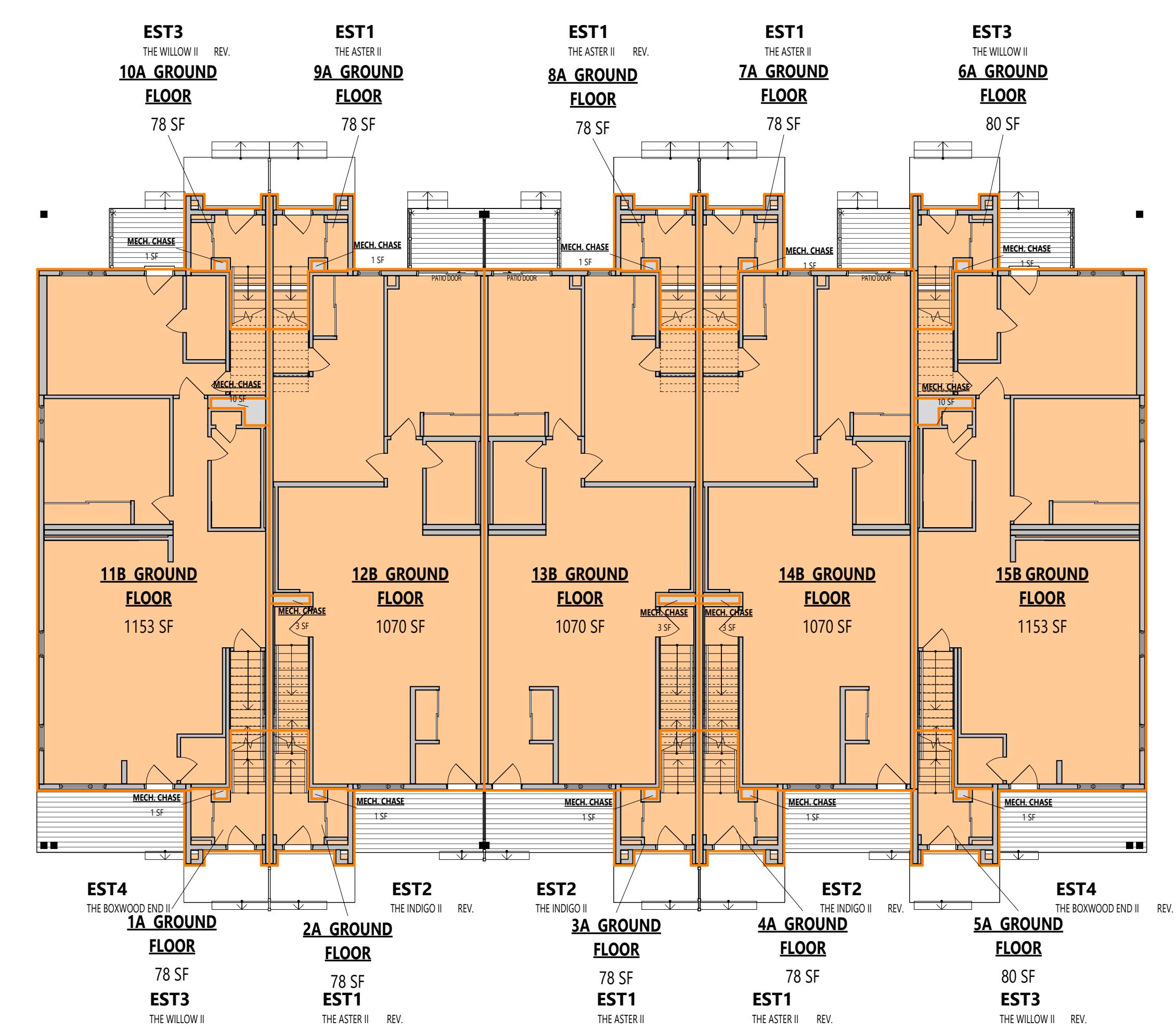
BUILDING COVERAGE	6309 SF	586.17 m ²
PORCH COVERAGE	822 SF	76.40 m ²
TOTAL	7132 SF	662.57 m²



BASEMENT

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	596.16 m²



GROUND FLOOR

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 m²

AREA CALCULATIONS

ELEVATION D (TN)

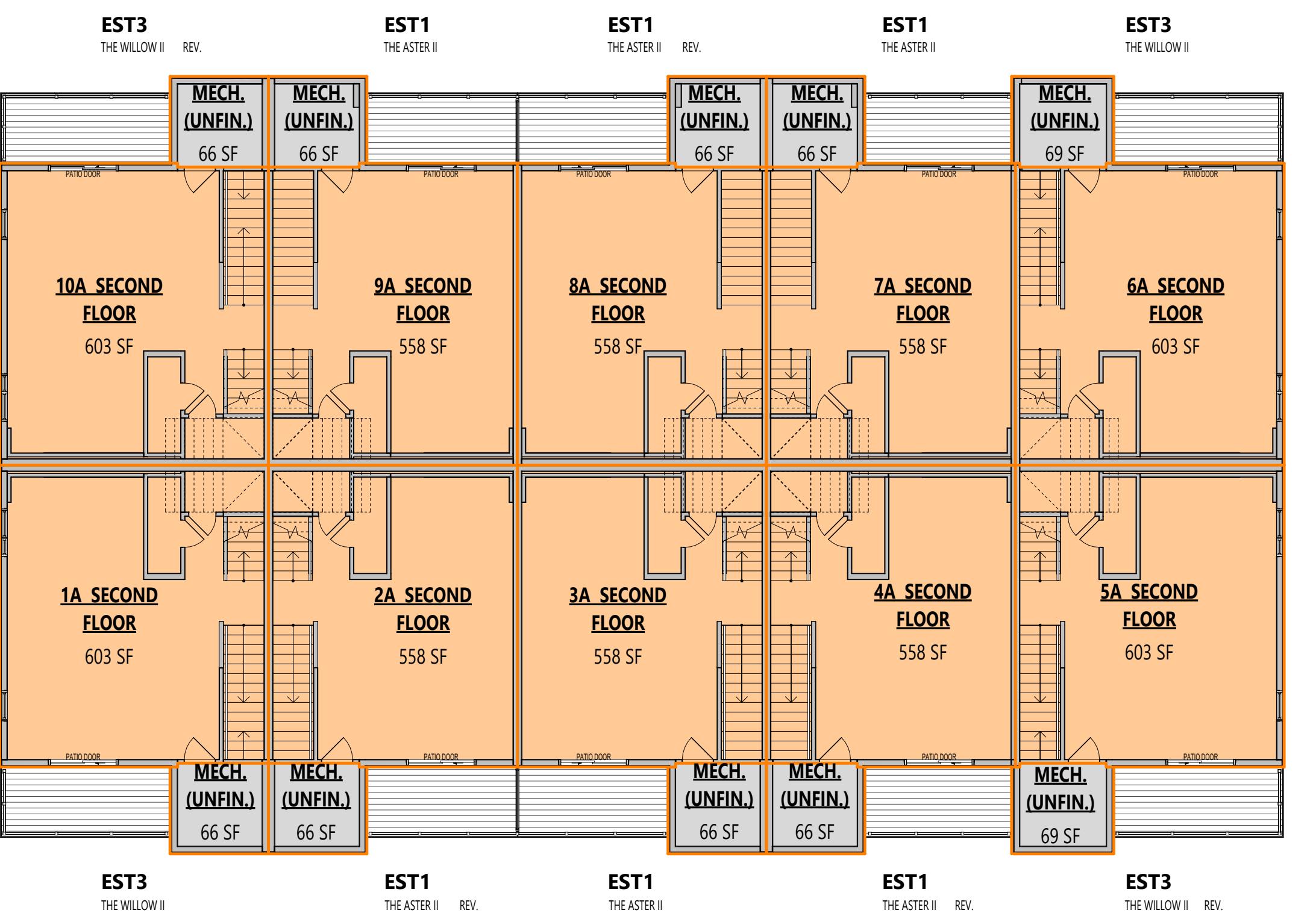
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SECOND FLOOR GFA CALCULATIONS

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	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.)	66 SF	6.02 m ²
TOTAL	6429 SF	597.23 m²

GFA CALCULATION

01 Ground Floor	637 SF	58.70 m ²
02 Second Floor	6429 SF	597.23 m ²
03 Third Floor	5786 SF	537.55 m ²
TOTAL	10562 SF	1724.48 m²

**AREA CALCULATIONS UNIT EST 1
(THE WILLOW II)**

GROUND FLOOR AREA	78 SF	[7.25 m ²]
SECOND FLOOR AREA	558 SF	[51.86 m ²]
THIRD FLOOR AREA	561 SF	[52.10 m ²]
TOTAL NET AREA	1197 SF	[111.20 m²]

**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 m²]

**AREA CALCULATIONS UNIT EST 3
(THE WILLOW II)**

GROUND FLOOR AREA	78 SF	[7.25 m ²]
SECOND FLOOR AREA	603 SF	[56.00 m ²]
THIRD FLOOR AREA	605 SF	[56.21 m ²]
TOTAL NET AREA	1268 SF	[119.47 m²]

**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 m²]

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**AREA
CALCULATIONS**

ELEVATION D (TN)

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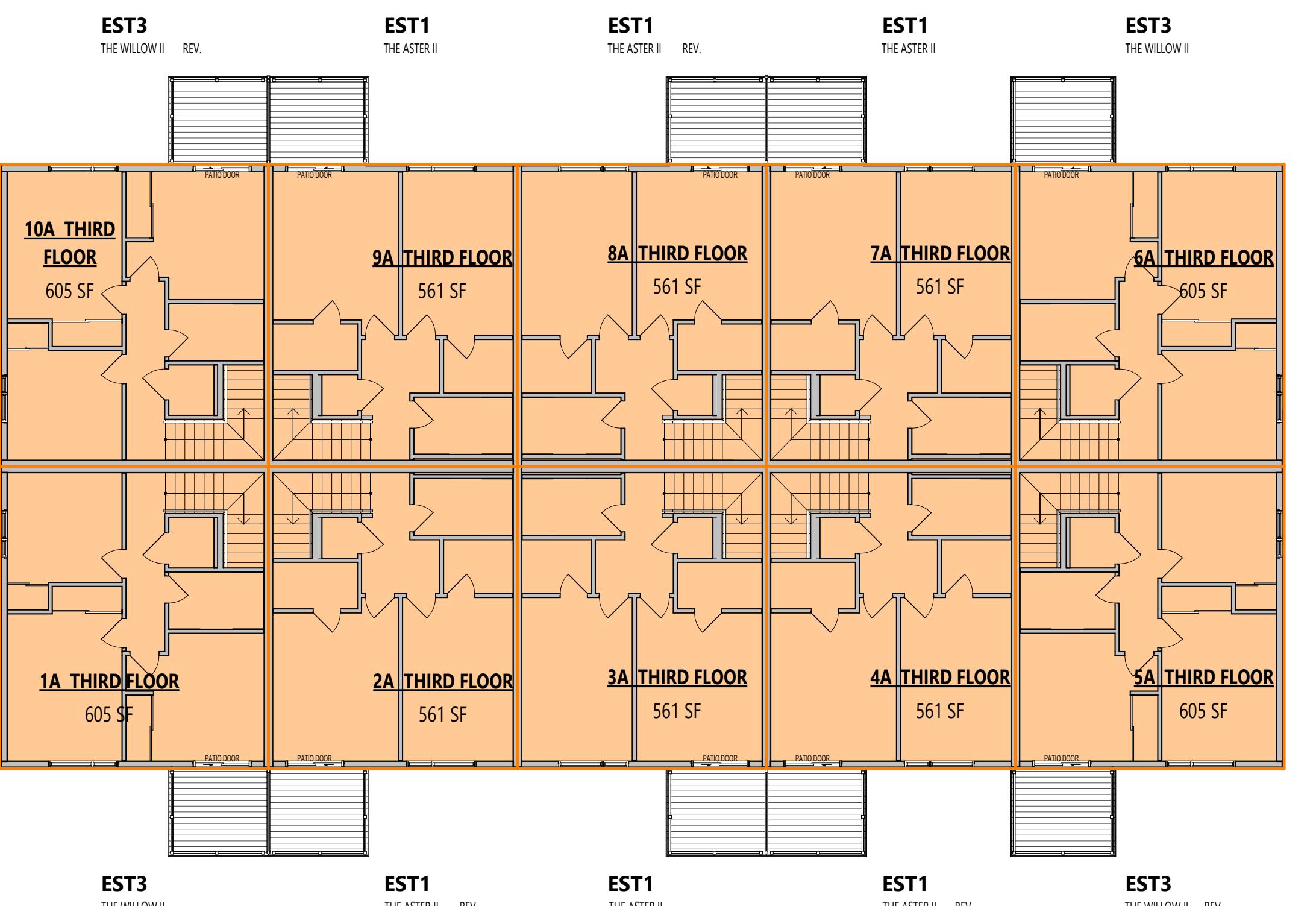
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THIRD FLOOR GFA CALCULATIONS

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	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 m²

