STITTSVILLE MAIN STREET - TRADITIONS II

TRANSITIONAL (TN)

The Boxwood End, The Willow, The Indigo, The Aster, 2024

		2024
	DRAWING LIST	
TN - A0.00 TN - A0.01 TN - A0.02 TN - A0.03 TN - A0.03 TN - A0.04 TN - A0.05 TN - A0.06 TN - A0.06 TN - A1.00 TN - A1.10 TN - A1.11 TN - A1.20 TN - A1.30 TN - A1.40 TN - A2.01 TN - A2.01 TN - A2.01 TN - A2.11 TN - A2.20 TN - A2.31 TN - A2.31 TN - A3.00 TN - A2.31 TN - A3.00 TN - A4.00 TN - A4.00 TN - A4.00 TN - A4.10	COVER SHEET AREA CALCULATIONS PPOS AREA CALCULATIONS LIMITING DISTANCE LIMITING DISTANCE - UPG EEDS CALCULATION EEDS CALCULATION-UPG FIRE SEPERATION PLAN BASEMENT PLAN GROUND FLOOR PLAN GROUND FLOOR PLAN SECOND FLOOR PLAN THIRD FLOOR PLAN FRONT ELEVATION ELEVATION LEFT ELEVATION LEFT ELEVATION RIGHT ELEVATION RIGHT ELEVATION - UPG BUILDING SECTIONS PRE-PLANNED OPTIONS PRE-PLANNED OPTIONS	



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<u>100</u>		
01	ISSUED FOR COORDINATION	2024/08/21
02	ISSUED FOR TENDER	2024/10/03

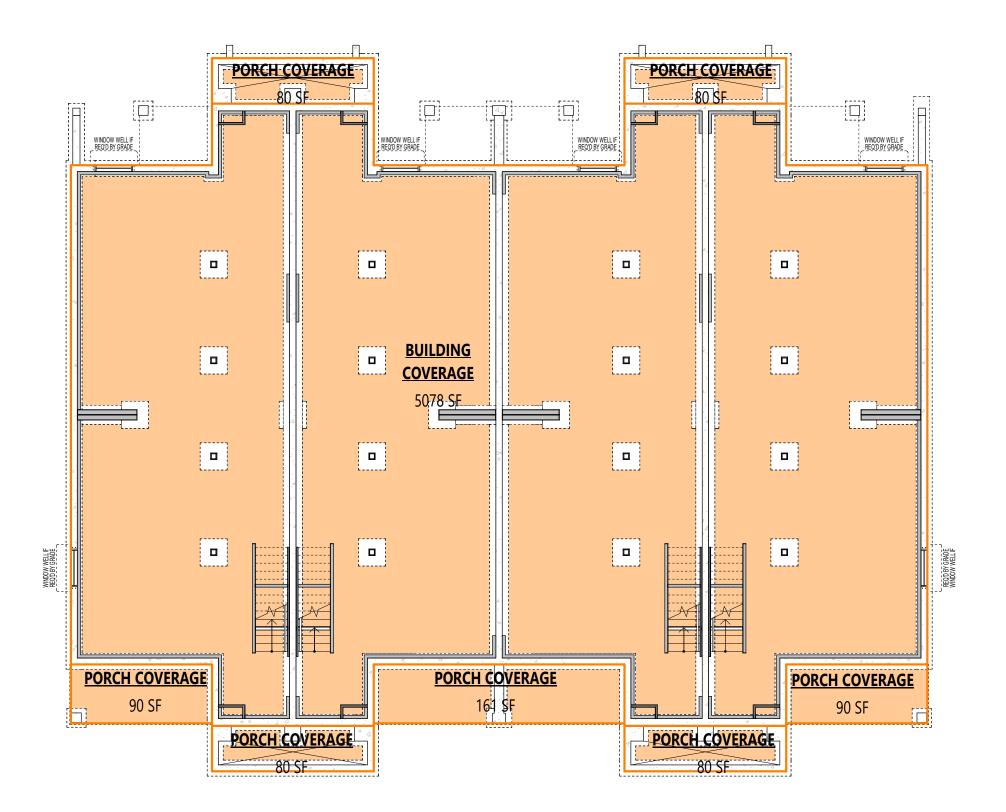
COVER SHEET

TRANSITIONAL (TN)

ISSUE DATE 2024/10/03

TRADITIONS II

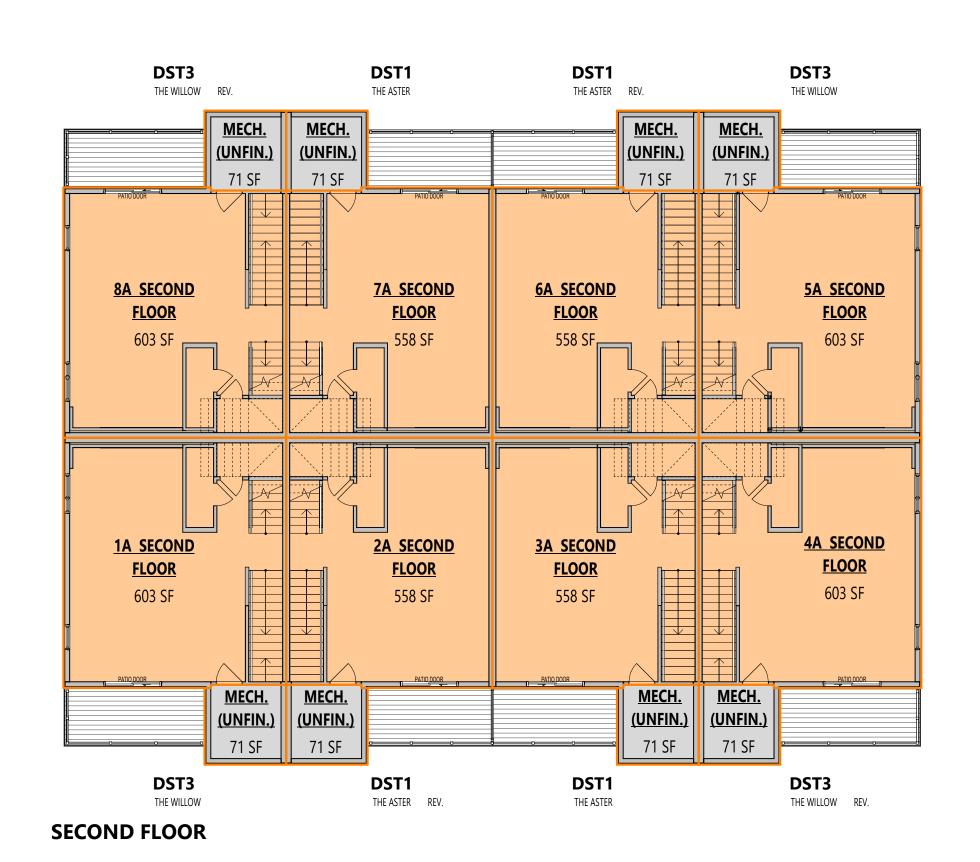
CITY OF OTTAWA



COVERAGE

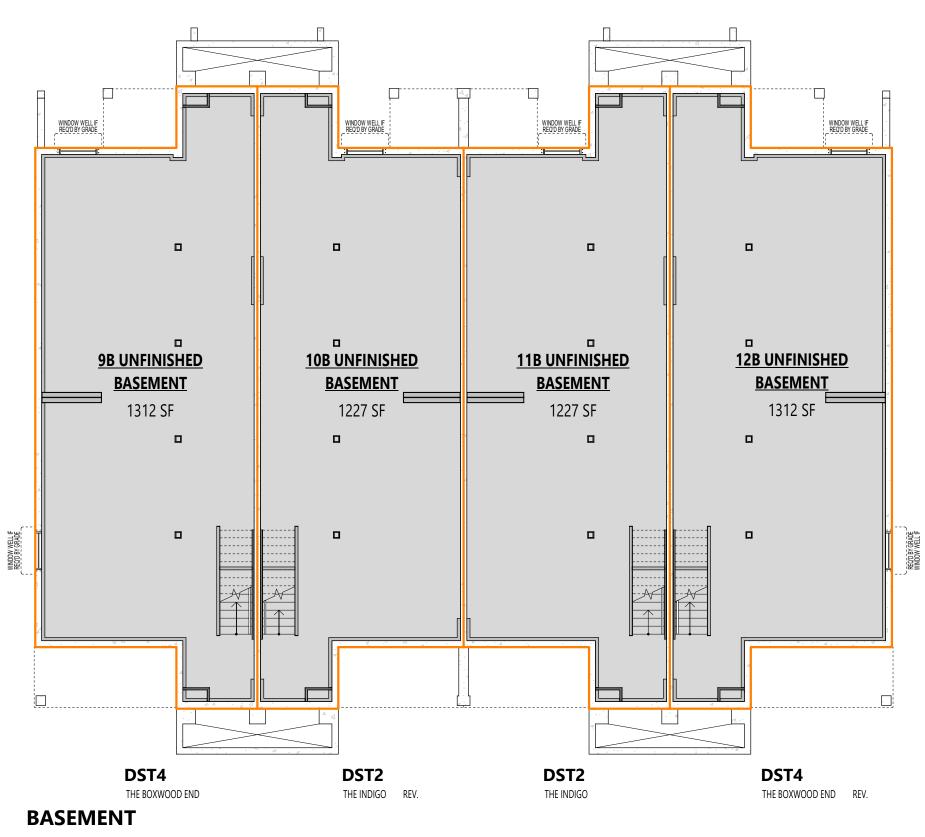
COVERAGE CALCULATIONS

BUILDING COVERAGE	5078 SF	471.79 m ²
PORCH COVERAGE	661 SF	61.42 m
TOTAL	5739 SF	533.20 m ²



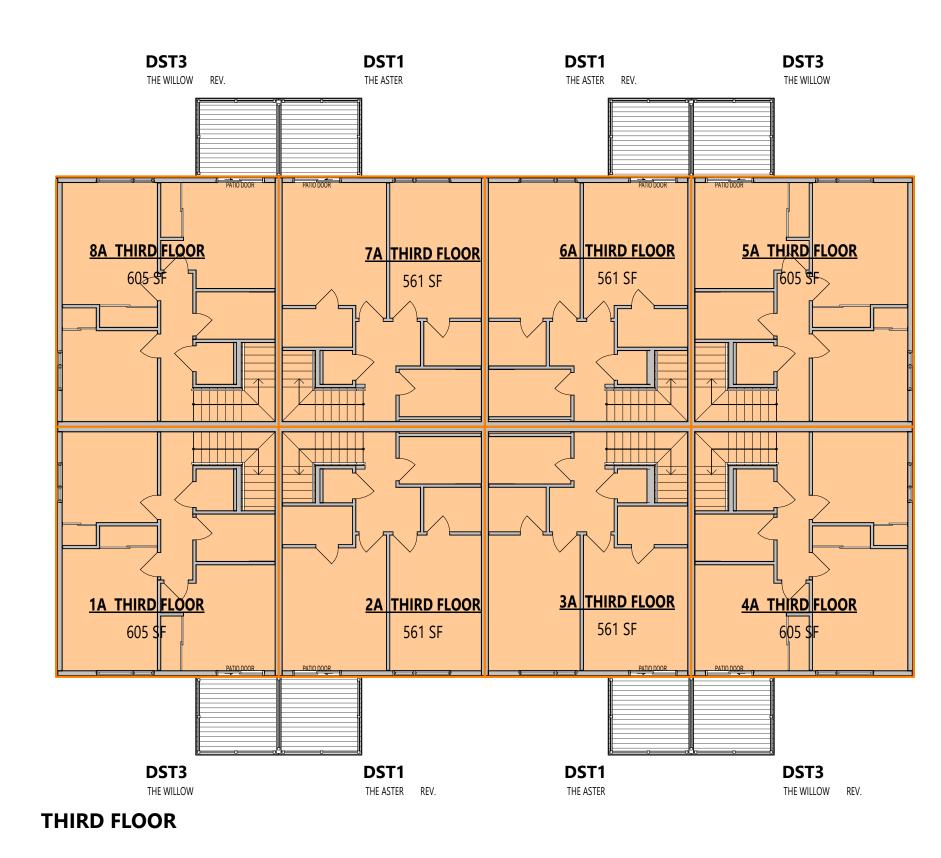
SECOND FLOOR GFA CALCULATIONS

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	603 SF	56.00 m ²
5A SECOND FLOOR	603 SF	56.00 m ²
6A SECOND FLOOR	558 SF	51.86 m ²
7A SECOND FLOOR	558 SF	51.86 m ²
8A SECOND FLOOR	603 SF	56.00 m ²
MECH. (UNFIN.)	565 SF	52.45 m ²
TOTAL	E200 CE	402.00 2