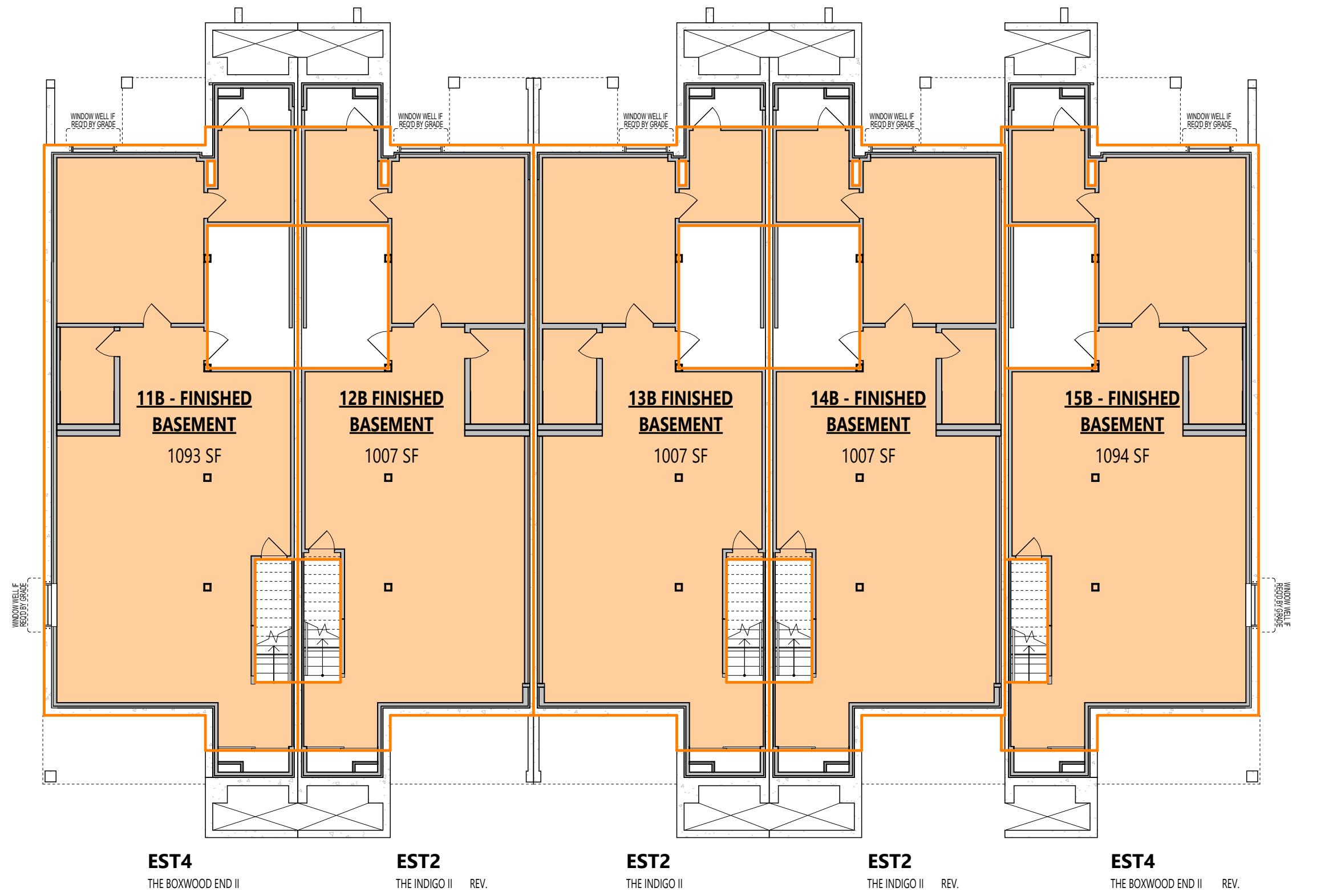
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BASEMENT AREA CALCULATIONS

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

EL ELEVATION D (TN)

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1A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	12.4M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	537.47 sqft [49.93 m ²]
OPENINGS ALLOWED	537.47 sqft [49.93 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	415.30 sqft [38.58 m ²]

2A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	12.4M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	503.89 sqft [46.81 m ²]
OPENINGS ALLOWED	503.89 sqft [46.81 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	381.72 sqft [35.46 m ²]

3A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	12.4M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	503.89 sqft [46.81 m ²]
OPENINGS ALLOWED	503.89 sqft [46.81 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	381.72 sqft [35.46 m ²]

4A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	12.4M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	503.89 sqft [46.81 m ²]
OPENINGS ALLOWED	503.89 sqft [46.81 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	381.72 sqft [35.46 m ²]

5A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	12.4M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	503.89 sqft [46.81 m ²]
OPENINGS ALLOWED	503.89 sqft [46.81 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	378.62 sqft [35.17 m ²]



LEFT ELEVATION

10A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	673.82 sqft [62.60 m ²]
OPENINGS ALLOWED	94.33 sqft [8.76 m ²]
OPENINGS PROVIDED	43.40 sqft [4.03 m ²]
OPENINGS BALANCE	50.93 sqft [4.73 m ²]

11B LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	665.79 sqft [61.85 m ²]
OPENINGS ALLOWED	81.85 sqft [7.60 m ²]
OPENINGS PROVIDED	42.22 sqft [3.92 m ²]
OPENINGS BALANCE	39.64 sqft [3.68 m ²]

1A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	665.79 sqft [61.85 m ²]
OPENINGS ALLOWED	81.85 sqft [7.60 m ²]
OPENINGS PROVIDED	43.40 sqft [4.03 m ²]
OPENINGS BALANCE	49.81 sqft [4.63 m ²]



REAR ELEVATION

6A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	25.8M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	543.30 sqft [50.47 m ²]
OPENINGS ALLOWED	543.30 sqft [50.47 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	421.13 sqft [39.12 m ²]

7A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	25.8M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	500.79 sqft [46.52 m ²]
OPENINGS ALLOWED	500.79 sqft [46.52 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	378.62 sqft [35.17 m ²]

8A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	25.8M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	503.89 sqft [46.81 m ²]
OPENINGS ALLOWED	503.89 sqft [46.81 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	381.72 sqft [35.46 m ²]

9A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	25.8M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	503.89 sqft [46.81 m ²]
OPENINGS ALLOWED	503.89 sqft [46.81 m ²]
OPENINGS PROVIDED	122.17 sqft [11.35 m ²]
OPENINGS BALANCE	415.30 sqft [38.58 m ²]

10A LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	25.8M
UNPROTECTED OPENINGS PERMITTED %	100%
WALL AREA	537.47 sqft [49.93 m ²]
OPENINGS ALLOWED	537.47 sqft [49.93 m ²]
OPENINGS PROVIDED	1



LEFT ELEVATION - UPG

10A UPG LIMITING DISTANCE CALCULATIONS

11B UPG LIMITING DISTANCE CALCULATIONS

1A UPG LIMITING DISTANCE CALCULATION



RIGHT ELEVATION - UPG

5A UPG LIMITING DISTANCE CALCULATIONS

15B UPG LIMITING DISTANCE CALCULATIONS

6A UPG LIMITING DISTANCE CALCULATIONS

ARCHITECT STAMP

LIMITING DISTANCE CALCULATION NOTE

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

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

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

OBC TABLE 9.10.14.4.

EXPOSING BUILDING FACE (EBF) (m ²)	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

EL E V A T I O N D (T N)

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LEFT ELEVATION - UPG



RIGHT ELEVATION - UPG



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10A UPG EEDS ENERGY STAR CALCULATIONS		
	GROSS WALL AREA	GROSS WINDOW AREA
TOTAL	2443 SF [226.98 m ²]	189 SF [17.53 m ²]
	537.47 sqft [49.93 m ²]	0.00 sqft [0.00 m ²]
FRONT	537.47 sqft [49.93 m ²]	122.17 sqft [11.35 m ²]
	684.14 sqft [63.56 m ²]	66.57 sqft [6.18 m ²]
LEFT	684.14 sqft [63.56 m ²]	0.00 sqft [0.00 m ²]
	684.14 sqft [63.56 m ²]	0.00 sqft [0.00 m ²]

11B UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW
TOTAL	1526 SF	145 SF	9.52%
	[141.75 m ²]	[13.49 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	52.28 sqft	
	[54.32 m ²]	[4.86 m ²]	
RIGHT	584.71 sqft	0.00 sqft	
	[54.32 m ²]	[0.00 m ²]	

1A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW
TOTAL	2427 SF	189 SF	
	[225.48 m ²]	[17.53 m ²]	7.78%
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	676.05 sqft	66.57 sqft	
	[62.81 m ²]	[6.18 m ²]	
RIGHT	676.05 sqft	0.00 sqft	
	[62.81 m ²]	[0.00 m ²]	

5A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
AL	2412 SF [224.11 m ²]	189 SF [17.53 m ²]	7.82%
	543.21 sqft [50.47 m ²]	122.17 sqft [11.35 m ²]	
NT	537.47 sqft [49.93 m ²]	0.00 sqft [0.00 m ²]	
	665.79 sqft [61.85 m ²]	66.57 sqft [6.18 m ²]	
AR	665.79 sqft [61.85 m ²]	66.57 sqft [6.18 m ²]	
	665.79 sqft [61.85 m ²]	66.57 sqft [6.18 m ²]	
FT	665.79 sqft [61.85 m ²]	66.57 sqft [6.18 m ²]	
	665.79 sqft [61.85 m ²]	66.57 sqft [6.18 m ²]	
HT	665.79 sqft [61.85 m ²]	66.57 sqft [6.18 m ²]	
	665.79 sqft [61.85 m ²]	66.57 sqft [6.18 m ²]	

15B UPG

EEDS ENERGY STAR

CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW
TOTAL	1526 SF	145 SF	9.51%
	[141.79 m ²]	[13.49 m ²]	
FRONT	170.19 sqft	40.74 sqft	
	[15.81 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	52.28 sqft	
	[54.32 m ²]	[4.86 m ²]	

6A UPG

EEDS ENERGY STAR

CALCULATIONS

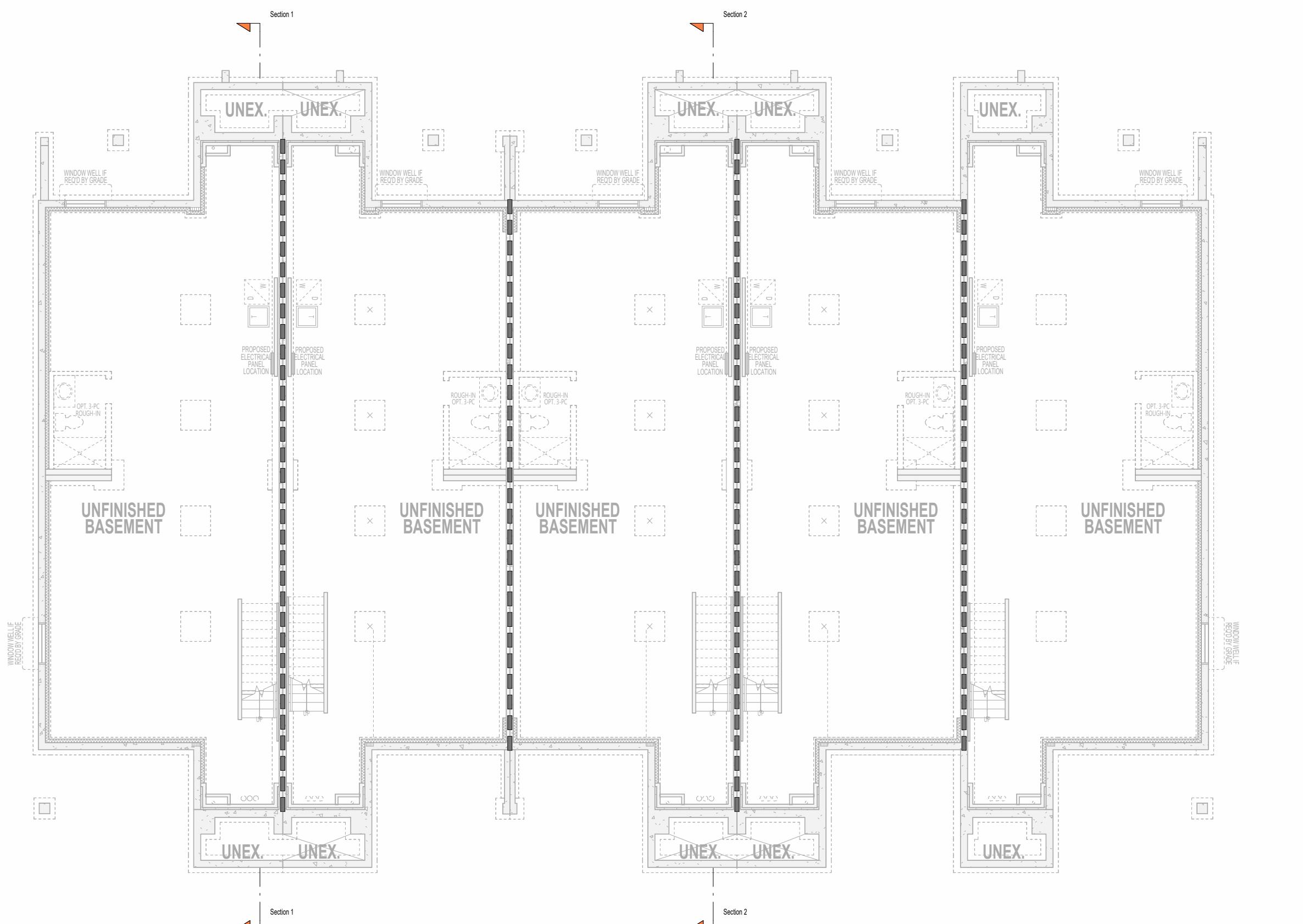
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2428 SF	189 SF	
	[225.61 m²]	[17.53 m²]	7.77%
FRONT	537.47 sqft	0.00 sqft	
	[49.93 m ²]	[0.00 m ²]	
REAR	543.30 sqft	122.17 sqft	
	[50.47 m ²]	[11.35 m ²]	
LEFT	673.82 sqft	0.00 sqft	
	[62.60 m ²]	[0.00 m ²]	
RIGHT	673.82 sqft	66.57 sqft	
	[62.60 m ²]	[6.18 m ²]	

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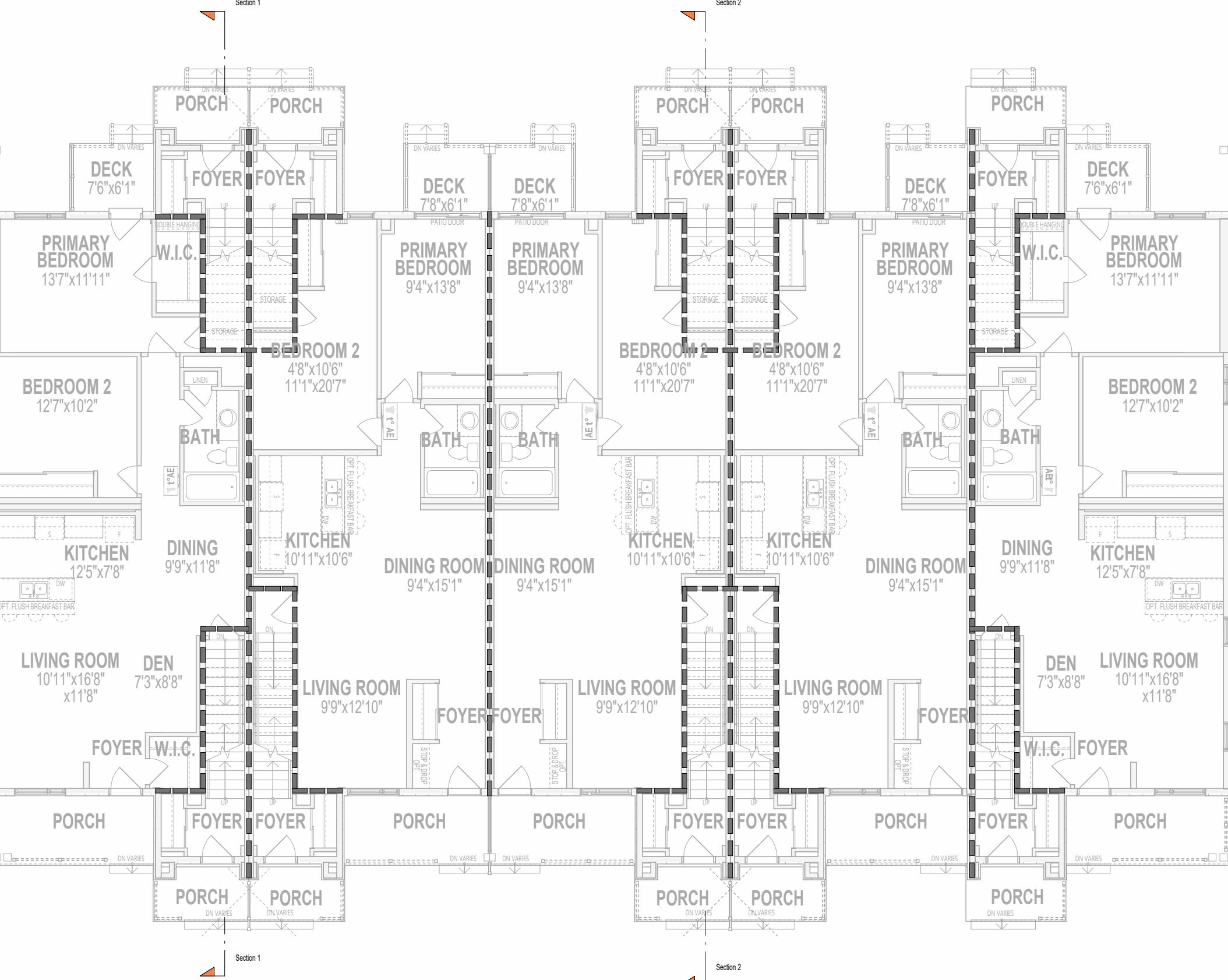
NEEDS CALCULATION-UI

EL EVATION D (TN)