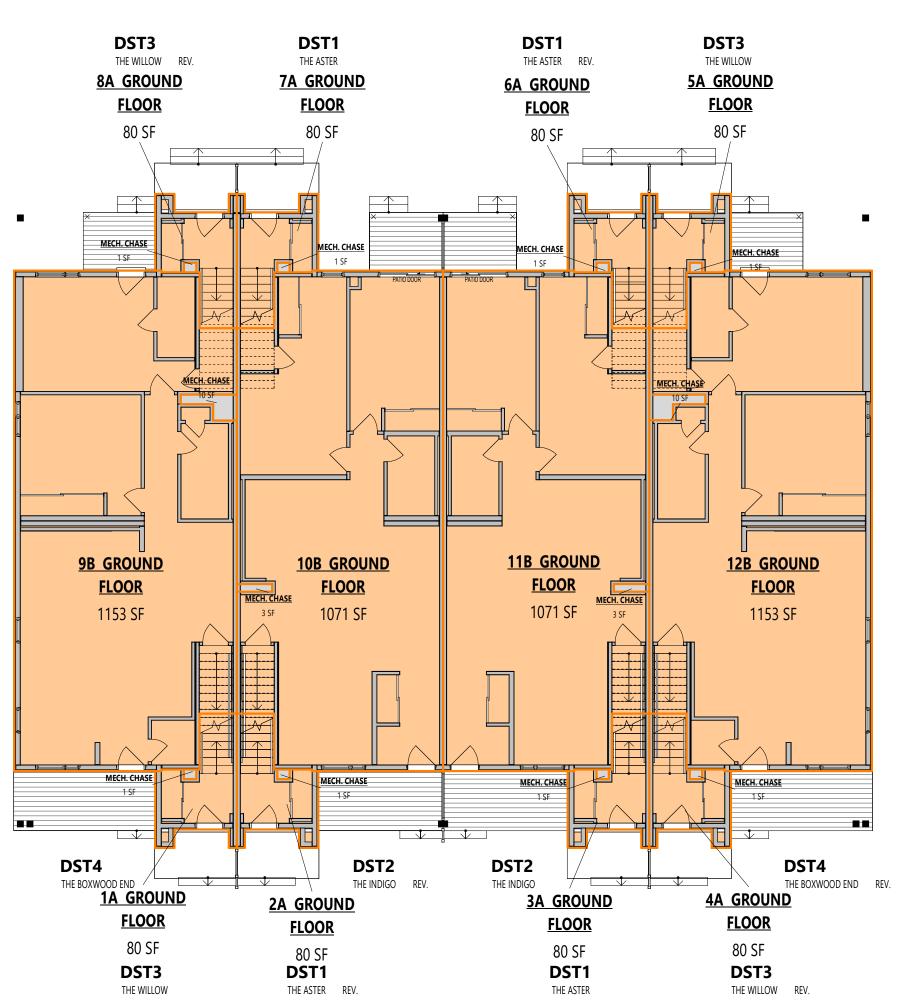
BASEMENT AREA CALCULATIONS

9B UNFINISHED BASEMENT	1312 SF	121.91 m ²
10B UNFINISHED BASEMENT	1227 SF	113.98 m²
11B UNFINISHED BASEMENT	1227 SF	113.98 m ²
12B UNFINISHED BASEMENT	1312 SF	121.91 m²
TOTAL	5078 SF	471.78 m ²



THIRD FLOOR GFA CALCULATIONS

1A THIRD FLOOR	605 SF	56.24 m ²
2A THIRD FLOOR	561 SF	52.10 m ²
BA THIRD FLOOR	561 SF	52.10 m ²
4A THIRD FLOOR	605 SF	56.24 m ²
5A THIRD FLOOR	605 SF	56.24 m ²
SA THIRD FLOOR	561 SF	52.10 m ²
7A THIRD FLOOR	561 SF	52.10 m ²
BA THIRD FLOOR	605 SF	56.24 m ²
ΓΩΤΔΙ	4665 SE	433 35 m ²



GROUND FLOOR

GROUND FLOOR GFA CALCULATIONS

1A GROUND FLOOR	80 SF	7.42 m ²	
2A GROUND FLOOR	80 SF	7.42 m ²	
BA GROUND FLOOR	80 SF	7.42 m ²	
4A GROUND FLOOR	80 SF	7.42 m ²	
5A GROUND FLOOR	80 SF	7.42 m ²	
6A GROUND FLOOR	80 SF	7.42 m ²	
7A GROUND FLOOR	80 SF	7.42 m ²	
BA GROUND FLOOR	80 SF	7.42 m ²	
9B GROUND FLOOR	1153 SF	107.09 m ²	
10B GROUND FLOOR	1071 SF	99.47 m ²	
11B GROUND FLOOR	1071 SF	99.47 m ²	
12B GROUND FLOOR	1153 SF	107.09 m ²	
MECH. CHASE	36 SF	3.36 m ²	
TOTAL	5122 SF	475.82 m ²	

GFA CALCULATION

		1202.072
03 Third Floor	4665 SF	433.35 m ²
02 Second Floor	5209 SF	483.89 m ²
01 Ground Floor	5122 SF	475.82 m ²

AREA CALCULATIONS UNIT DST 1 (THE ASTER)

COVERAGE W/OUT PORCH	629 SF	[58.44 m2]
COVERAGE W/ PORCH	657 SF	[61.04 m2]

AREA CALCULATIONS UNIT DST 3 (THE WILLOW)

605 SF	56.24 m ²
561 SF	52.10 m ²
561 SF	52.10 m ²
605 SF	56.24 m ²
605 SF	56.24 m ²
561 SF	52.10 m ²
561 SF	52.10 m ²
COF CF	5004 2

AREA CALCULATIONS UNIT DST 2

(THE INDIGO)

8 SF	[51.84 m2]	SECOND FLOOR AREA	0 SF	[0.00 m2]
1 SF	[52.12 m2]	THIRD FLOOR AREA	0 SF	[0.00 m2]
99 SF	[111.39 m2]	TOTAL NET AREA	1071 SF	[99.50 m2]
9 SF	[58.44 m2]	COVERAGE W/OUT PORCH	1074 SF	[99.78 m2]

AREA CALCULATIONS UNIT DST 4 (THE BOXWOOD END)

UND FLOOR AREA	80 SF	[7.43 m2]	GROUND FLOOR AREA	1153 SF	[107.12 m2
OND FLOOR AREA	603 SF	[56.02 m2]	SECOND FLOOR AREA	0 SF	[0.00 m2]
RD FLOOR AREA	605 SF	[56.21 m2]	THIRD FLOOR AREA	0 SF	[0.00 m2]
AL NET AREA	1288 SF	[119.66 m2]	TOTAL NET AREA	1153 SF	[107.12 m2
ERAGE W/OUT PORCH	674 SF	[62.62 m2]	COVERAGE W/OUT PORCH	1163 SF	[108.05 m2
ERAGE W/ PORCH	702 SF	[65.22 m2]	COVERAGE W/ PORCH	1255 SF	[116.59 m2

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AREA CALCULATIONS

TRANSITIONAL (TN)

TRADITIONS II

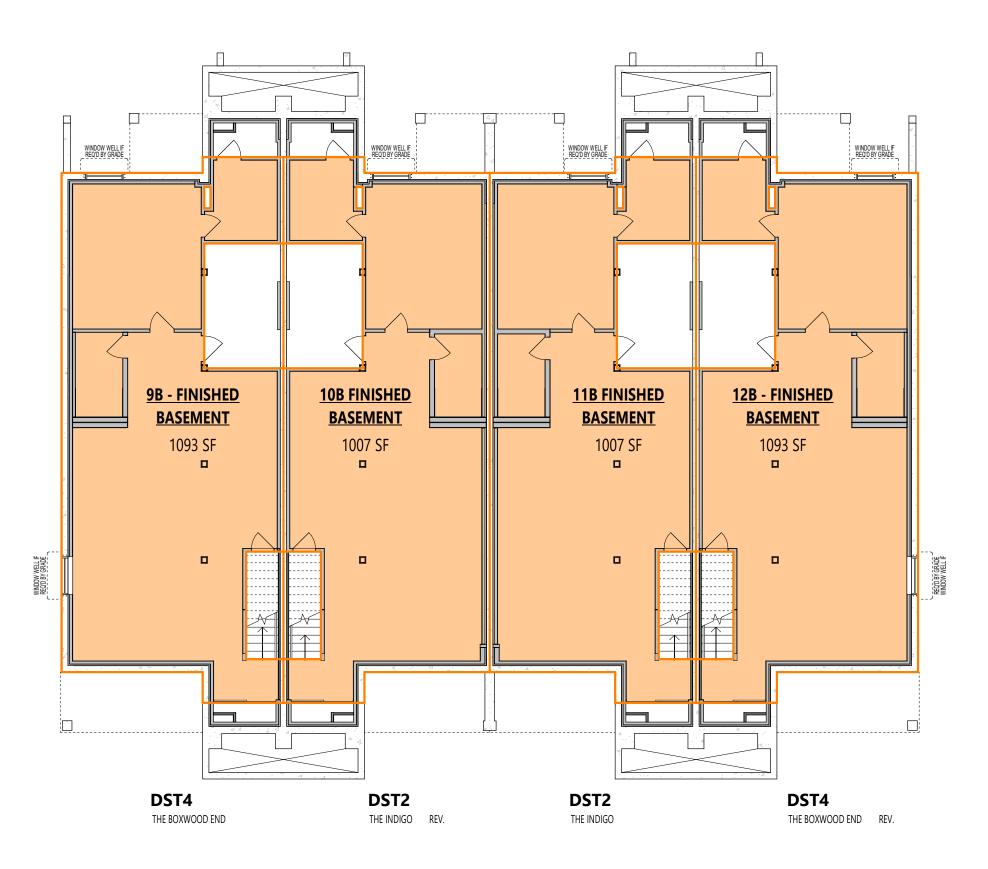
CITY OF OTTAWA

SHEET SIZE 24"x36" SCALE 1" = 10'-0" ISSUE DATE 2024/10/03

CITY PLAN NO.

PAGE A0.01

CITY FILE NO.