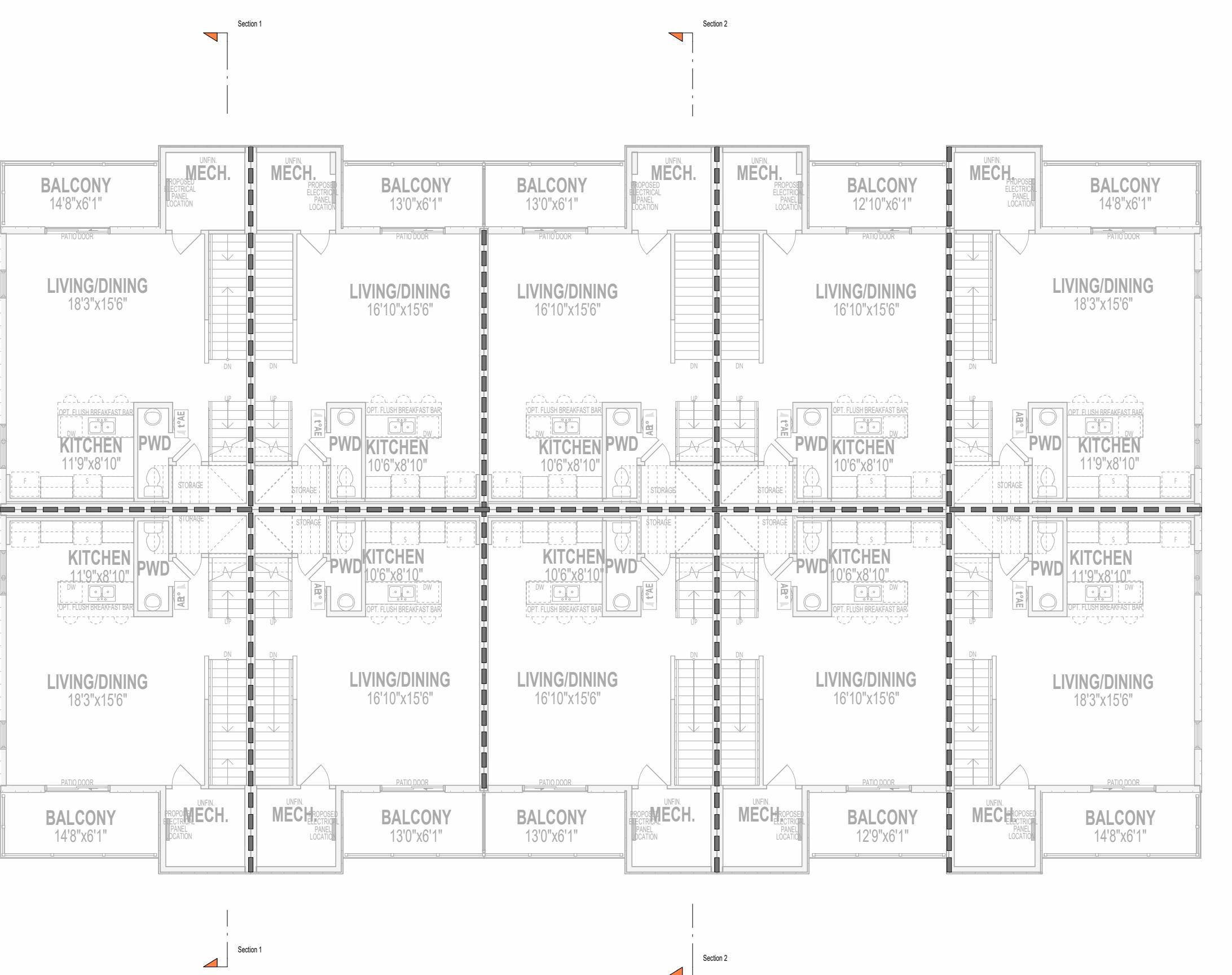
HALF MOON BAY SOUTH PH7



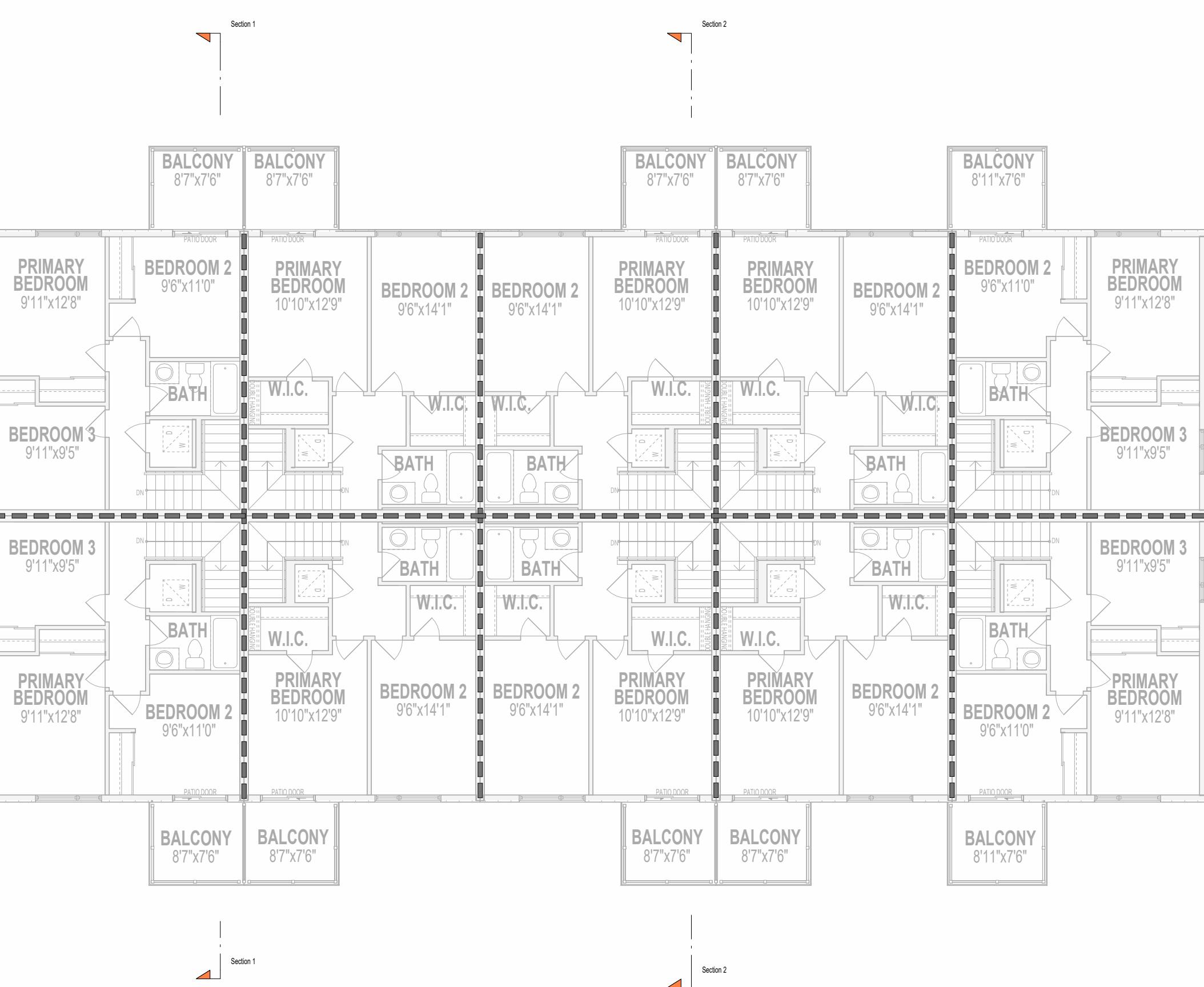
BASEMENT FIRE SEPERATION PLAN



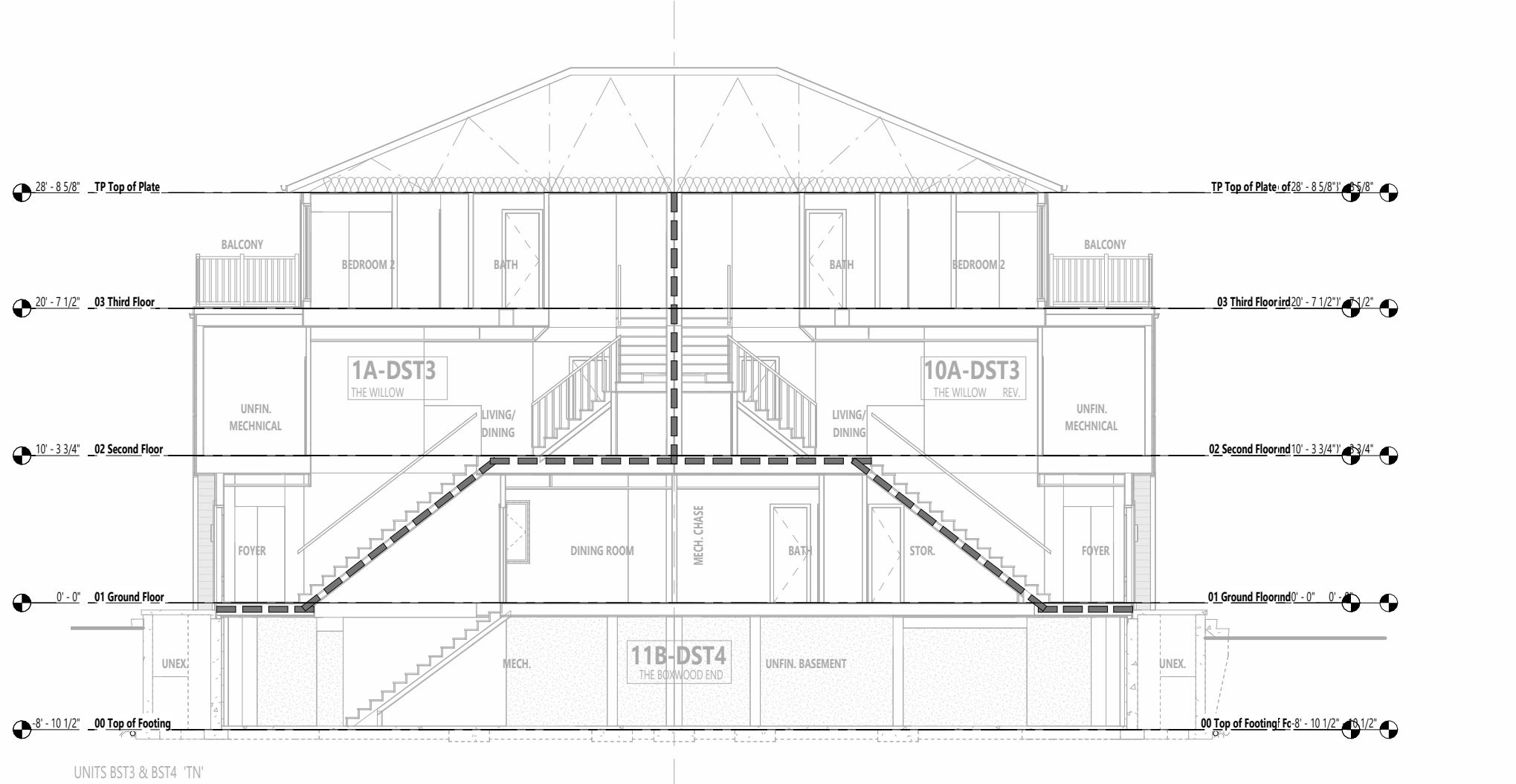
GROUND FLOOR FIRE SEPARATION PLAN



SECOND FLOOR FIRE SEPERATION PLAN



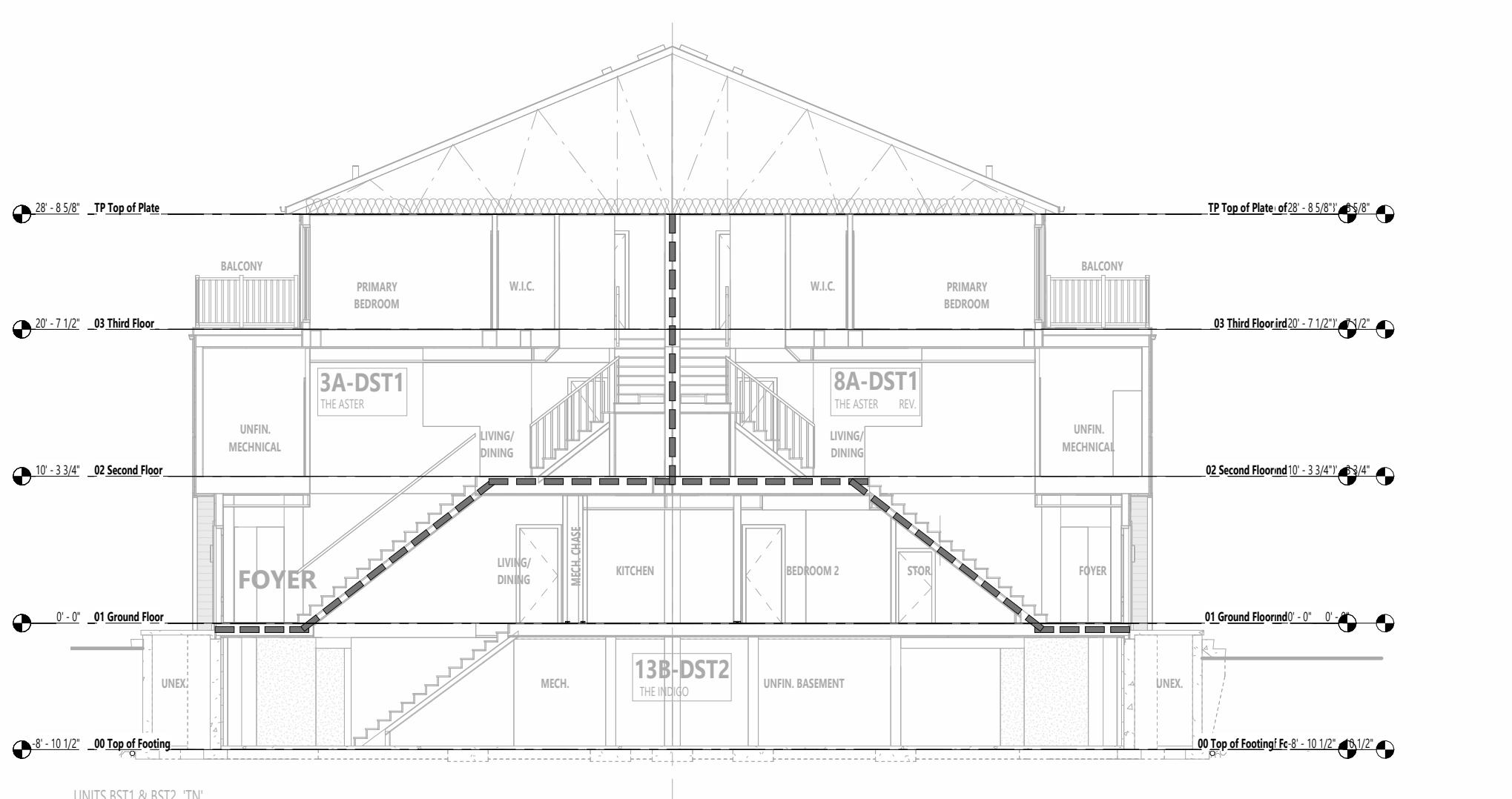
THIRD FLOOR PLAN - FIRE SEPARATION PLAN



BUILDING SECTION A-A FIRE SEPERATION

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DOCUMENTS TO THE ARCHITECT BEFORE
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FITTINGS, AND FIXTURES ARE INDICATED ON
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THEM. ALL CONTRACTORS OR SUBCONTRACTORS
MUST SATISFY THEMSELVES WHEN BIDDING AND AT
ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT
THE WORK REPRESENTED BY THESE PLANS.



BUILDING SECTION B-B FIRE SEPERATION

ARCHITECT STAMP

WIRE SEPARATION PLAN

EL E V A T I O N D (T N)

HALF MOON BAY SOUTH PH7

PLANS
M & S DRAWINGS ON ARCHITECTURAL DRAWINGS. PROPOSED LOCATION
ONLY MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR
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UTILITY AUTHORITIES.

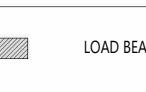
FLOOR TRUSSES
FLOOR TRUSSES TO BE PROVIDED W/ 4" DIA PRE-CUT HOLES @ 8'
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LOCATION & NUMBER OF HOLES REQ'D.

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

FRAMING/JOIST CONSTRUCTION:
45 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE X GYPSUM
BOARD OR EQUIVALENT SIZE INSTALLED TO 16" O.C. LINES &
SUPPLIED BY THE CONTRACTOR. THE SPACING BETWEEN WOOD STUDS TO BE
ILLED WITH REFORMED MINERAL FIBRE INSULATION WITH A MASS OF
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INTERSECTING PARTITIONS. MECHANICAL CHASES, BATHS, SHOWERS, ETC. INSURE INSULATION & TYPE X IS
INSTALLED IN GARAGE EXTERIOR WALLS
(REFER TO SECTION 9-2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 1/16" EXTERIOR GYPSUM BOARD SHEATHING BEHIND
SIDING
(REFER TO BIML, B7-8-10)

BRICK VENEER CONSTRUCTION:
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AT THE HEADS OF 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'D BY
8.10.8.1.1 OF THE OBC. IS INSTALLED INSURING THE CONTINUITY
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CONSTRUCTION DETAILS GO TO D

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

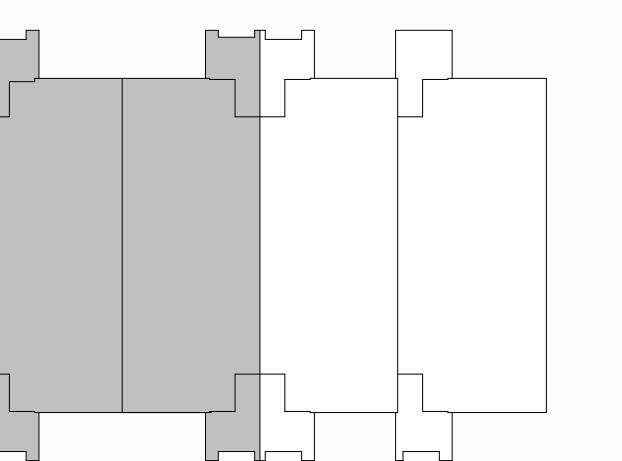
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ARCHITECT STAMP

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GROUND FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

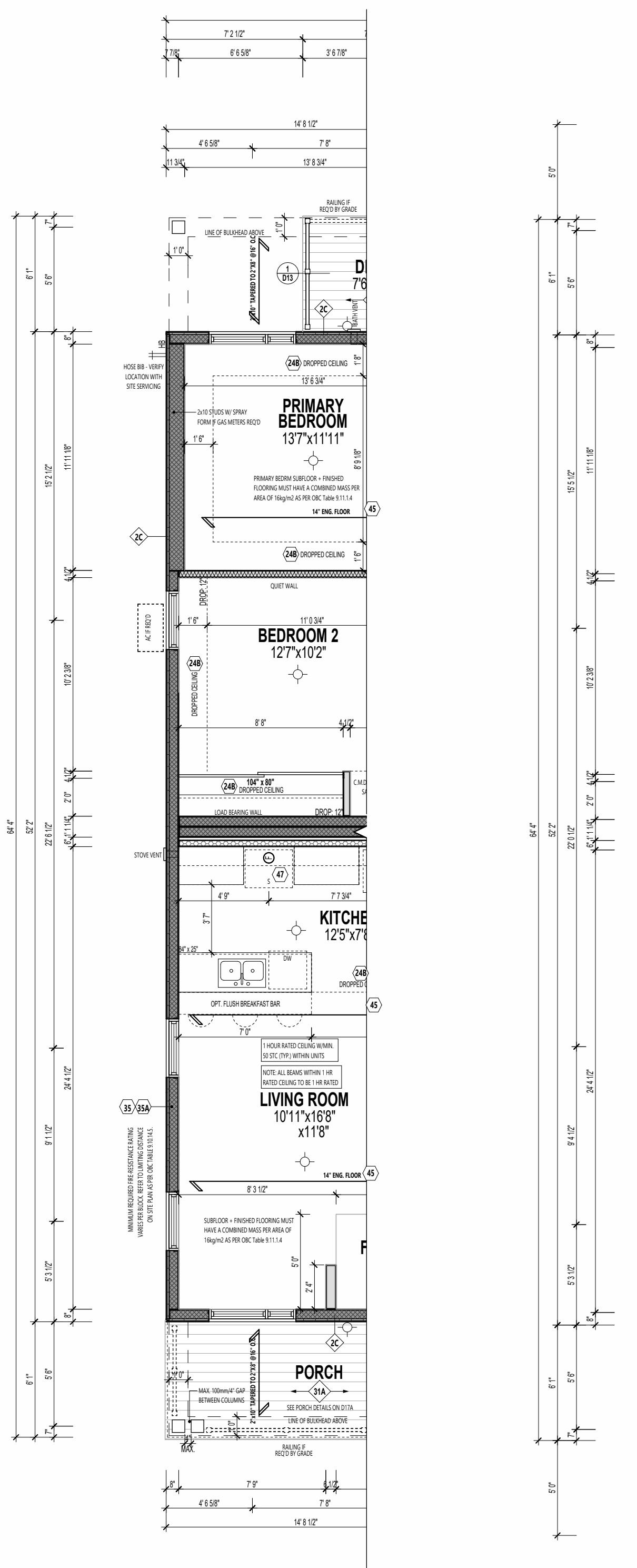
CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

24" x 36" As indicated

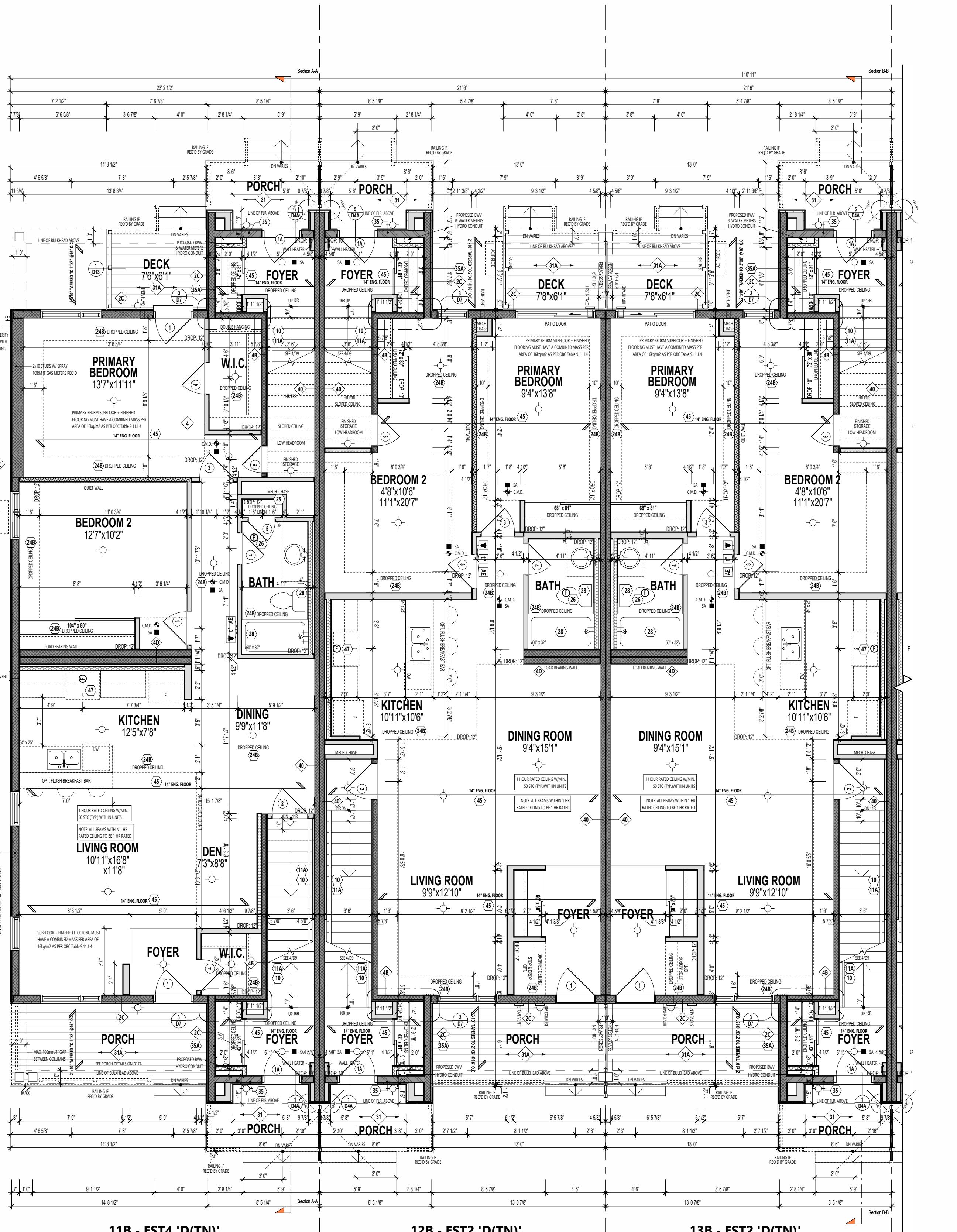
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PAGE A.1.10



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

PARTIAL GROUND FLOOR PLAN
(UPG OPTION)



PARTIAL GROUND FLOOR PLAN - STANDARD

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

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

REV.

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

REV.

KEY PLAN - GROUND FLOOR

PLANS:
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ILLED WITH REFORMED MINERAL FIBRE INSULATION WITH A MASS OF
NOT LESS THAN 122 kg/m³ AND MUST ROLL AT LEAST 90% OF THE
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CONTINUOUS BATTING, INTERSECTING PARTITIONS, MECHANICAL
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(REFER TO SECTION 9-23 OF SUPPLEMENTARY STANDARDS)

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(REFER TO BIMEL, B7-8-10)

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MECHANICAL WALL
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REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS,
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ARCHITECT STAMP:

ISSUED / REVISION CHART:

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GROUND FLOOR PLAN

ELEVATION D (TN):

HALF MOON BAY SOUTH PH7

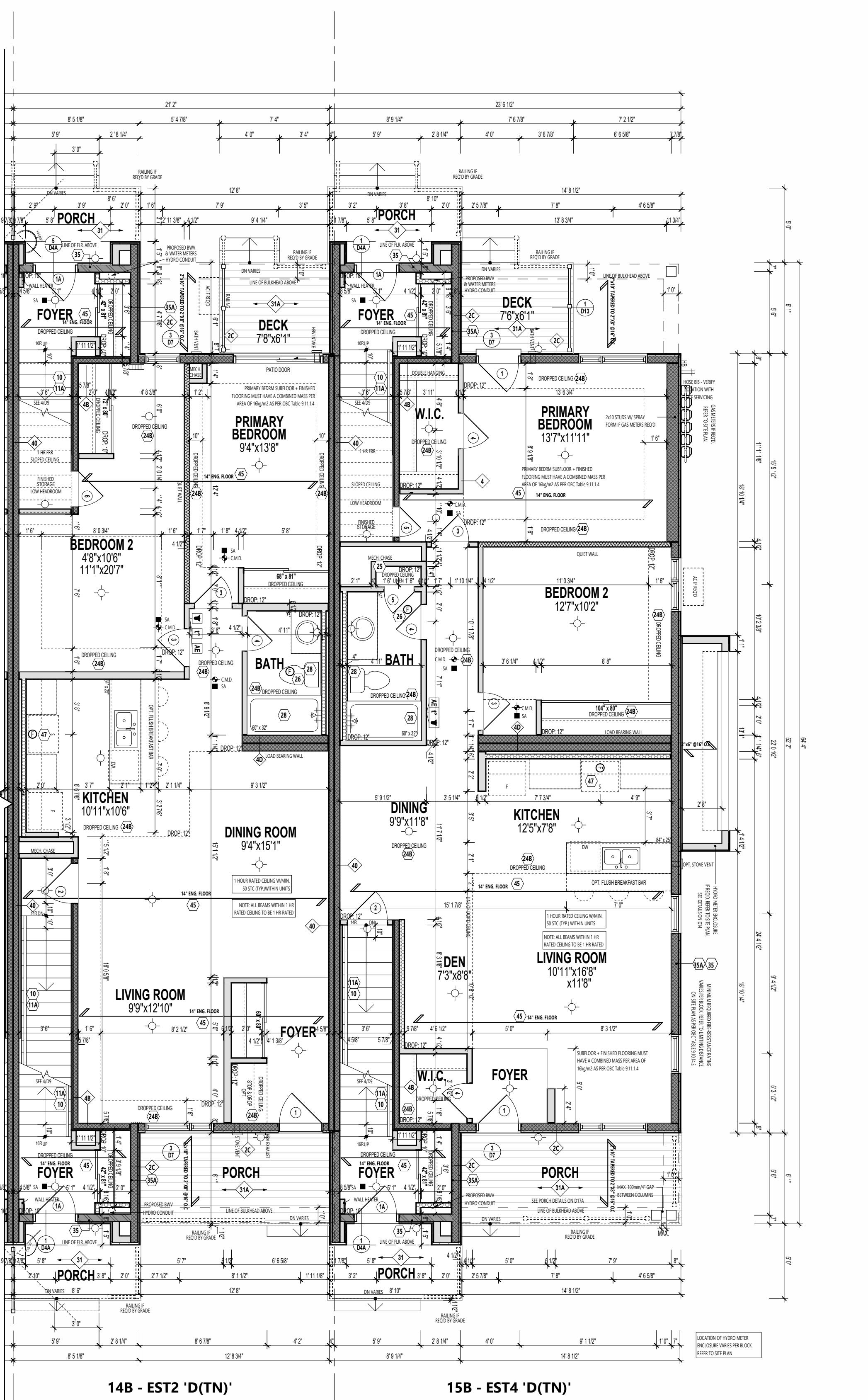
CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

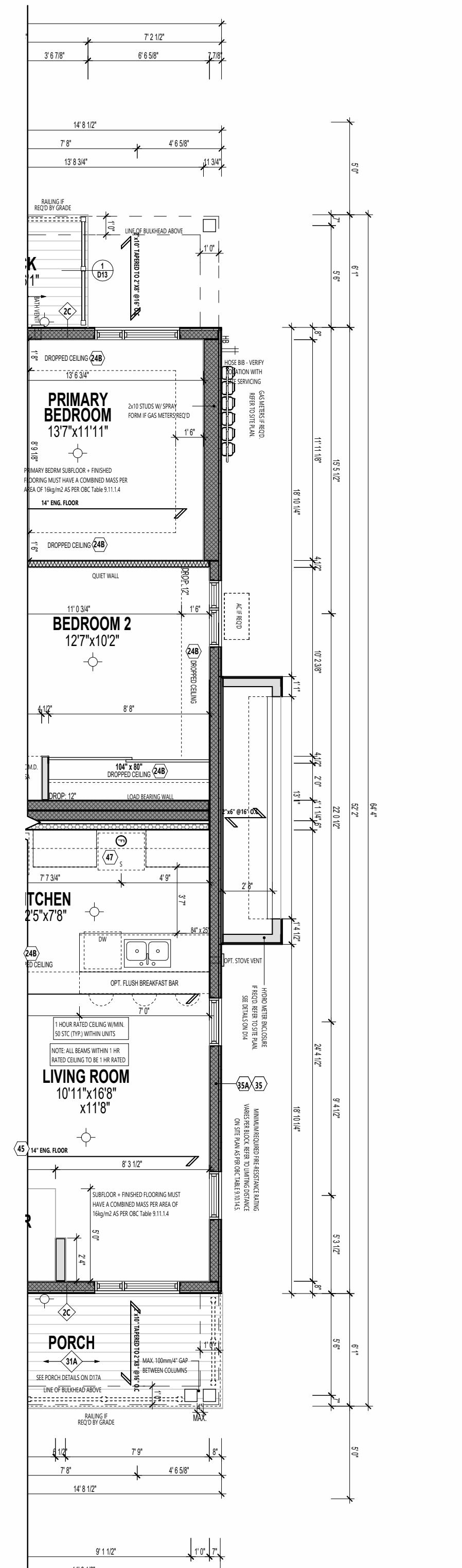
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As indicated

ISSUE DATE 2025/11/07

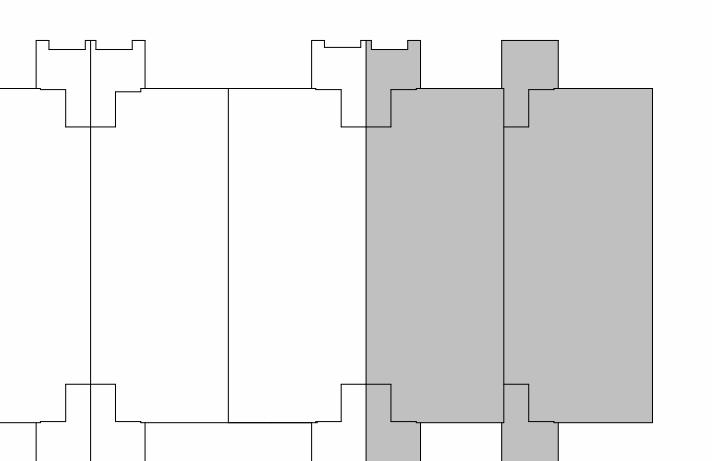
PAGE A1.11



PARTIAL GROUND FLOOR PLAN - STANDARD



PARTIAL GROUND FLOOR PLAN
(UPG OPTION)



KEY PLAN - GROUND FLOOR

PLANS
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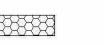
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PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE X Gypsum
BOARD OR INTERIOR SIDE INSULATION. ALL JOISTS
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NOT LESS THAN 122 kg/m³ AND MUST RLL AT LEAST 90% OF THE
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(REFER TO SECTION S-2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 1/16" EXTERIOR Gypsum BOARD SHEATHING BEHIND
Siding
(REFER TO BIM-EL 87-8-10)

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HEADER / RIM JOIST LEVEL
45 MINUTE OR 1 HOUR FIRE RATED ASSEMBLY
PROVIDE A CONTINUOUS 2 1/2" X 10" GYPSON BOARD LOST
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'D BY
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CONSTRUCTION DETAILS GO TO D1