BASEMENT AREA CALCULATIONS

9B - FINISHED BASEMENT	1093 SF	101.5
10B FINISHED BASEMENT	1007 SF	93.5
11B FINISHED BASEMENT	1007 SF	93.5
12B - FINISHED BASEMENT	1093 SF	101.5
ΤΟΤΔΙ	∆199 SF	390.1



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PPOs AREA CALCULATIONS

TRANSITIONAL (TN)

TRADITIONS II

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36" SCALE 1" = 10'-0"
ISSUE DATE 2024/10/03



	NG DISTAN	CE	2A LIMITING DISTANCE CALCULATIONS		CE	3A LIMITING DISTANCE CALCULATIONS			4A LIMITING DISTANCE CALCULATIONS		
LIMITING DISTANCE		6.9M	LIMITING DISTANCE		6.9M	LIMITING DISTANCE		6.9M	LIMITING DISTANCE		6.9M
UNPROTECTED OPENINGS	S PERMITTED %	76%	UNPROTECTED OPENINGS	S PERMITTED %	76%	UNPROTECTED OPENINGS	S PERMITTED %	76%	UNPROTECTED OPENING	S PERMITTED %	76%
WALL AREA	537.47 sqft	[49.93 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]
OPENINGS ALLOWED	408.48 sqft	[37.95 m2]	OPENINGS ALLOWED	382.96 sqft	[35.58 m2]	OPENINGS ALLOWED	382.96 sqft	[35.58 m2]	OPENINGS ALLOWED	408.48 sqft	[37.95 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 BALANCE	286.31 sqft	[26.60 m2]	OPENINGS BALANCE	260.79 sqft	[24.23 m2]	OPENINGS BALANCE	260.79 sqft	[24.23 m2]	OPENINGS BALANCE	286.31 sqft	[26.60 m2]
9B LIMITI	NG DISTAN	CE	10B LIMITI	ING DISTAN	CE	11B LIMIT	ING DISTAN	CE	12B LIMIT	ING DISTAN	ICE
CALC	JLATIONS		CALCU	JLATIONS		CALCU	JLATIONS		CALC	JLATIONS	
LIMITING DISTANCE		8.1M	LIMITING DISTANCE		8.1M	LIMITING DISTANCE		8.1M	LIMITING DISTANCE		8.1M
UNPROTECTED OPENINGS	PERMITTED %	100%	UNPROTECTED OPENINGS	S PERMITTED %	100%	UNPROTECTED OPENINGS	S PERMITTED %	100%	UNPROTECTED OPENING	S PERMITTED %	100%
WALL AREA	170.19 sqft	[15.81 m2]	WALL AREA	151.19 sqft	[14.05 m2]	WALL AREA	151.19 sqft	[14.05 m2]	WALL AREA	170.19 sqft	[15.81 m2]
OPENINGS ALLOWED	170.19 sqft	[15.81 m2]	OPENINGS ALLOWED	151.19 sqft	[14.05 m2]	OPENINGS ALLOWED	151.19 sqft	[14.05 m2]	OPENINGS ALLOWED	170.19 sqft	[15.81 m2]
OPENINGS PROVIDED	40.74 sqft	[3.78 m2]	OPENINGS PROVIDED	52.45 sqft	[4.87 m2]	OPENINGS PROVIDED	52.45 sqft	[4.87 m2]	OPENINGS PROVIDED	40.74 sqft	[3.78 m2]
OPENINGS BALANCE	129.45 saft	[12.03 m2]	OPENINGS BALANCE	98.74 saft	[9.17 m2]	OPENINGS BALANCE	98.74 saft	[9.17 m2]	OPENINGS BALANCE	129.45 saft	[12.03 m2]



REAR ELEVATION

7A LIMITING DISTANCE

8A LIMITING DISTANCE

6A LIMITING DISTANCE

5A LIMITING DISTANCE

CALC	ULATIONS		CALCU	ULATIONS		CALC	ULATIONS		CALCULATIONS			
LIMITING DISTANCE		11.9M	LIMITING DISTANCE		11.9M	LIMITING DISTANCE		11.9M	LIMITING DISTANCE		11.9M	
UNPROTECTED OPENING	S PERMITTED %	100%	UNPROTECTED OPENINGS	S PERMITTED %	100%	UNPROTECTED OPENING	S PERMITTED %	100%	UNPROTECTED OPENING	S PERMITTED %	100%	
WALL AREA	537.47 sqft	[49.93 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]	
OPENINGS ALLOWED	537.47 sqft	[49.93 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 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 BALANCE	415.30 sqft	[38.58 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]	
CALC	ULATIONS		CALCU	ULATIONS		CALC	CALCULATIONS		CALCULATIONS			
CALC	OLA HONS		CALCO	DEATIONS		CALC	OLATIONS		CALC	OLA HONS		
LIMITING DISTANCE		14.3M	LIMITING DISTANCE		14.3M	LIMITING DISTANCE		14.3M	LIMITING DISTANCE		14.3M	
UNPROTECTED OPENING	S PERMITTED %	100%	UNPROTECTED OPENINGS	S PERMITTED %	100%	UNPROTECTED OPENING	S PERMITTED %	100%	UNPROTECTED OPENING	S PERMITTED %	100%	
WALL AREA	186.15 sqft	[17.29 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]	
OPENINGS ALLOWED	186.15 sqft	[17.29 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	56.96 sqft	[5.29 m2]	OPENINGS PROVIDED	56.96 sqft	[5.29 m2]	OPENINGS PROVIDED	43.35 sqft	[4.03 m2]	
OPENINGS BALANCE	142.80 sqft	[13.27 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]	



LEFT ELEVATION

•	NG DISTANO JLATIONS	CE		NG DISTANO JLATIONS	CE		1A LIMITING DISTANCE CALCULATIONS			
LIMITING DISTANCE		2.275M	LIMITING DISTANCE		2.275M	LIMITING DISTANCE		2.275M		
UNPROTECTED OPENING	S PERMITTED %	11%	UNPROTECTED OPENING	S PERMITTED %	11%	UNPROTECTED OPENING	S PERMITTED %	11%		
WALL AREA	684.14 sqft	[63.56 m2]	WALL AREA	584.71 sqft	[54.32 m2]	WALL AREA	676.05 sqft	[62.81 m		
OPENINGS ALLOWED	75.26 sqft	[6.99 m2]	OPENINGS ALLOWED	64.32 sqft	[5.98 m2]	OPENINGS ALLOWED	74.37 sqft	[6.91 m2		
OPENINGS PROVIDED	43.40 sqft	[4.03 m2]	OPENINGS PROVIDED	42.22 sqft	[3.92 m2]	OPENINGS PROVIDED	43.40 sqft	[4.03 m ²		
OPENINGS BALANCE	31.86 sqft	[2.96 m2]	OPENINGS BALANCE	22.10 saft	[2.05 m2]	OPENINGS BALANCE	30.97 saft	[2.88 m ²		



RIGHT ELEVATION

	NG DISTAN							CE
LIMITING DISTANCE		2.275M	LIMITING DISTANCE		2.275M	LIMITING DISTANCE		2.275
UNPROTECTED OPENING	S PERMITTED %	11%	UNPROTECTED OPENING	S PERMITTED %	11%	UNPROTECTED OPENING	S PERMITTED %	11%
WALL AREA	676.05 sqft	[62.81 m2]	WALL AREA	584.71 sqft	[54.32 m2]	WALL AREA	684.14 sqft	[63.56]
OPENINGS ALLOWED	74.37 sqft	[6.91 m2]	OPENINGS ALLOWED	64.32 sqft	[5.98 m2]	OPENINGS ALLOWED	75.26 sqft	[6.99 r
OPENINGS PROVIDED	43.40 sqft	[4.03 m2]	OPENINGS PROVIDED	42.22 sqft	[3.92 m2]	OPENINGS PROVIDED	43.40 sqft	[4.03 n
OPENINGS BALANCE	30.97 sqft	[2.88 m2]	OPENINGS BALANCE	22.10 sqft	[2.05 m2]	OPENINGS BALANCE	31.86 sqft	[2.96 r

LIMITING DISTANCE CALCULATION NOTES

ALL CASES, REFER TO BLOCK PLAN OR SITE PLAN.

ALL CALCULATION BASED ON STANDARD GRADING CONDITION. WALL AREA

VARIES WITH GRADING.

LIMITING DISTANCE CACULATION BASED ON MINUMUM LIMITING DISTANCE IN

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

OBC TAE	BLE 9.10.14.4.							
EXPOSING BUILDING	LIMITING DISTANCE (m)							
FACE (EBF) (m2)	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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OUT IN CONFORMANCE WITH THE CODE AND BYLAWS OF THE AUTHORITIES HAVING

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JURISDICTION. THE DESIGNER OF THESE PLANS AND

ARCHITECT STAMP

LIMITING DISTANCE

TRANSITIONAL (TN)

CITY OF OTTAWA

TRADITIONS II

CITY PLAN NO. CITY FILE NO.

SHEET SIZE **24"x36"** SCALE **1/8" = 1'-0"**

ISSUE DATE 2024/10/03



LEFT ELEVATION - UPG

LIMITIN	8A UPG LIMITING DISTANCE CALCULATIONS		9B UPG LIMI CALCI	ITING DISTA JLATIONS	INCE	1A UPG LIMITING DISTANCE CALCULATIONS			
LIMITING DISTANCE		2.275M	LIMITING DISTANCE		2.275M	LIMITING DISTANCE		2.275	
UNPROTECTED OPENING	S PERMITTED %	11%	UNPROTECTED OPENING	S PERMITTED %	11%	UNPROTECTED OPENINGS	S PERMITTED %	11%	
WALL AREA	684.14 sqft	[63.56 m2]	WALL AREA	584.71 sqft	[54.32 m2]	WALL AREA	676.05 sqft	[62.81	
OPENINGS ALLOWED	75.26 sqft	[6.99 m2]	OPENINGS ALLOWED	64.32 sqft	[5.98 m2]	OPENINGS ALLOWED	74.37 sqft	[6.91 n	
OPENINGS PROVIDED	66.57 sqft	[6.18 m2]	OPENINGS PROVIDED	44.43 sqft	[4.13 m2]	OPENINGS PROVIDED	66.57 sqft	[6.18 n	
ODENINGS BALANCE	0.60 saft	[O 01 m 2]	ODENINGS BALANCE	10.00 coft	[1 0F m 2]	ODENUNCS BALANCE	7.00 coft	ro 72 m	

LIMITING DISTANCE CALCULATION NOTES

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

LIMITING DISTANCE CACULATION BASED ON MINUMUM LIMITING DISTANCE IN ALL CASES, REFER TO BLOCK PLAN OR SITE PLAN.

OBC TABLE 9.10.14.4.