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ARCHITECT STAMP

ISSUED / REVISION CHART

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SECOND FLOOR PLAN

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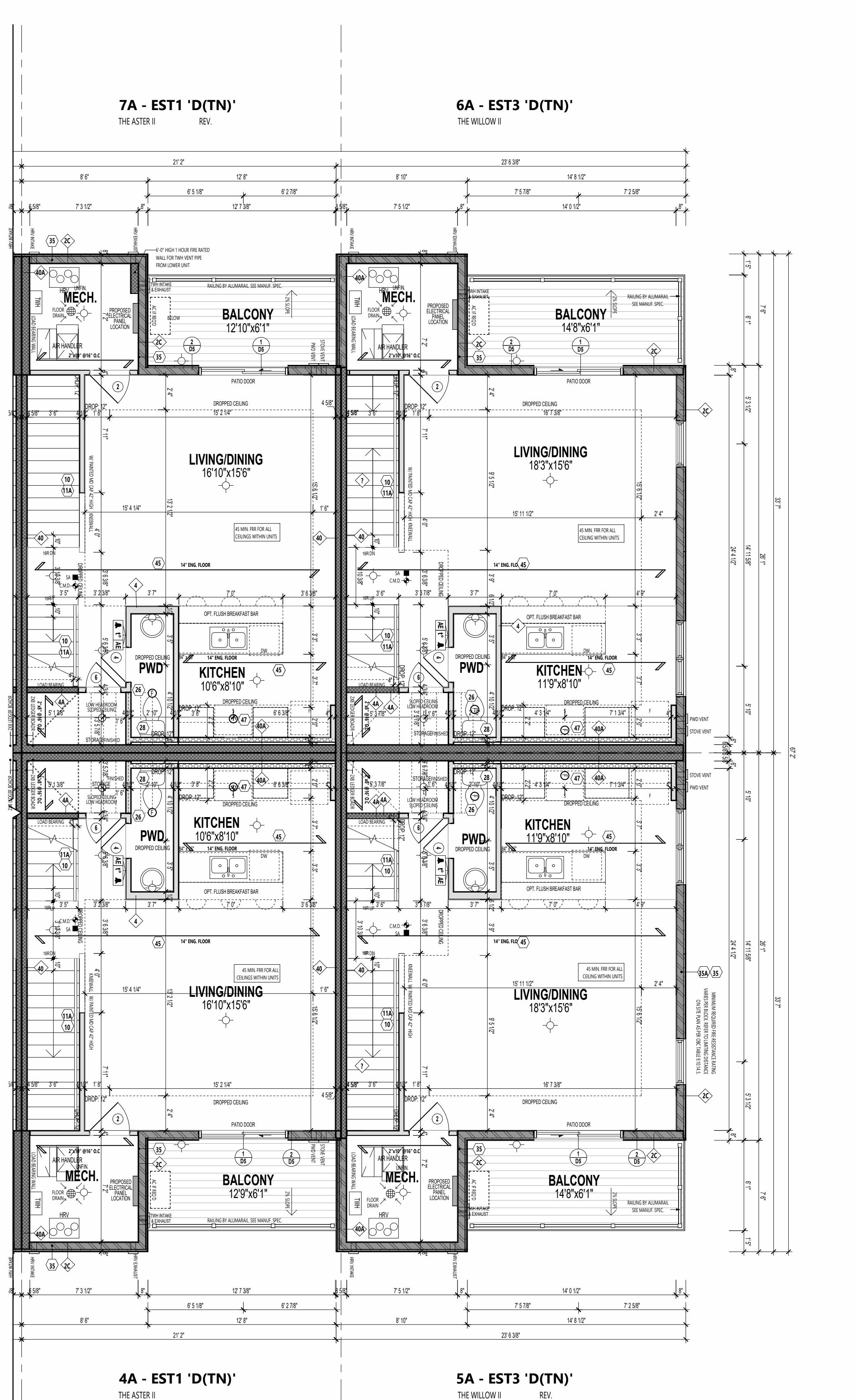
HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

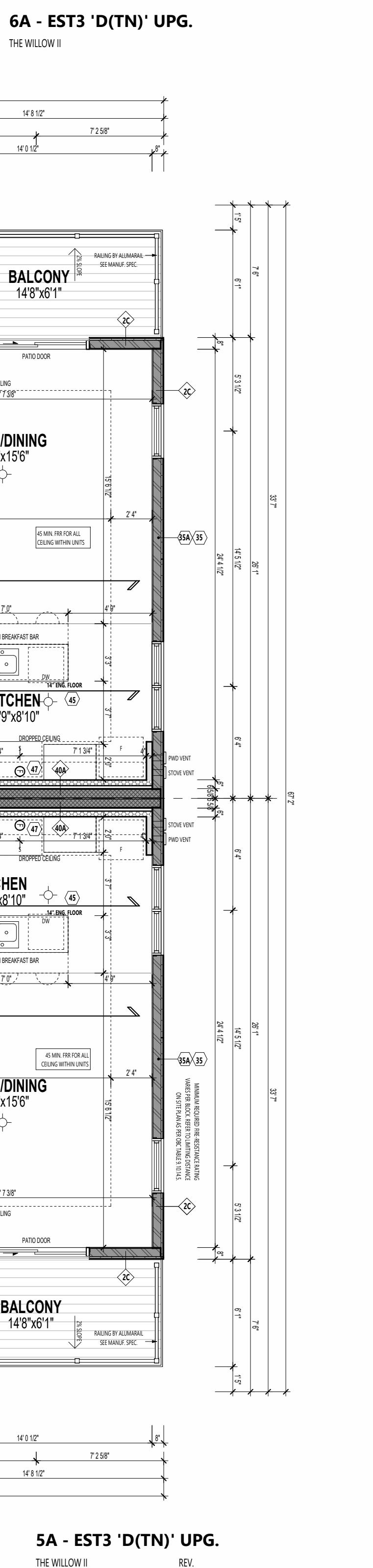
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24" x 36"
SCALE As indicated
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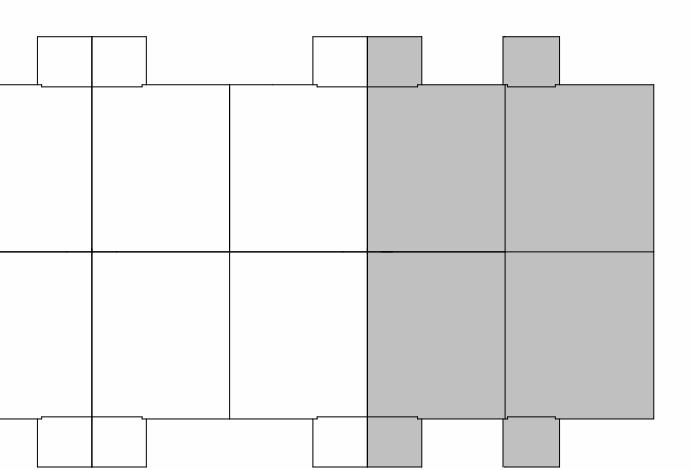
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PARTIAL SECOND FLOOR PLAN - STANDARD



PARTIAL SECOND FLOOR PLAN (UPG
OPTION)



KEY PLAN - SECOND FLOOR

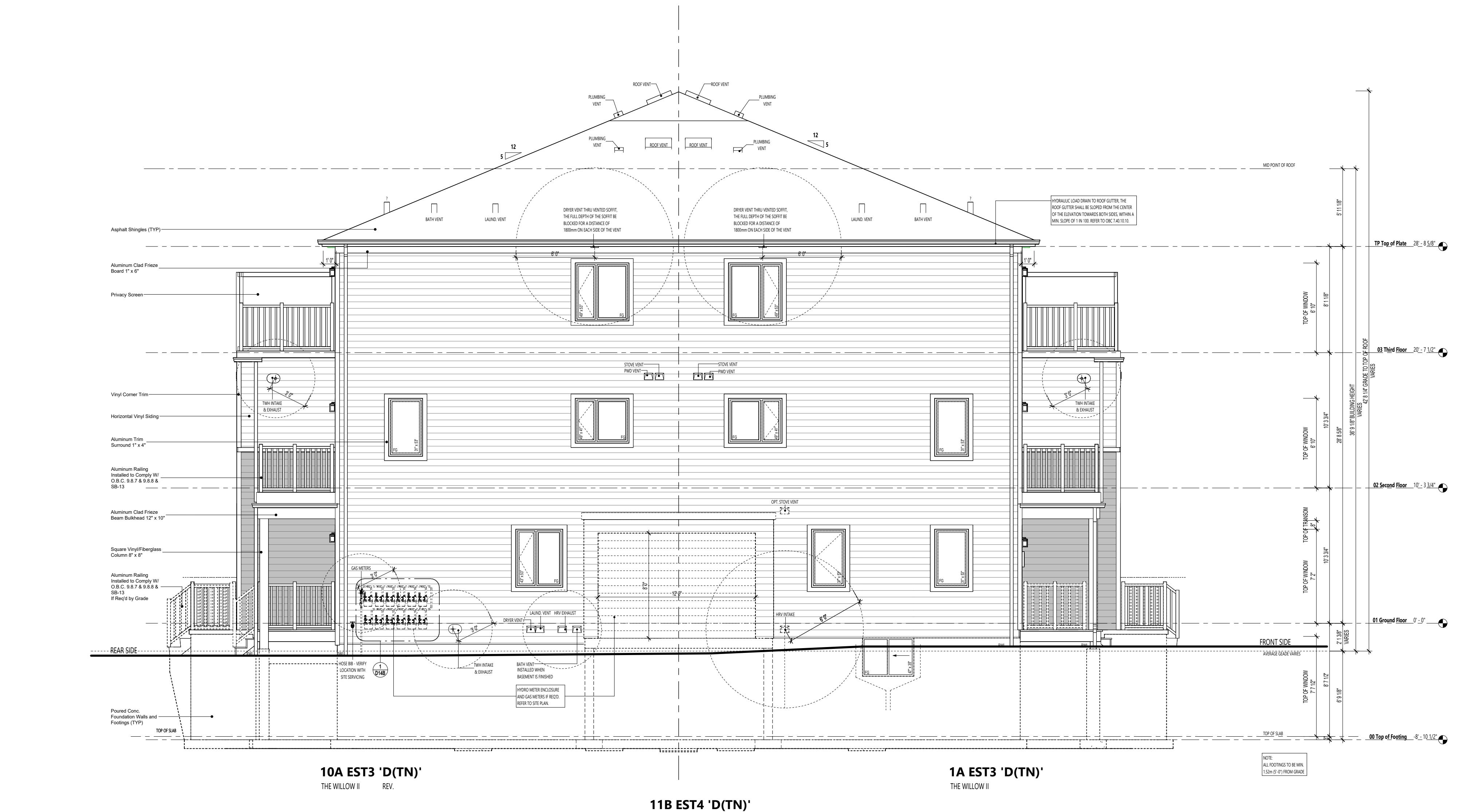


FRONT ELEVATION

FRONT ELEVATION

ELEVATION D (TN)