LIMITING DISTANCE (m)

FACE (EBF) (m2) 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%

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

			TP Top of Plate 28' - 8 5/8"
	616.05 SF 4A GROSS WALLAREA 66.57 SF 4A OPENINGS AREA 4A - DST3 UPG THE WILLOW REV.	684,14 SF 53 GROSS WALL AREA 66.57 SF 54 OPENINGS AREA 54 - DST3 UPG THE WILLOW	03 Third Floor 20' - 7 1/2"
			02_Second Floor 10' - 3 3/4"
FRONT SIDE	44/3 SF 128 OPEN 12B - E	ŚWALL ARÉA	01_Ground Floor 0' - 0" REAR SIDE
	\$8 L. J.		00 <u>Top of Footing</u> -8' - 10 1/2"

RIGHT ELEVATION - UPG

LIMITIN	4A UPG 12B UPG LIMITING DISTANCE LIMITING DISTANCE CALCULATIONS CALCULATIONS		LIMITING DISTANCE		LIMITING DISTANCE		<u> </u>	5A UPG LIMITING DISTANCE CALCULATIONS		LIMITING DISTANCE		
LIMITING DISTANCE		2.275M	LIMITING DISTANCE		2.275M	LIMITING DISTANCE		2.275M				
UNPROTECTED OPENING	S PERMITTED %	11%	UNPROTECTED OPENINGS	S PERMITTED %	11%	UNPROTECTED OPENINGS	S PERMITTED %	11%				
WALL AREA	676.05 sqft	[62.81 m2]	WALL AREA	584.71 sqft	[54.32 m2]	WALL AREA	684.14 sqft	[63.56 m2				
OPENINGS ALLOWED	74.37 sqft	[6.91 m2]	OPENINGS ALLOWED	64.32 sqft	[5.98 m2]	OPENINGS ALLOWED	75.26 sqft	[6.99 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	7.80 saft	[0.72 m2]	OPENINGS BALANCE	19.89 saft	[1.85 m2]	OPENINGS BALANCE	8.69 saft	[0.81 m2]				



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ARCHITECT STAMP

ISSUED / REVISION CHART								
01	ISSUED FOR COORDINATION	2024/08/21						
02	ISSUED FOR TENDER	2024/10/03						

LIMITING **DISTANCE - UPG**

TRANSITIONAL (TN)

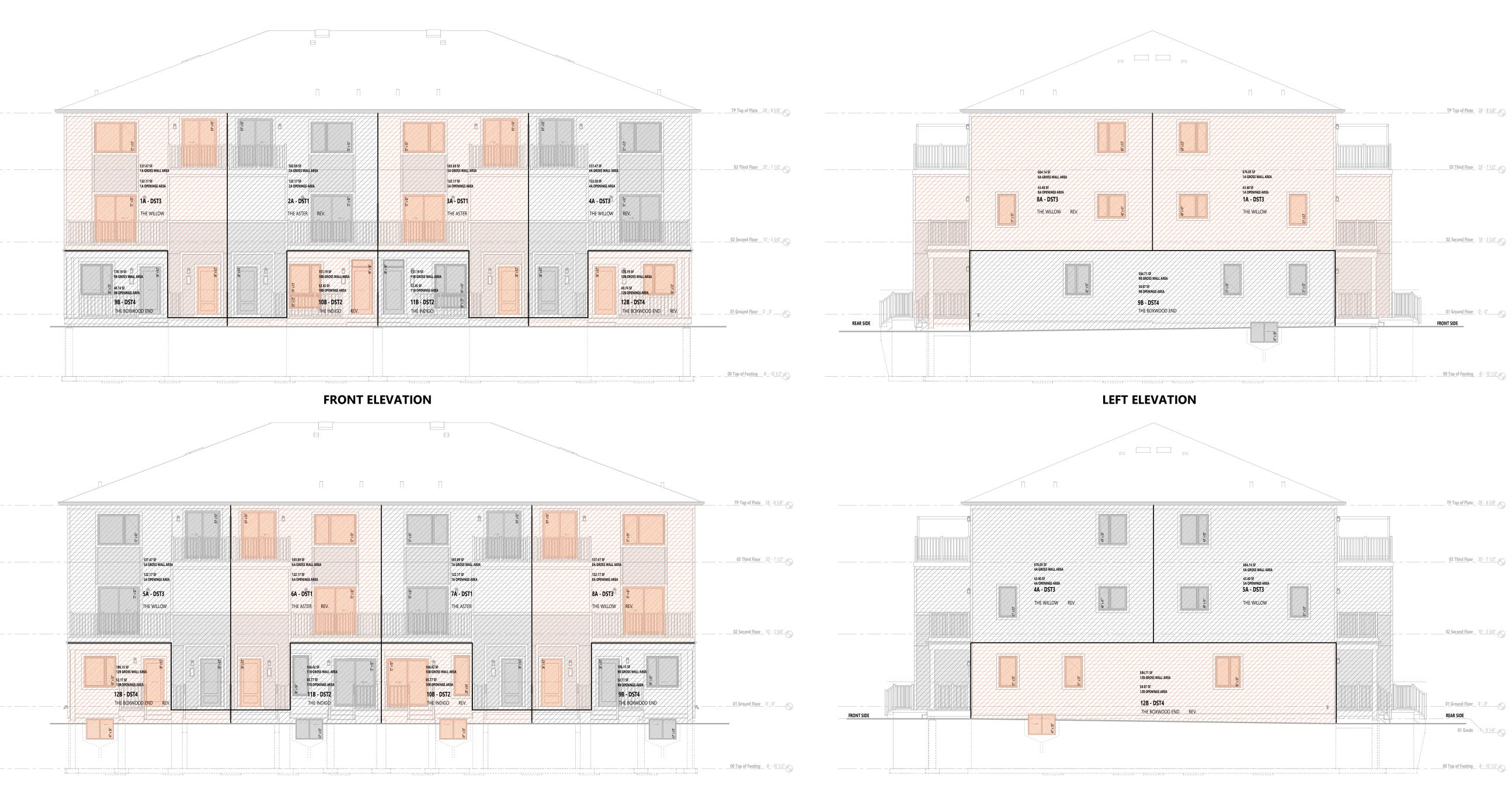
TRADITIONS II

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36" SCALE **1/8" = 1'-0"**

PAGE A0.04 ISSUE DATE 2024/10/03



REAR ELEVATION

1A EEDS	ENERGY	STAR	CALCUI	LATIONS
1	GPOSS	1	GPOSS	

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW
TOTAL	2427 SF	166 SF	6.030/
TOTAL	[225.48 m2]	[15.38 m2]	— 6.82%
FRANT	537.47 sqft	122.17 sqft	
FRONT	[49.93 m2]	[11.35 m2]	
REAR	537.47 sqft	0.00 sqft	
NEAN	[49.93 m2]	[0.00 m2]	
LEFT	676.05 sqft	43.40 sqft	
LEFI	[62.81 m2]	[4.03 m2]	
RIGHT	676.05 sqft	0.00 sqft	
KIGHI	[62.81 m2]	[0.00 m2]	

A EEDS ENERGY	STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW 9
	2360 SF	122 SF	
TOTAL	[219.24 m2]	[11.35 m2]	
	503.89 sqft	122.17 sqft	
FRONT	[46.81 m2]	[11.35 m2]	
REAR	503.89 sqft	0.00 sqft	
KEAK	[46.81 m2]	[0.00 m2]	_
LEFT	676.05 sqft	0.00 sqft	
LEFI	[62.81 m2]	[0.00 m2]	
DICUT	676.05 sqft	0.00 sqft	_
RIGHT	[62.81 m2]	[0.00 m2]	_

A EE	EDS ENERGY ST	AR CALCULA	TION
	GROSS WALL AREA	GROSS WINDOW AREA	WIND

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW
TOTAL	2360 SF	122 SF	E 400/
TOTAL	[219.24 m2]	[11.35 m2]	 5.18%
FRONT	503.89 sqft	122.17 sqft	
FRONT	[46.81 m2]	[11.35 m2]	
REAR	503.89 sqft	0.00 sqft	
NEAN _	[46.81 m2]	[0.00 m2]	
LEFT	676.05 sqft	0.00 sqft	
LEFT	[62.81 m2]	[0.00 m2]	
DICHT	676.05 sqft	0.00 sqft	
RIGHT	[62.81 m2]	[0.00 m2]	_

4A E	EDS ENERGY ST	TAR CALCULA	TIONS
	GROSS WALL AREA	GROSS WINDOW AREA	WINDO

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW
TOTAL	2427 SF	166 SF	6.000/
TOTAL	[225.48 m2]	[15.38 m2]	— 6.82%
FRANT	537.47 sqft	122.17 sqft	
FRONT	[49.93 m2]	[11.35 m2]	_
REAR	537.47 sqft	0.00 sqft	_
KEAK	[49.93 m2]	[0.00 m2]	
LEFT	676.05 sqft	0.00 sqft	_
LEFI	[62.81 m2]	[0.00 m2]	_
RIGHT	676.05 sqft	43.40 sqft	_
KIGHI	[62.81 m2]	[4.03 m2]	_

5A EEDS ENERGY STAR CALCULATIONS

RIGHT ELEVATION

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW
TOTAL	2443 SF	166 SF	6.700/
TOTAL	[226.98 m2]	[15.38 m2]	— 6.78 %
FRONT	537.47 sqft	122.17 sqft	
FRONT	[49.93 m2]	[11.35 m2]	
REAR	537.47 sqft	0.00 sqft	
KEAK	[49.93 m2]	[0.00 m2]	
LEFT	684.14 sqft	0.00 sqft	_
LEFI	[63.56 m2]	[0.00 m2]	_
RIGHT	684.14 sqft	43.40 sqft	_
KIGHI	[63.56 m2]	[4.03 m2]	_
		-	

/INDOW %		GROSS WALL AREA	GROSS WINDOW AREA	WIN
7.05%	T0741	1487 SF	118 SF	_
7.95%	TOTAL	[138.15 m2]	[10.98 m2]	— 7
	FRONT	151.19 sqft	52.45 sqft	
	FRONT	[14.05 m2]	[4.87 m2]	
	REAR	166.42 sqft	65.77 sqft	
	KEAK	[15.46 m2]	[6.11 m2]	
	LEFT -	584.71 sqft	0.00 sqft	
	LEFT	[54.32 m2]	[0.00 m2]	
	DICUT	584.71 sqft	0.00 sqft	
	RIGHT -	[54.32 m2]	[0.00 m2]	
			•	

6A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2376 SF	122 SF	E 4 40/
TOTAL	[220.74 m2]	[11.35 m2]	 5.14%
FRANT	503.89 sqft	122.17 sqft	
FRONT	[46.81 m2]	[11.35 m2]	_
	503.89 sqft	0.00 sqft	_
REAR	[46.81 m2]	[0.00 m2]	_
LEFT -	684.14 sqft	0.00 sqft	
	[63.56 m2]	[0.00 m2]	
RIGHT -	684.14 sqft	0.00 sqft	_
	[63.56 m2]	[0.00 m2]	_

7A EEDS ENERGY STAR CALCULATIONS

		WALL AREA	WINDOW AREA	WINDOW
	TOTAL	2376 SF	122 SF	F # 40/
	TOTAL	[220.74 m2]	[11.35 m2]	
	FRONT	503.89 sqft	122.17 sqft	
	FRONT	[46.81 m2]	[11.35 m2]	
	REAR	503.89 sqft	0.00 sqft	
_	KEAK	[46.81 m2]	[0.00 m2]	
	LEFT	684.14 sqft	0.00 sqft	
	LEFI	[63.56 m2]	[0.00 m2]	
	DICUT	684.14 sqft	0.00 sqft	
	RIGHT	[63.56 m2]	[0.00 m2]	

	WALL AREA	WINDOW AREA	WINDO
TOTAL	2443 SF	166 SF	C 700
IOIAL	[226.98 m2]	[15.38 m2]	— <i>6.78</i> 9
FRONT	537.47 sqft	122.17 sqft	
FRONT	[49.93 m2]	[11.35 m2]	_
DEAD	537.47 sqft	0.00 sqft	_
REAR	[49.93 m2]	[0.00 m2]	_
LEFT	684.14 sqft	43.40 sqft	
LEFI	[63.56 m2]	[4.03 m2]	
RIGHT	684.14 sqft	0.00 sqft	
KIGHI	[63.56 m2]	[0.00 m2]	

	WALL AREA	WINDOW AREA	WIND
TOTAL	1526 SF	143 SF	0.3
TOTAL	[141.75 m2]	[13.28 m2]	— 9.3
FRONT	170.19 sqft	40.74 sqft	
FRONT	[15.81 m2]	[3.78 m2]	
DEAD	186.15 sqft	52.17 sqft	
REAR	[17.29 m2]	[4.85 m2]	
LEFT	584.71 sqft	50.07 sqft	
LEFI	[54.32 m2]	[4.65 m2]	
RIGHT	584.71 sqft	0.00 sqft	
KIGHI	[54.32 m2]	[0.00 m2]	_
		1	

9B EEDS ENERGY STAR CALCULATIONS

10B EEDS ENERGY STAR CALCULATIONS

	WALL AREA	WINDOW AREA	WINDO
TOTAL	1487 SF	118 SF	7.05
TOTAL	[138.15 m2]	[10.98 m2]	— 7.95°
FRANT	151.19 sqft	52.45 sqft	
FRONT	[14.05 m2]	[4.87 m2]	
0540	166.42 sqft	65.77 sqft	
REAR	[15.46 m2]	[6.11 m2]	
LEET	584.71 sqft	0.00 sqft	
LEFT	[54.32 m2]	[0.00 m2]	
RIGHT	584.71 sqft	0.00 sqft	
KIGHI	[54.32 m2]	[0.00 m2]	
	•		

11B EEDS ENERGY STAR CALCULATIONS

1487 SF 118 SF
[138.15 m2] [10.98 m2]
151.19 sqft 52.45 sqft
[14.05 m2] [4.87 m2]
166.42 sqft 65.77 sqft
[15.46 m2] [6.11 m2]
584.71 sqft 0.00 sqft
[54.32 m2] [0.00 m2]
584.71 sqft 0.00 sqft
[54.32 m2] [0.00 m2]

12B EEDS ENERGY STAR CALCULATIONS

WALL AREA	WINDOW AREA	WINDOW %
1526 SF	143 SF	0.37%
[141.75 m2]	[13.28 m2]	9.37%
170.19 sqft	40.74 sqft	
[15.81 m2]	[3.78 m2]	_
186.15 sqft	52.17 sqft	
[17.29 m2]	[4.85 m2]	
584.71 sqft	0.00 sqft	
[54.32 m2]	[0.00 m2]	
584.71 sqft	50.07 sqft	
[54.32 m2]	[4.65 m2]	_
	1526 SF [141.75 m2] 170.19 sqft [15.81 m2] 186.15 sqft [17.29 m2] 584.71 sqft [54.32 m2] 584.71 sqft	1526 SF 143 SF [141.75 m2] [13.28 m2] 170.19 sqft 40.74 sqft [15.81 m2] [3.78 m2] 186.15 sqft 52.17 sqft [17.29 m2] [4.85 m2] 584.71 sqft 0.00 sqft [54.32 m2] [0.00 m2] 584.71 sqft 50.07 sqft





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ARCHITECT STAMP

ISS	UED / REVISION CHAR	<u> </u>
01	ISSUED FOR COORDINATION	2024/08/21
02	ISSUED FOR TENDER	2024/10/03

EEDS CALCULATION

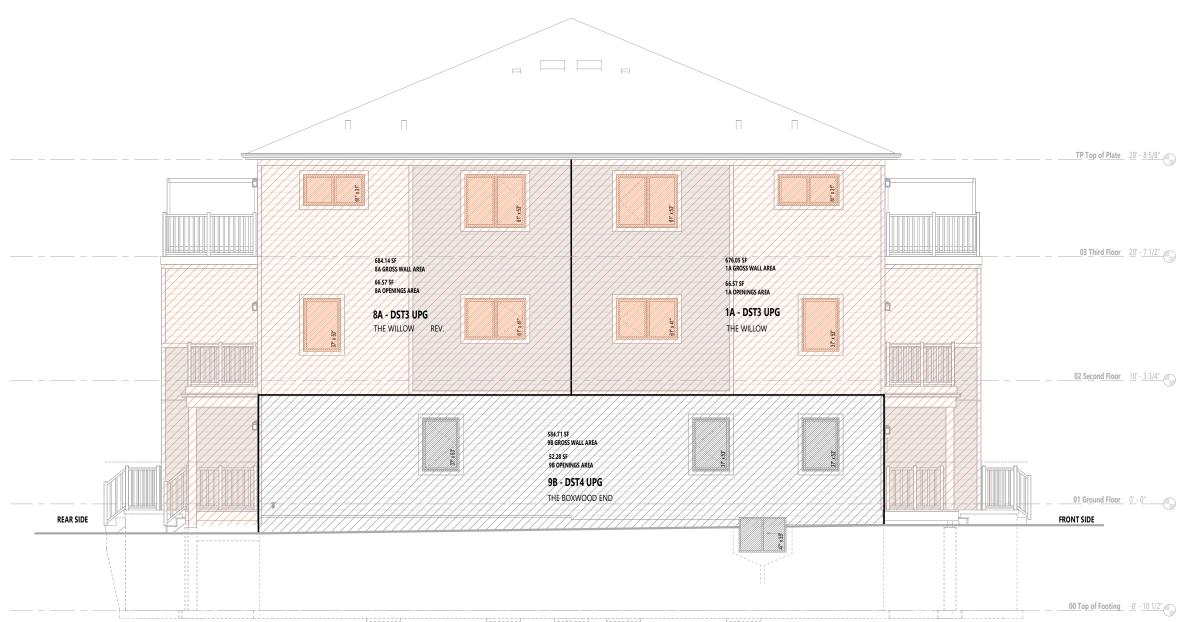
TRANSITIONAL (TN)

TRADITIONS II

CITY OF OTTAWA CITY FILE NO.

SHEET SIZE 24"x36" SCALE 1/8" = 1'-0" ISSUE DATE 2024/10/03

CITY PLAN NO.





03 <u>Third Floor</u> 20' - 7 1/2"02 <u>Second Floor</u> 10' - 3 3/4"	STODS SY 4A GROSS WALL AREA 66.57 SF 4A OPENINGS AREA 4A - DST3 UPG THE -WILLOW - REV.	
01 Ground Floor0' - 0" FRONT SIDE	FRONT SIDE	564.71 SF 128 GROSS WALL AREA 52.28 SF 128 OPENINGS AREA 12B - DST4 UPG THE BOXWOOD END
00 Top_of Footing -8" - 10 1/2"		GHT ELEVAT

RIGHT ELEVATION - UPG

THE BOXWOOD END REV.

5A - DST3 UPG

	EEDS ENE	UPG RGY STAR .ATIONS	
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
	2443 SF	189 SF	
TOTAL	[226.98 m2]	[17.53 m2]	7.73%
	537.47 sqft	122.17 sqft	
FRONT	[49.93 m2]	[11.35 m2]	
0540	537.47 sqft	0.00 sqft	_
REAR	[49.93 m2]	[0.00 m2]	_
	684.14 sqft	66.57 sqft	_
LEFT	[63.56 m2]	[6.18 m2]	_
DICUT	684.14 sqft	0.00 sqft	_
RIGHT	[63.56 m2]	[0.00 m2]	_

	EEDS ENERGY STAR CALCULATIONS		
	GROSS WALL AREA	GROSS WINDOW AREA	WIND
	1526 SF	145 SF	
TOTAL	[141.75 m2]	[13.49 m2]	— 9. <u>!</u>
	170.19 sqft	40.74 sqft	
FRONT	[15.81 m2]	[3.78 m2]	
0540	186.15 sqft	52.17 sqft	
REAR	[17.29 m2]	[4.85 m2]	
LEFT	584.71 sqft	52.28 sqft	
LEFI	[54.32 m2]	[4.86 m2]	
DICUT	584.71 sqft	0.00 sqft	_
RIGHT	[54.32 m2]	[0.00 m2]	_

9B UPG

EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW 9
TOTAL	2427 SF	189 SF	7.700/
TOTAL	[225.48 m2]	[17.53 m2]	7.78%
	537.47 sqft	122.17 sqft	
FRONT	[49.93 m2]	[11.35 m2]	
2542	537.47 sqft	0.00 sqft	
REAR	[49.93 m2]	[0.00 m2]	
LEFT	676.05 sqft	66.57 sqft	
LEFI	[62.81 m2]	[6.18 m2]	
DICUT	676.05 sqft	0.00 sqft	_
RIGHT	[62.81 m2]	[0.00 m2]	_

1A UPG

	EEDS ENE	UPG ERGY STAR LATIONS	
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW
	2427 SF	189 SF	
TOTAL	[225.48 m2]	[17.53 m2]	
	537.47 sqft	122.17 sqft	
FRONT	[49.93 m2]	[11.35 m2]	_
2542	537.47 sqft	0.00 sqft	_
REAR	[49.93 m2]	[0.00 m2]	
LEFT	676.05 sqft	0.00 sqft	_
LEFI	[62.81 m2]	[0.00 m2]	_
DICUT	676.05 sqft	66.57 sqft	_
RIGHT	[62.81 m2]	[6.18 m2]	_

		RGY STAR ATIONS	
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1526 SF	145 SF	9.52 %
TOTAL	[141.75 m2]	[13.49 m2]	9.32%
	170.19 sqft	40.74 sqft	
FRONT	[15.81 m2]	[3.78 m2]	
REAR	186.15 sqft	52.17 sqft	
KEAK	[17.29 m2]	[4.85 m2]	
	584.71 sqft	0.00 sqft	
LEFT	[54.32 m2]	[0.00 m2]	
DICLIT	584.71 sqft	584.71 sqft 52.28 sqft	_
RIGHT	[54.32 m2]	[4.86 m2]	

12B UPG

5A UPG EEDS ENERGY STAR CALCULATIONS					
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %		
	2443 SF	189 SF	7.720/		
TOTAL	[226.98 m2]	[17.53 m2]			
FRONT	537.47 sqft	122.17 sqft			
FRONT	[49.93 m2]	[11.35 m2]	_		
0540	537.47 sqft	0.00 sqft	_		
REAR	[49.93 m2]	[0.00 m2]	_		
LEET	684.14 sqft	0.00 sqft	_		
LEFT	[63.56 m2]	[0.00 m2]	_		
DICUT	684.14 sqft	66.57 sqft	_		
RIGHT	[63.56 m2]	[6.18 m2]	_		

TP Top of Plate 28' - 8 5/8"

_______03 Third Floor__ 20' - 7 1/2"

______ 02 Second Floor 10' - 3 3/4"

____01_Ground Floor__ 0' - 0"

_____00 Top of Footing -8' - 10 1/2"

01 Grade -1'-9 1/4"



636 KING ST W, 3RD FLOOR, TORONTO, ON, M5V 1M7, bim@bimstudio.ca

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EEDS CALCULATION-UPG

TRANSITIONAL (TN)