HALF MOON BAY SOUTH PHZ

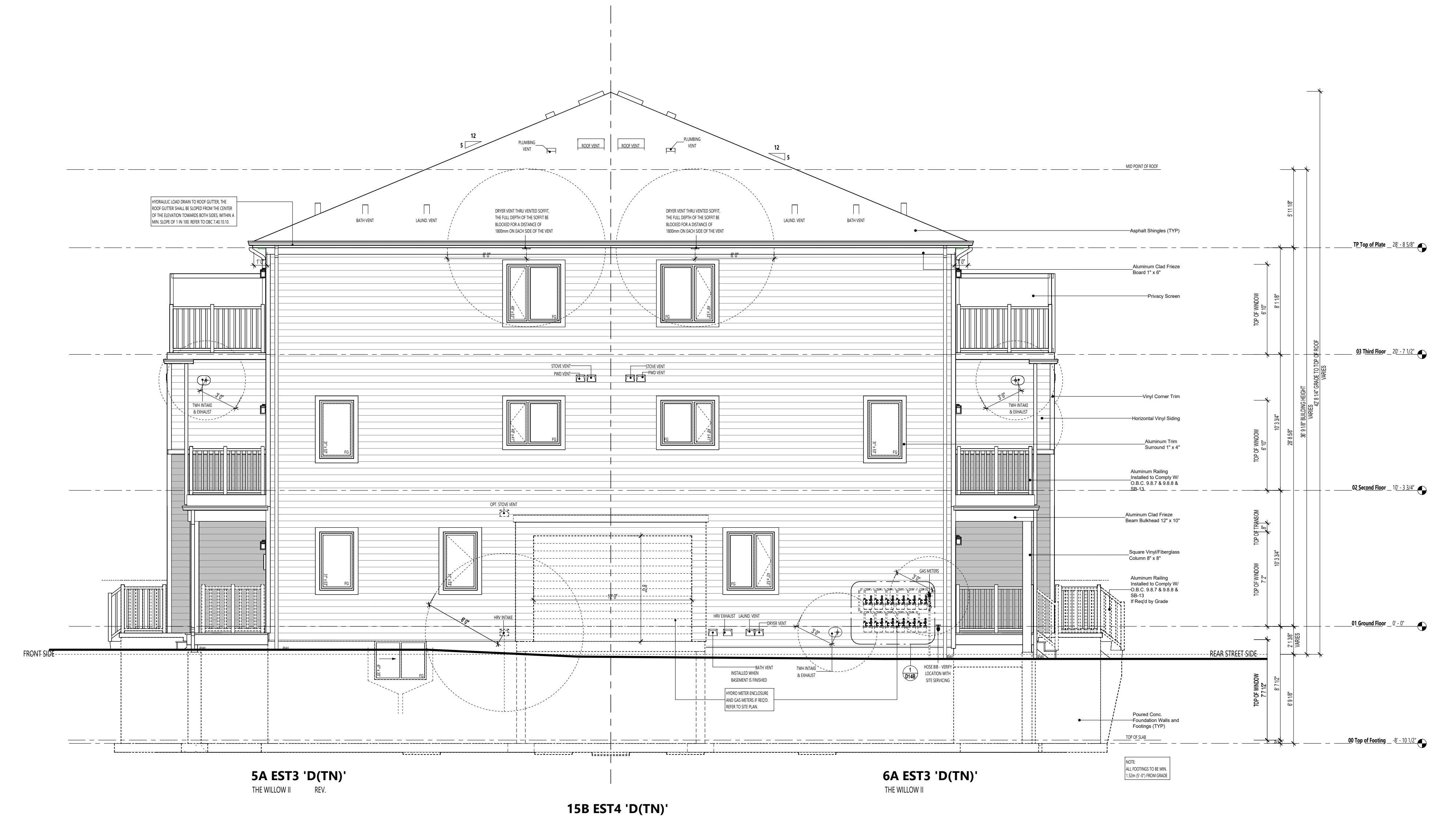


LEFT ELEVATION

LEFT ELEVATION

EL ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

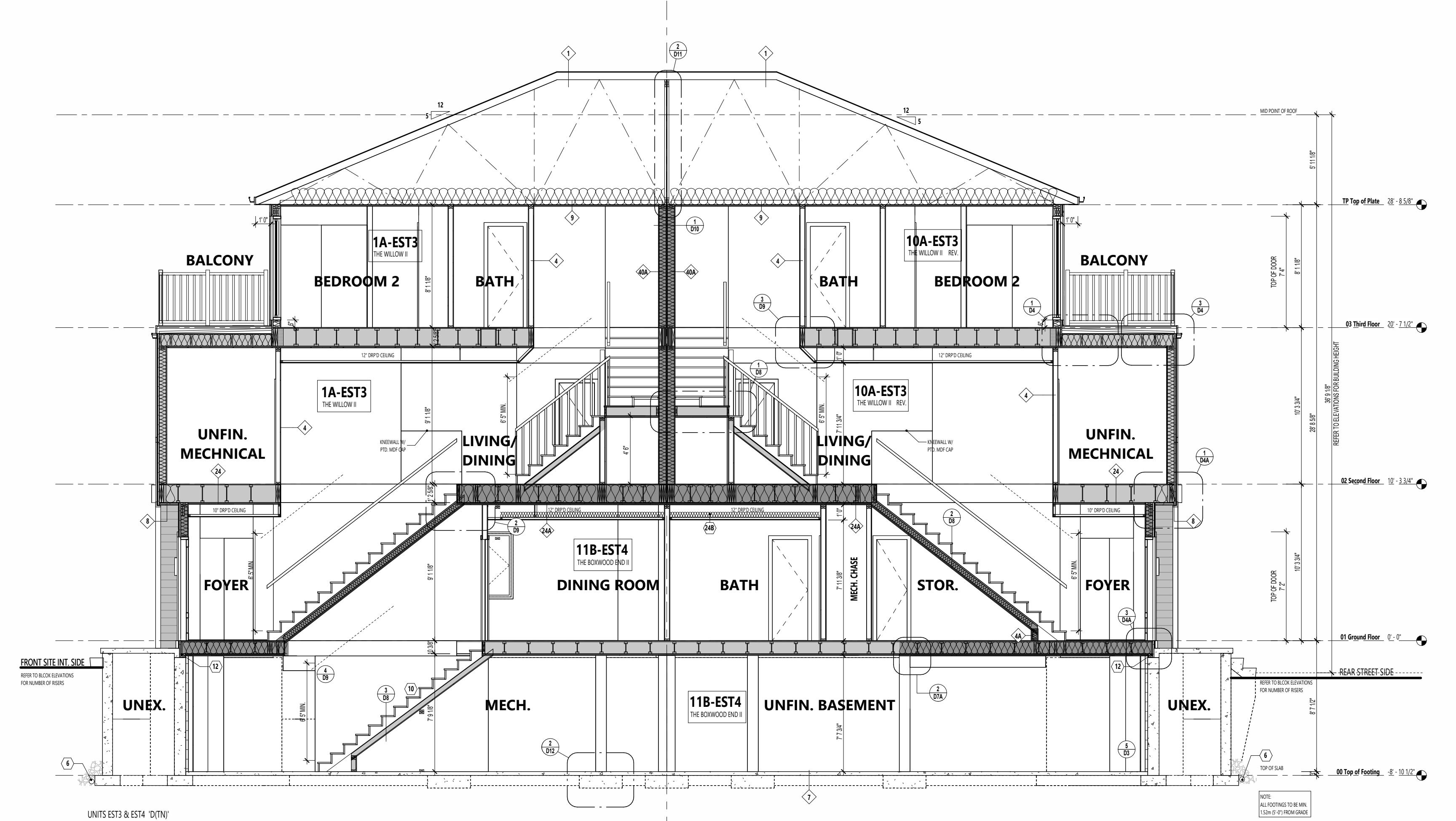


RIGHT ELEVATION

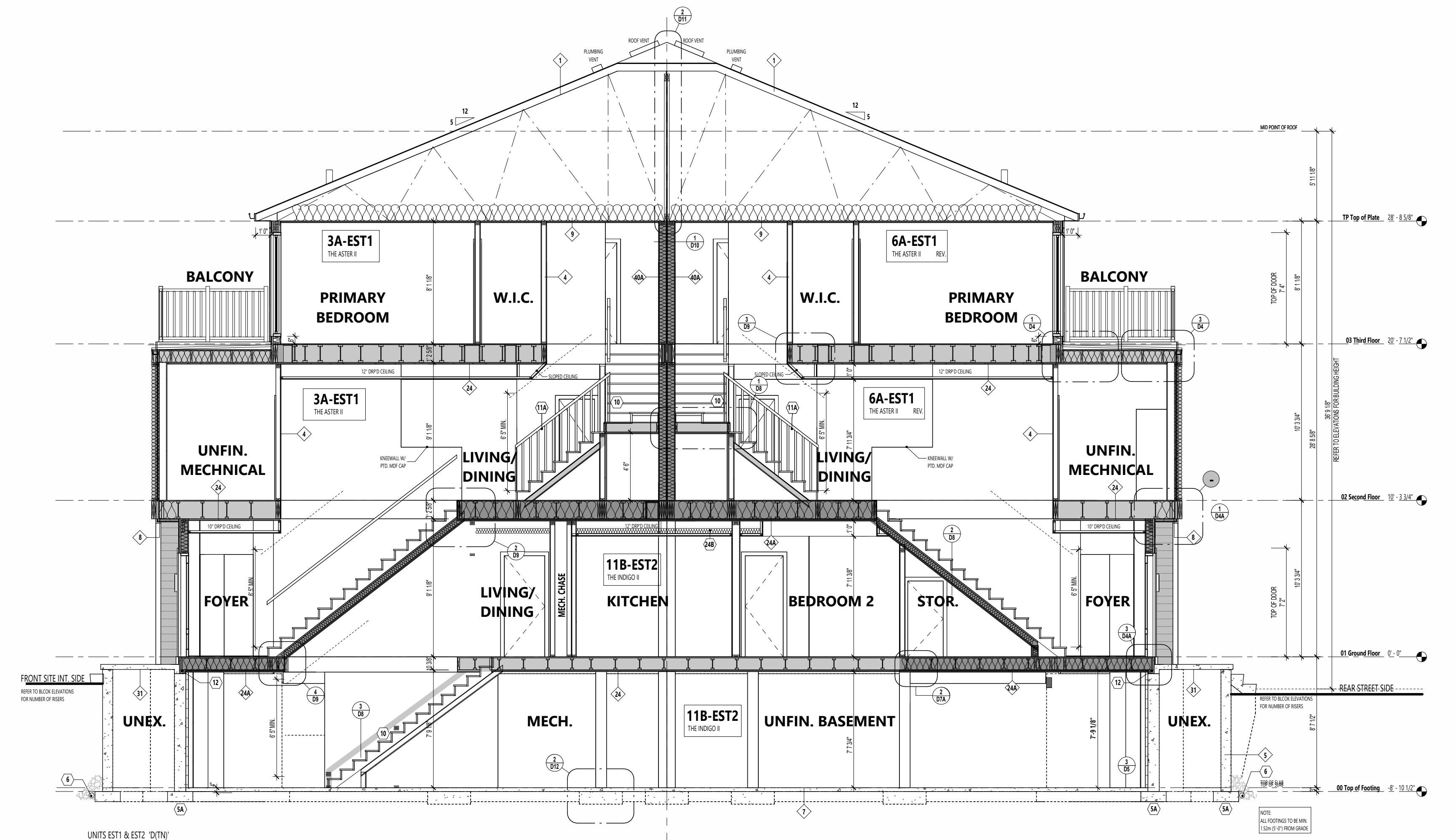
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EL ELEVATION D (TN)

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CITY OF OTTAWA	
ITY PLAN NO.	CITY FILE NO.
HEET SIZE CALE	24"x36" 316" = 1'-0"
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ARCHITECT STAMP



**BUILDING
SECTIONS**

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24" x 36"
SCALE 3/16" = 1'-0"
ISSUE DATE 2025/11/07

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PLANS
M & S DRAWN ON ARCHITECTURAL DRAWINGS. PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, VENTILATION, GAS FIRE VENTS, HVAC, GAS METER, HYDRAULIC, ELECTRICAL AND ANY MECHANICAL EQUIPMENT, BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION OBEYS 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 FOR HVAC DESIGN. SEE HVAC DWGS FOR LOCATION & NUMBER OF HOLES REQ'D TYP.

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

FRAMING/WALL CONSTRUCTION:
45 MINUTE OR 1 HOUR FIRE RATED WALL PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE X Gypsum BOARD IN INTERIOR SIDE INSTALLED TO 16" O.C. ALL JOISTS SUPPORTED BY 2X4" X 16" X 16" STUDS BETWEEN WOOD STUDS TO BE FILLED WITH REFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 122 kg/m³ AND MUST RLL AT LEAST 90% OF THE CAVITY THICKNESS. THE INSULATION MUST BE CONTINUOUS BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, SHOWERS, ETC. INSURE INSULATION & TYPE X IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 1/16" EXTERIOR GYPSUM BOARD SHEATHING BEHIND Siding
(REFER TO BIMC 8.7-8.10)

BRICK VENEER CONSTRUCTION:
45 MINUTE OR 1 HOUR FIRE RATED WALL PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE X Gypsum BOARD IN INTERIOR SIDE INSTALLED TO 16" O.C. ALL JOISTS SUPPORTED BY 2X4" X 16" X 16" STUDS BETWEEN WOOD STUDS TO BE FILLED WITH REFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 122 kg/m³ AND MUST RLL AT LEAST 90% OF THE CAVITY THICKNESS. THE INSULATION MUST BE CONTINUOUS BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, SHOWERS, ETC. INSURE INSULATION & TYPE X IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS)

HEADER/RIM JOIST LEVEL:
45 MINUTE OR 1 HOUR FIRE RATED HEADER PROVIDE A CONTINUOUS 2X4" X 16" GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADS OR CONTINUOUS 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'D BY 8.10.8.1 OF THE OIC2012 IS INSTALLED INSURING THE CONTINUITY OF THE 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 CO'D TO 17.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY ATA ENGINEERING INC. 5-0 TO 5-6

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

SEE 5-03 FOR FLOORINGS 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.

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ISSUED / REVISION CHART

01 ISSUED FOR COORDINATION 2025/11/07

PRE-PLANNED OPTIONS

ELEVATION D (TN)

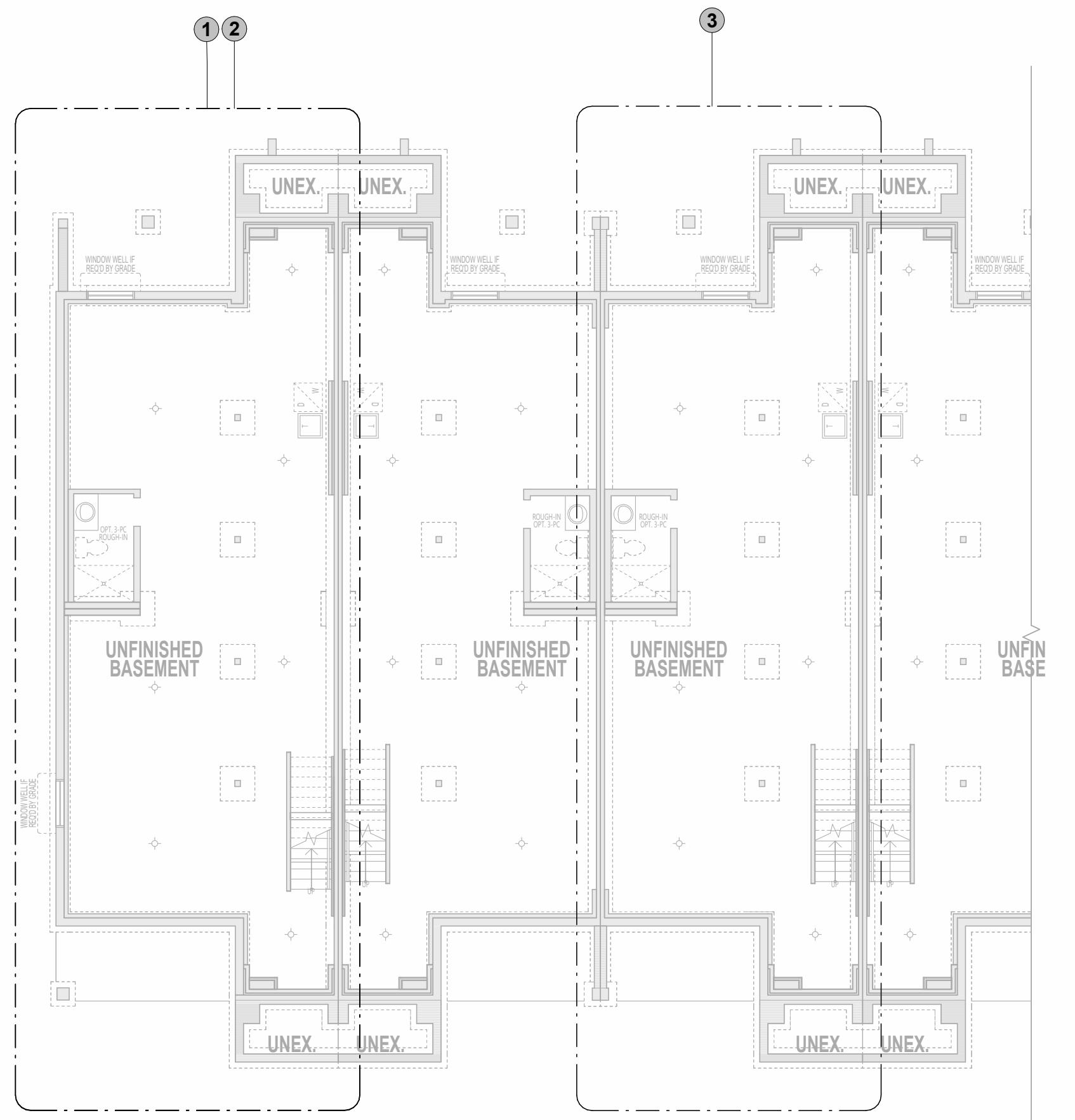
HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