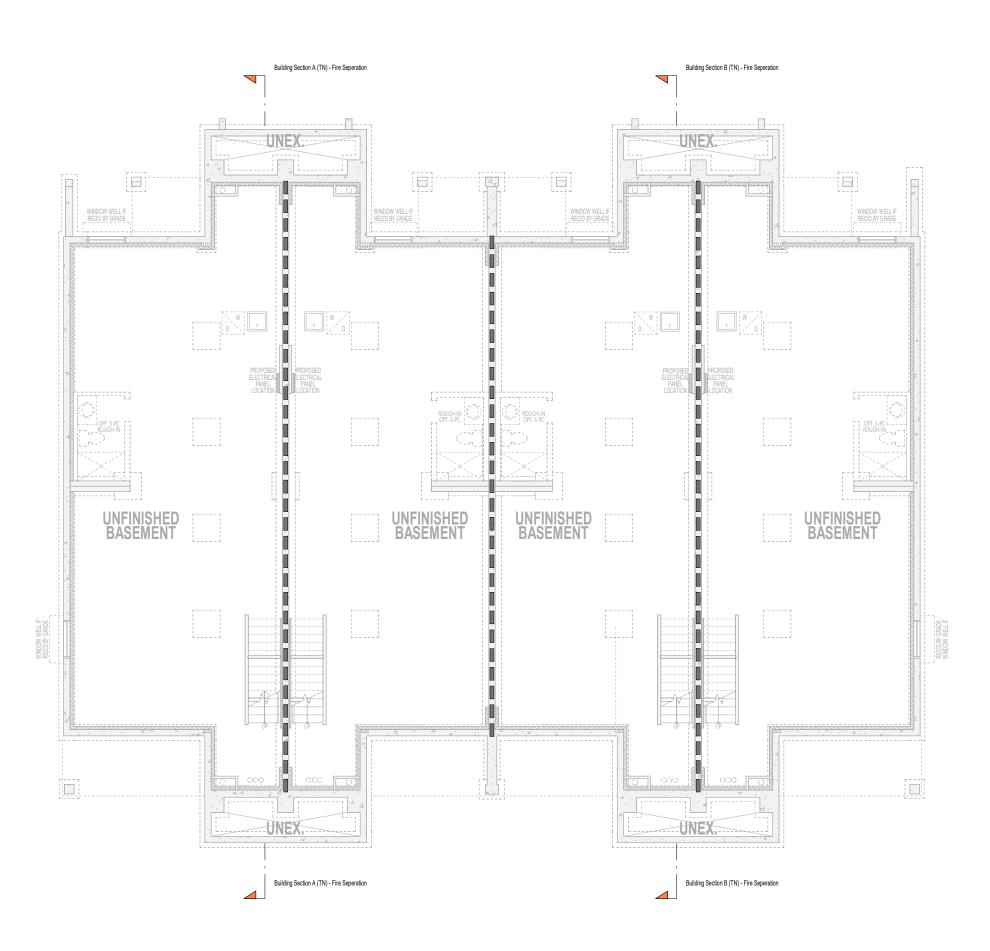
TRADITIONS II

CITY OF OTTAWA

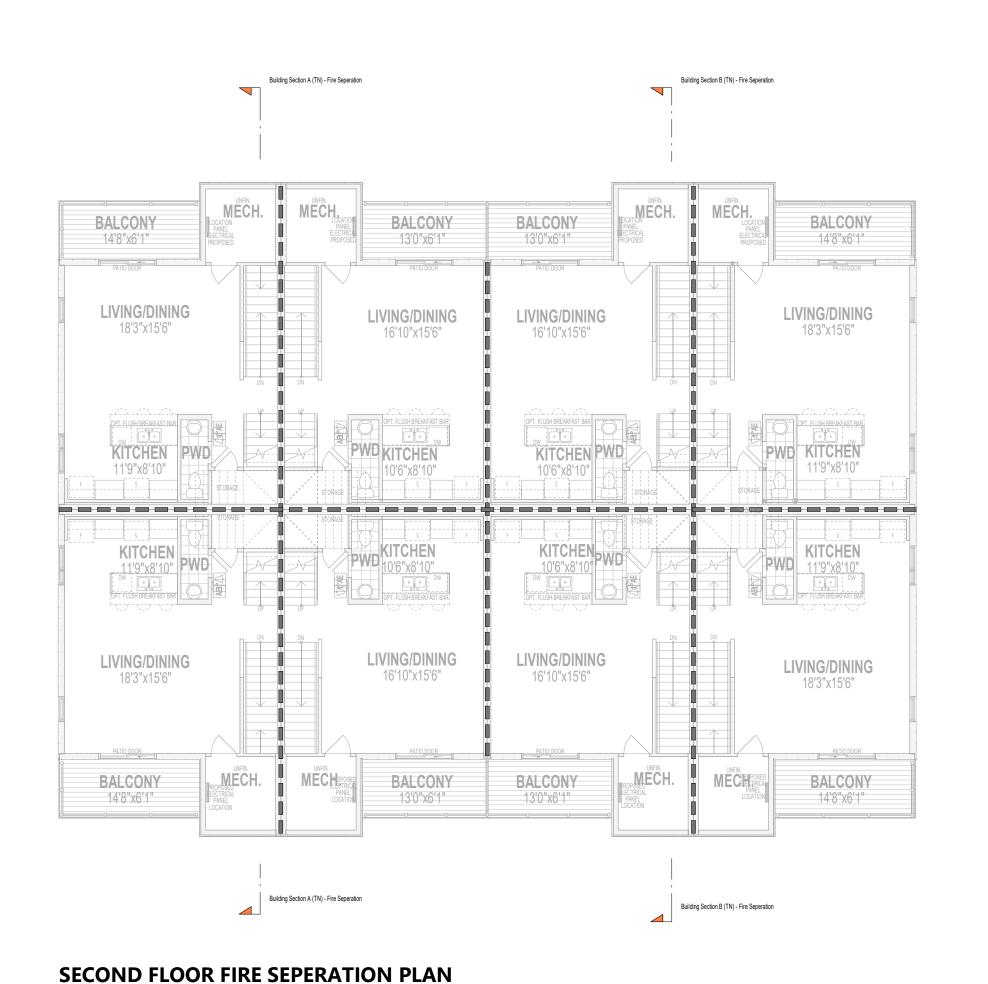
CITY FILE NO.

SHEET SIZE 24"x36" SCALE 1/8" = 1'-0"
ISSUE DATE 2024/10/03

CITY PLAN NO.

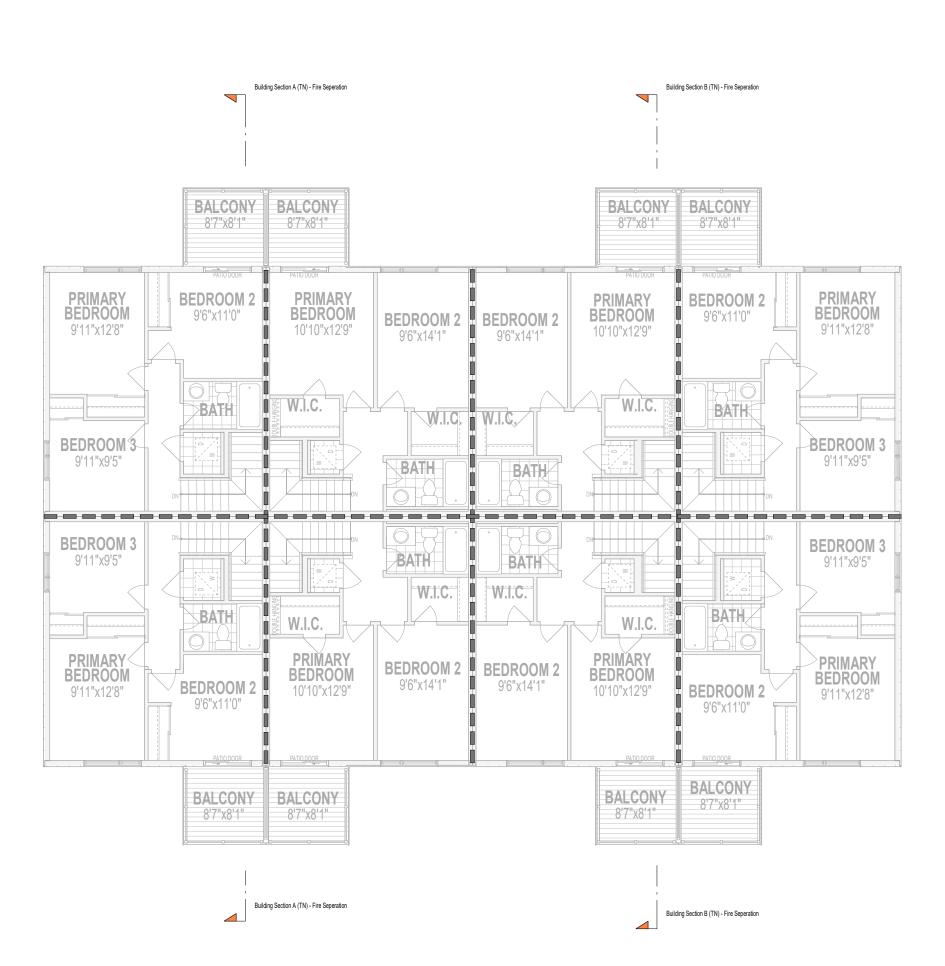


BASEMENT FIRE SEPERATION PLAN

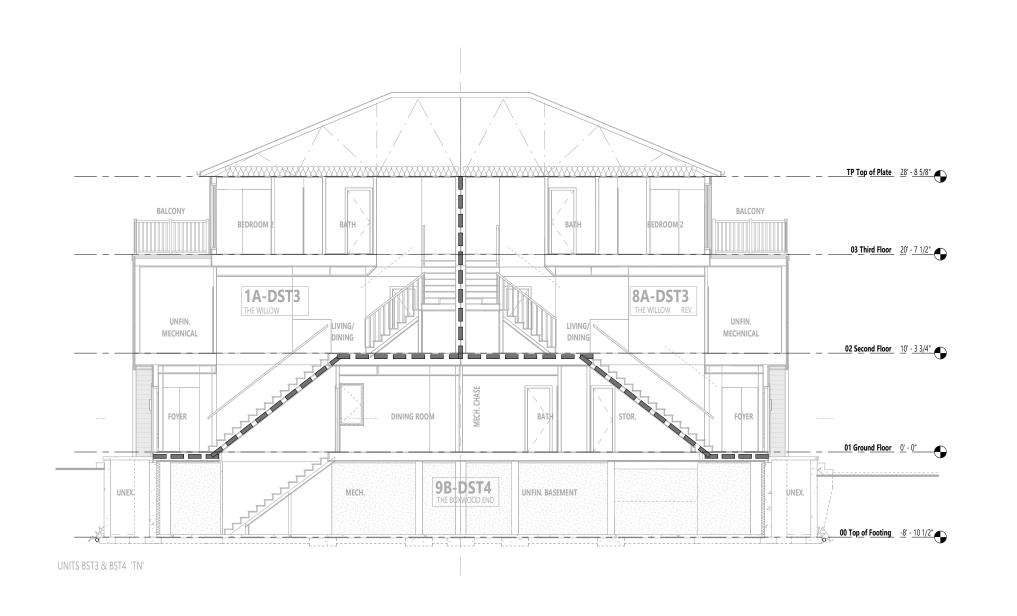


PORCH PORCH **DECK** 7'6"x6'1" **DECK** 7'6"x6'1" DECK DECK PRIMARY **BEDROOM** BEDROOM **BEDROOM** 9'4"x13'8" 9'4"x13'8" BEDROOM 2 **BEDROOM 2** KITCHEN DINING KITCHEN DINING KITCHEN DINING ROOM DINING ROOM 9'9"x12'6" 9'4"x15'1" 9'4"x15'1" DEN LIVING ROOM LIVING ROOM DEN 7'3"x7'10" 10'11"x16'8" 10'11"x16'8" x11'8" IVING ROOM 9'9"x12'10" FOYER W.I. W.I.C. FOYER PORCH PORCH PORCH PORCH Building Section B (TN) - Fire Seperation