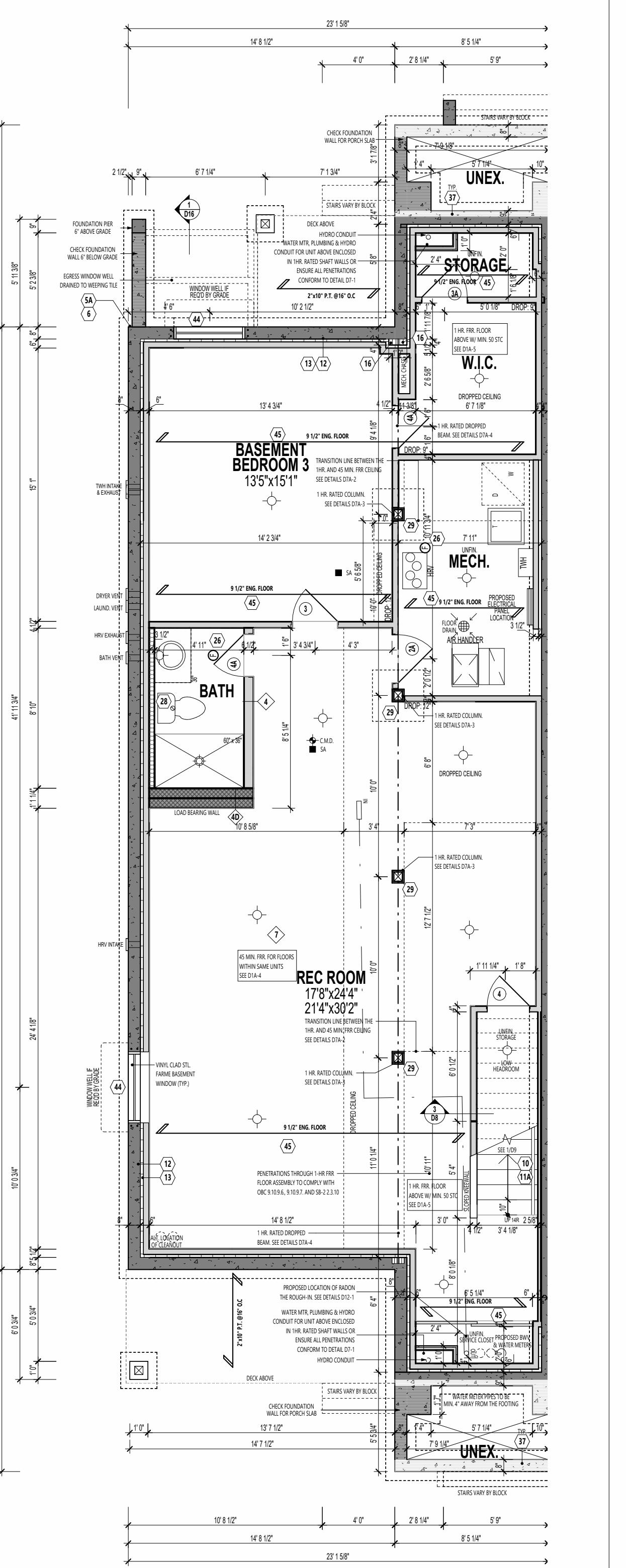
CITY PLAN NO. CITY FILE NO.

SCALE 24" x 36"
As indicated
ISSUE DATE 2025/11/07

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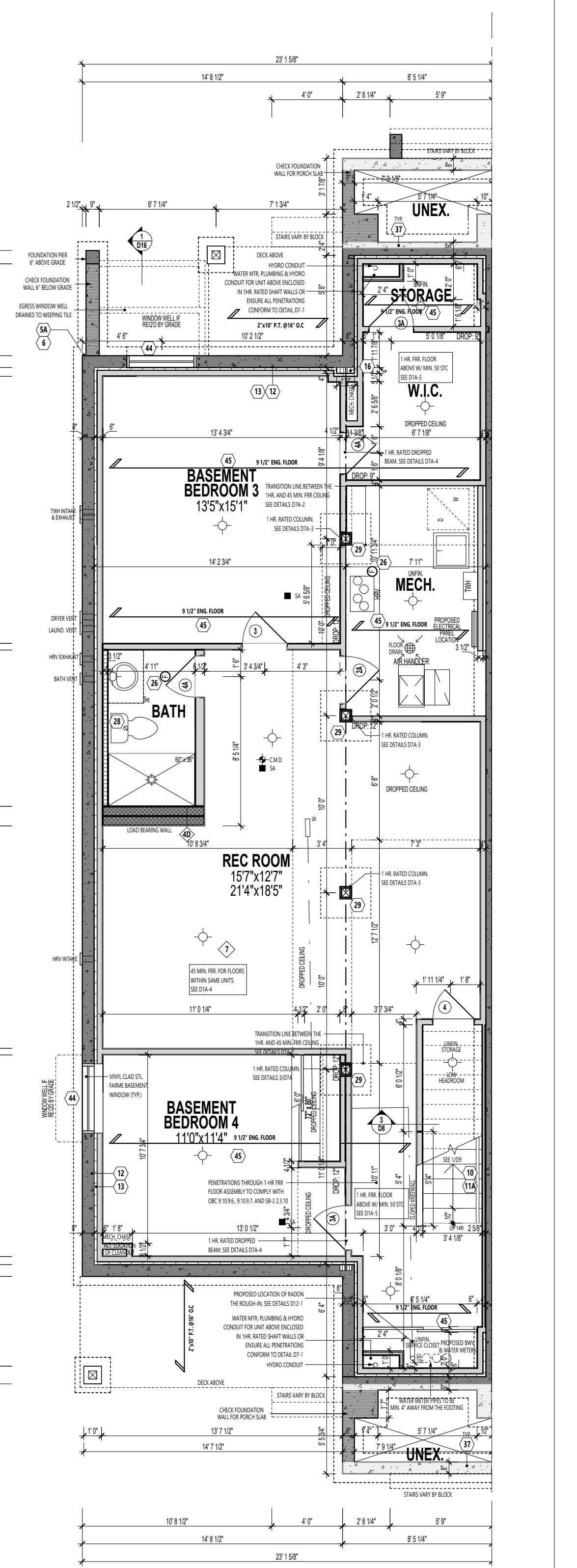


BASEMENT KEY PLAN



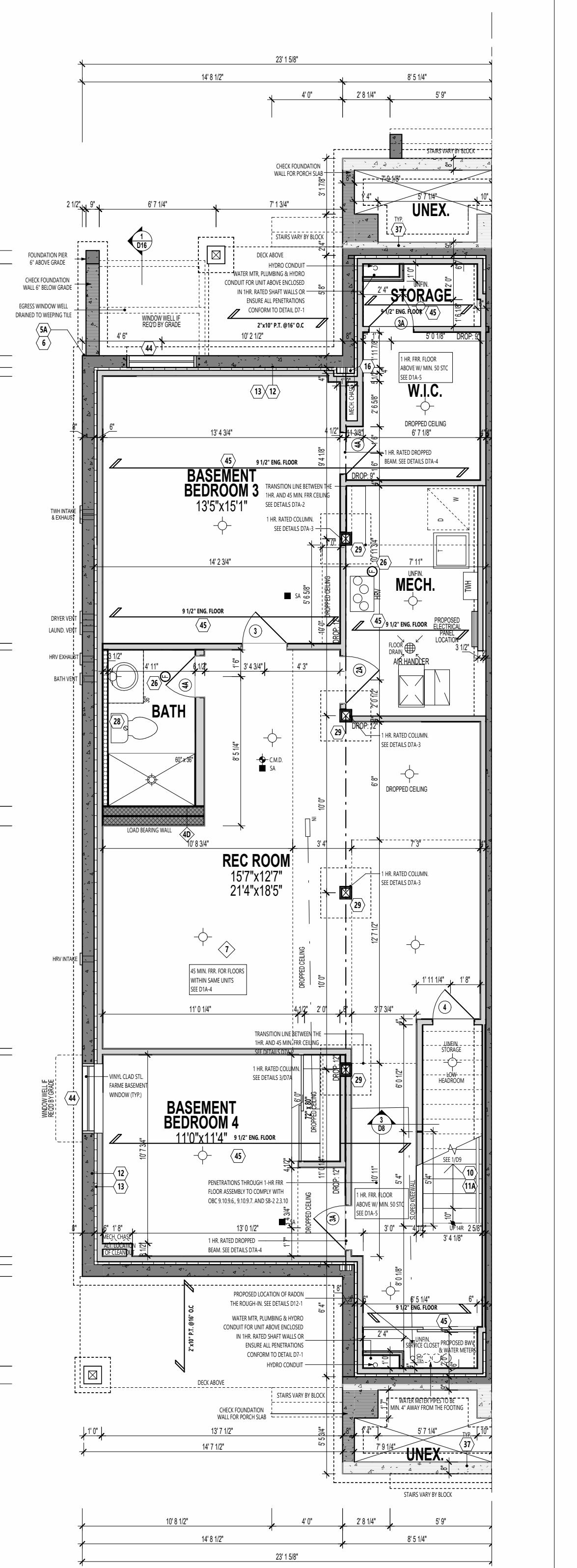
11B - EST4 'D(TN)'
THE BOXWOOD END II
Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)

3/16" = 1'-0"
(2246 SF total net area which includes 1093 SF finished basement area)



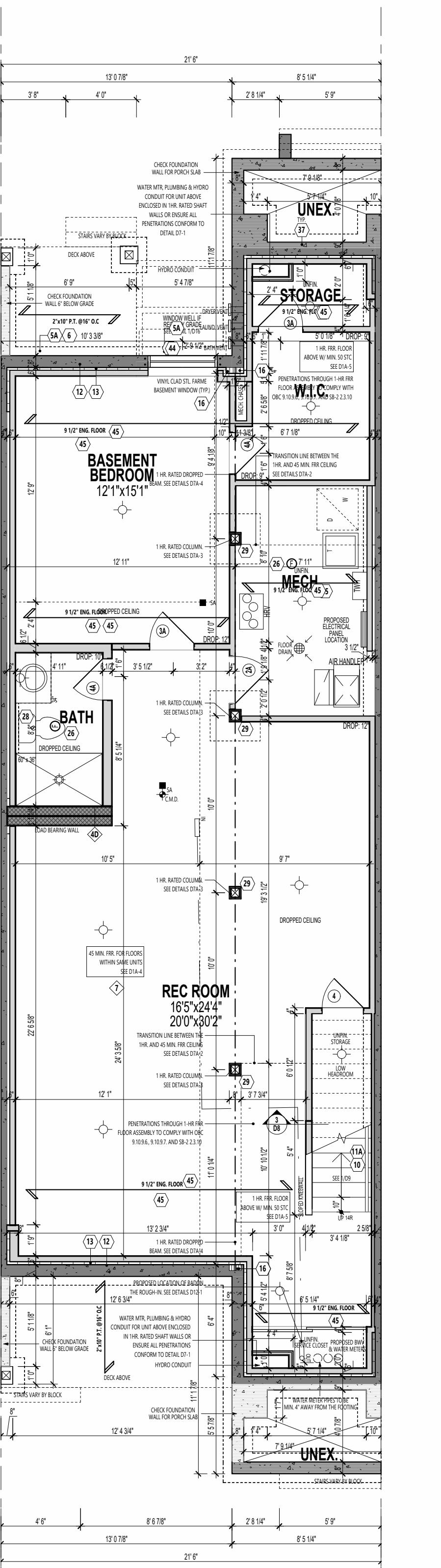
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11B - EST4 'D(TN)'
THE INDIGO II
Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)

3/16" = 1'-0"
(2078 SF total net area which includes 1007 SF finished basement area)



11B - EST4 'D(TN)'
THE INDIGO II
Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)

3/16" = 1'-0"
(2078 SF total net area which includes 1007 SF finished basement area)