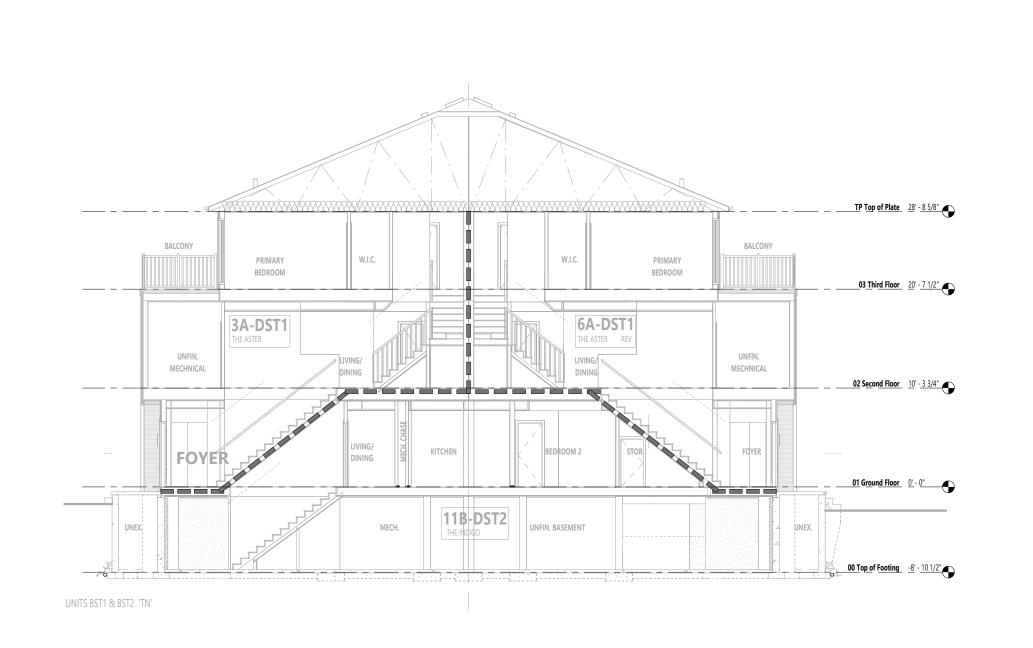
GROUND FLOOR FIRE SEPERATION PLAN



THIRD FLOOR PLAN - FIRE SEPERATION PLAN



BUILDING SECTION A-A FIRE SEPERATION



BUILDING SECTION B-B FIRE SEPERATION



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FIRE SEPERATION **PLAN**

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TRADITIONS II

CITY OF OTTAWA

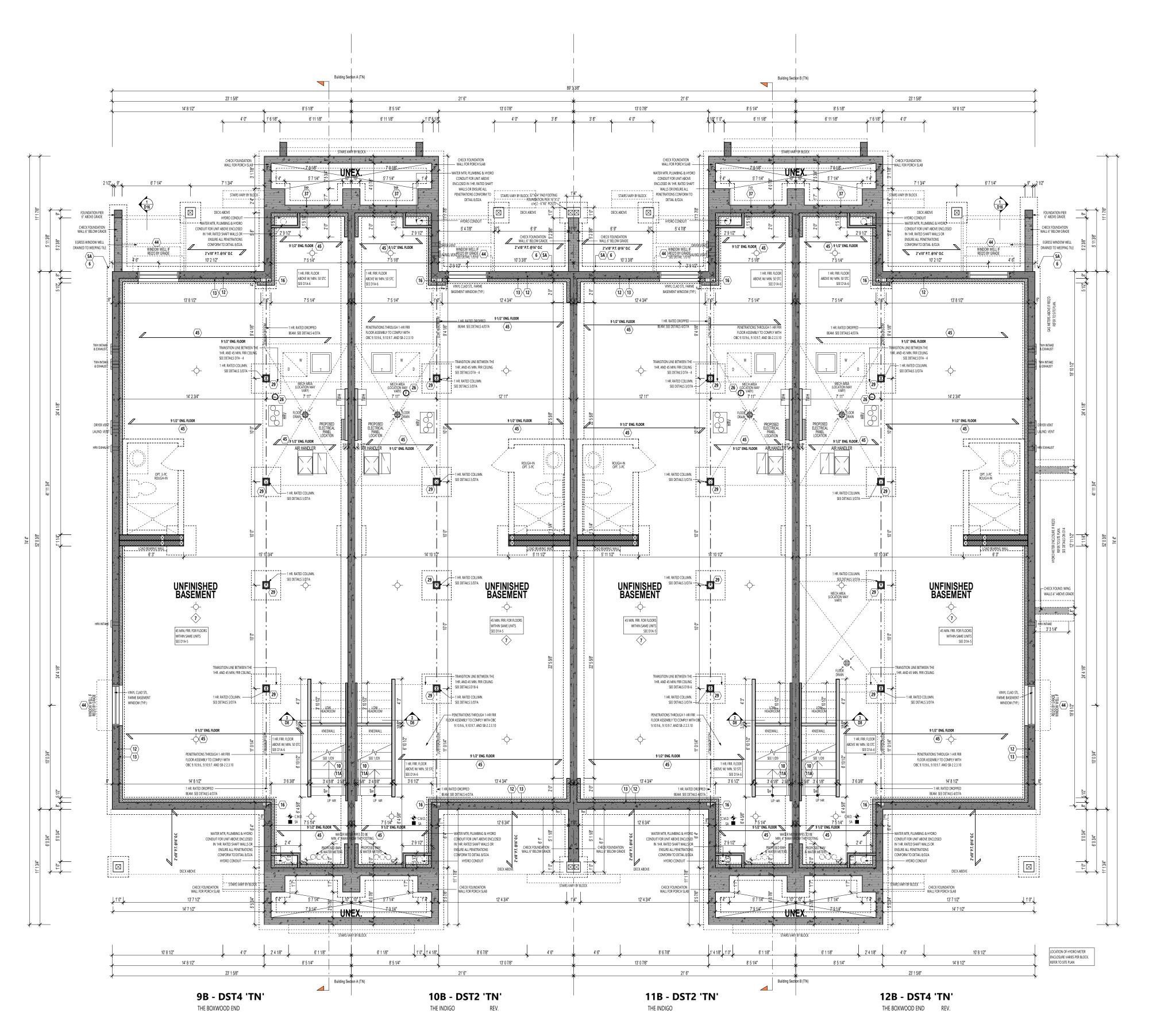
SHEET SIZE 24"x36" SCALE 1" = 10'-0"

CITY PLAN NO.

PAGE A0.07

CITY FILE NO.

ISSUE DATE 2024/10/03



BASEMENT PLAN - STANDARD

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

FRAMEWALL / SIDING CONSTURCTION: 45 MINUTE OR 1 HOUR FIRE RATED WALL

PLAN NOTES:

PROVIDE A <u>CONTINUOUS</u> 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/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) PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND (REFER TO B.M.E.C. 87-8-105)

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WALL LEGEND

LOAD BEARING WALL

1 HR FIRE RATED ASSEMBLY 45 MIN. FIRE RATED ASSEMBLY

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THESE DRAWINGS MUST BE READ IN CONJUSTION WITH STRUCTURAL DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06 REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, RUNS AND LOCATIONS.

SEE S-03 FOR FOORINGS AND PAD SIZES AND REINFORCEMENT. ENSURE BACKWATER VALVES DO NOT SERVE MORE THAN ONE

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

DWELLING UNIT.

3RD FLOOR, TORONTO, ON, M5V 1M7, bim@bimstudio.ca



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12 ISSUED FOR TENDER 2024/10/03	01	ISSUED FOR COORDINATION	2024/08/21
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BASEMENT PLAN

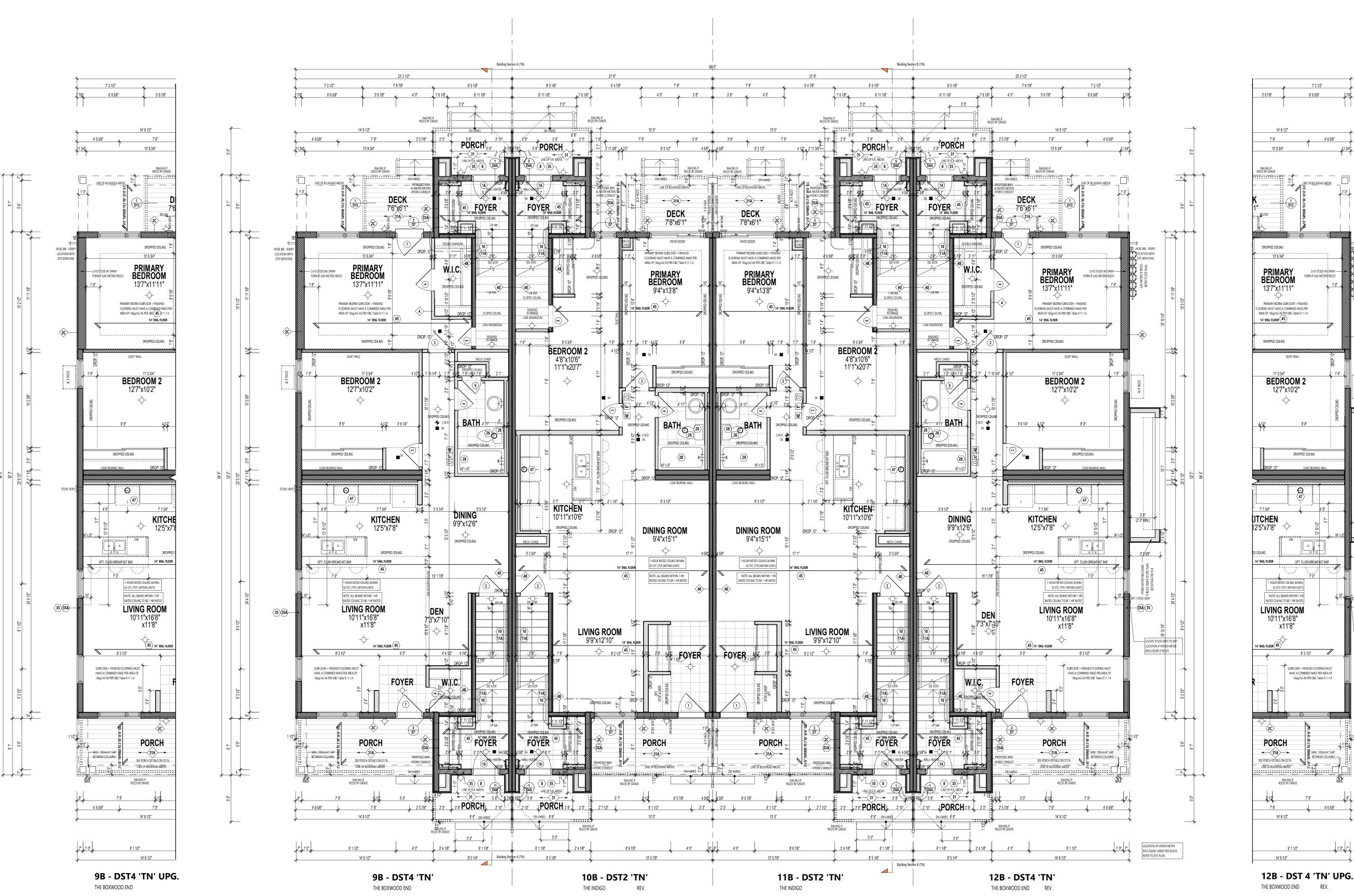
TRANSITIONAL (TN)

TRADITIONS II

CITY OF OTTAWA

PAGE A1.00

CITY PLAN NO. CITY FILE NO. SHEET SIZE 24"x36" SCALE 3/16" = 1'-0" ISSUE DATE 2024/10/03



GROUND FLOOR PLAN - STANDARD

PARTIAL GROUND FLOOR PLAN

(UPG OPTION)

PARTIAL GROUND FLOOR PLAN (UPG OPTION)

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INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO B.M.E.C. 87-8-105)

FRAMEWALL / SIDING CONSTURCTION: 45 MINUTE OR 1 HOUR FIRE RATED WALL PROVIDE A <u>CONTINUOUS</u> 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/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 architecture | interiors | design | research CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS 7-145 BIRMINGHAM STREET (REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS) ETOBICOKE, ON, PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND

BRICK VENEER CONSTRUCTION: 45 MINUTE OR 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/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)

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22.6.112"

LOCATE STOVE VENT TO OPT.
LOCATION IF HYDRO METER
ENCLOSURE IF REQ'D.

DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06 REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, RUNS AND LOCATIONS.

THESE DRAWINGS MUST BE READ IN CONJUSTION WITH STRUCTURAL

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GROUND FLOOR PLAN

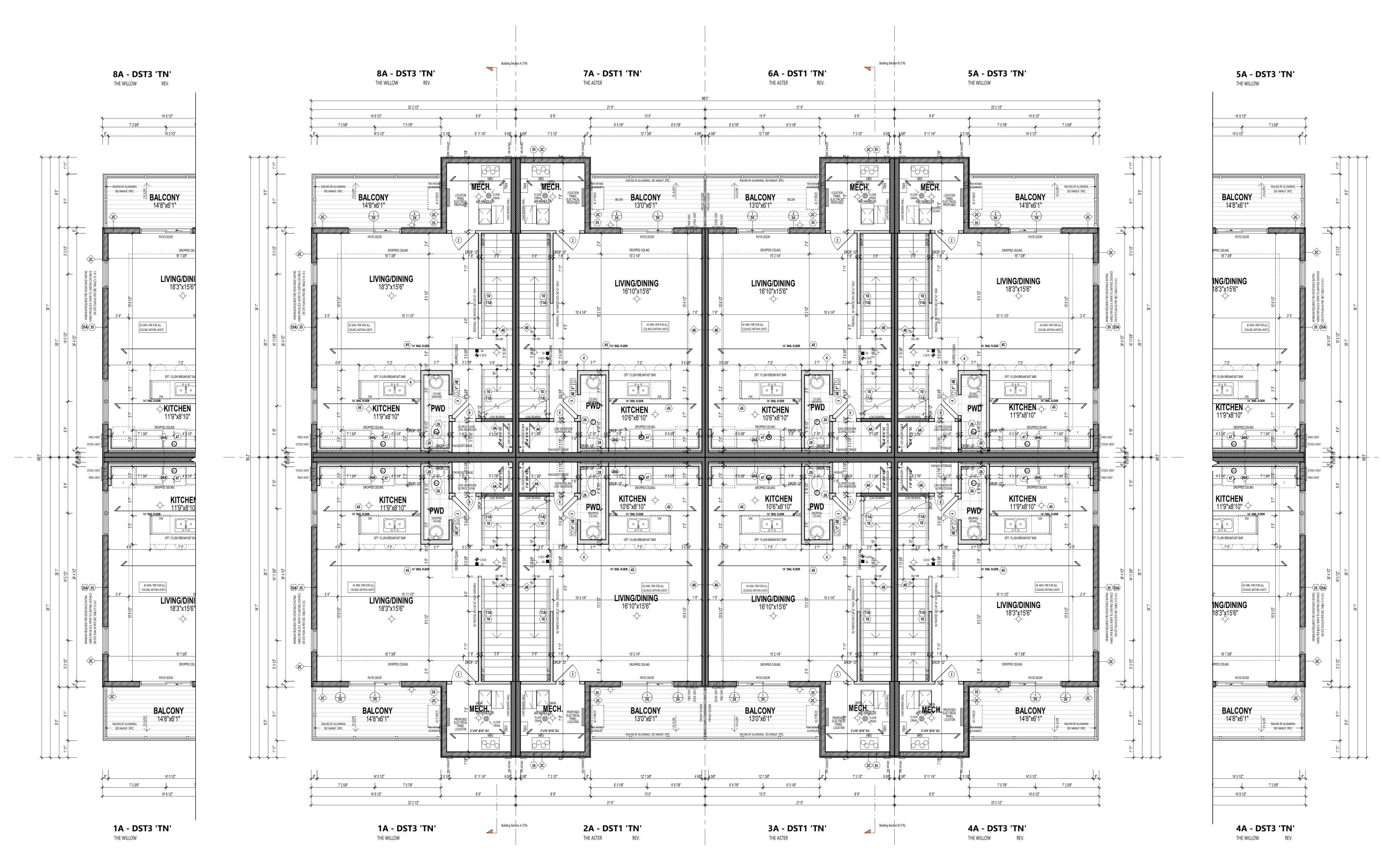
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TRADITIONS II

CITY OF OTTAWA

CITY PLAN NO. SHEET SIZE 24"x36" SCALE 3/16" = 1'-0" ISSUE DATE 2024/10/03

CITY FILE NO. **PAGE A1.10**



SECOND FLOOR PLAN - STANDARD PARTIAL SECOND FLOOR PLAN (UPG OPTION)

PARTIAL SECOND FLOOR PLAN (UPG OPTION)

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DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06

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SECOND FLOOR PLAN

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TRADITIONS II

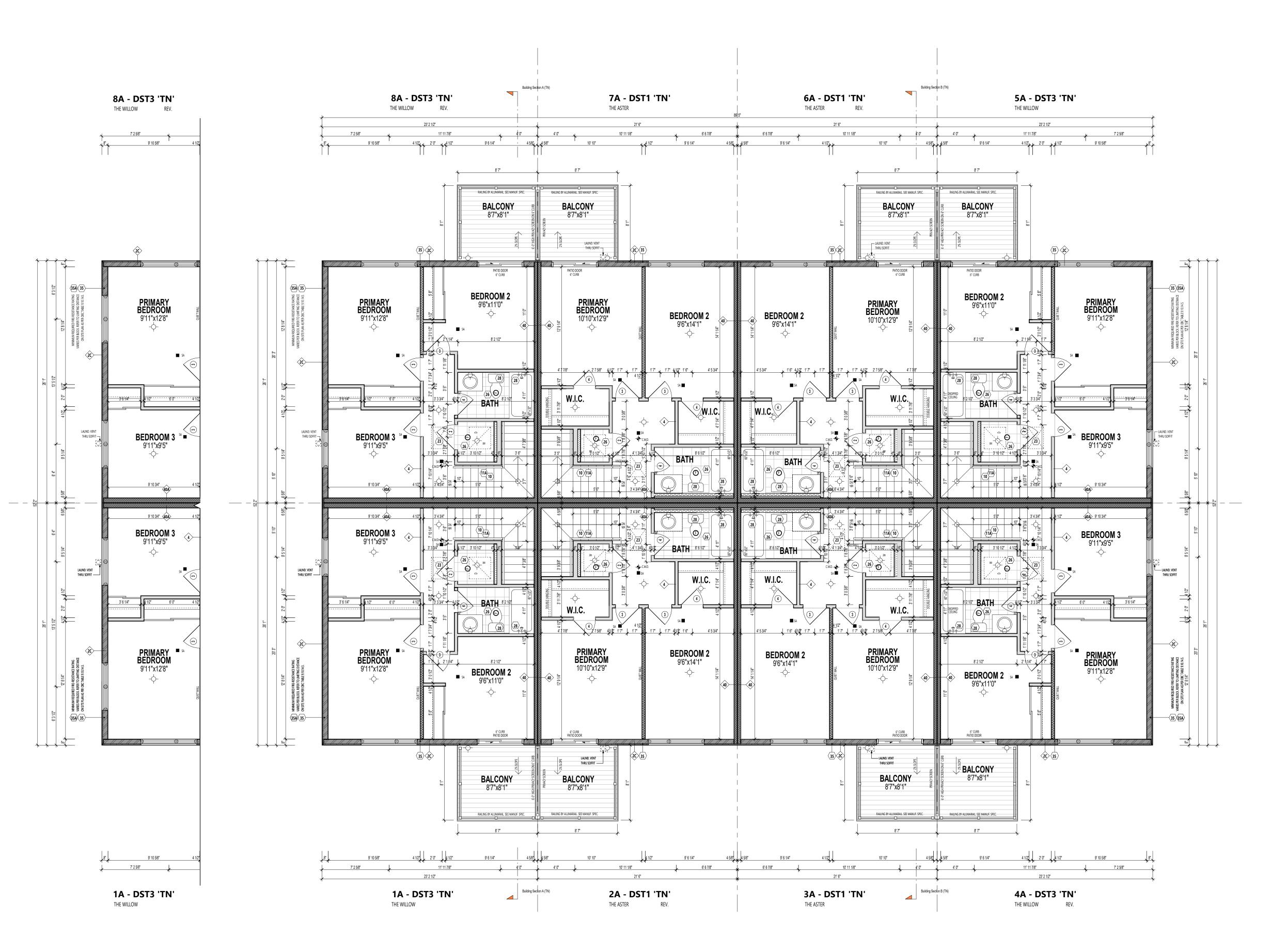
CITY OF OTTAWA

CITY FILE NO.

SHEET SIZE 24"x36" SCALE 3/16" = 1'-0"

CITY PLAN NO.

PAGE A1.20 ISSUE DATE 2024/10/03



PARTIAL THIRD FLOOR PLAN (UPG

OPTION)

THIRD FLOOR PLAN - STANDARD PARTIAL THIRD FLOOR PLAN (UPG OPTION)

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.

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

ROOF FRAMING:

5A - DST3 'TN'

PRIMARY BEDROOM

9'11"x12'8"

■ S BEDROOM 3

BEDROOM 3 9'11"x9'5"

PRIMARY BEDROOM

9'11"x12'8"

4A - DST3 'TN'

THE WILLOW

-**35 35A**

UNLESS OTHERWISE NOTED

ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER 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.

FRAMEWALL / SIDING CONSTURCTION: 45 MINUTE OR 1 HOUR FIRE RATED WALL PROVIDE A <u>CONTINUOUS</u> 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/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) PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND

(REFER TO B.M.E.C. 87-8-105) BRICK VENEER CONSTRUCTION: 45 MINUTE OR 1 HOUR FIRE RATED WALL PROVIDE A <u>CONTINUOUS</u> 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/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 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 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 INCONJUCTION WITH -

CONSTRUCTION DETAILS: D0 TO D17 THESE DRAWINGS MUST BE READ IN CONJUSTION WITH STRUCTURAL DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06

REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS,

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THIRD FLOOR **PLAN**

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TRADITIONS II

CITY OF OTTAWA CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36" **PAGE A1.30** SCALE 3/16" = 1'-0" ISSUE DATE 2024/10/03



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ROOF PLAN

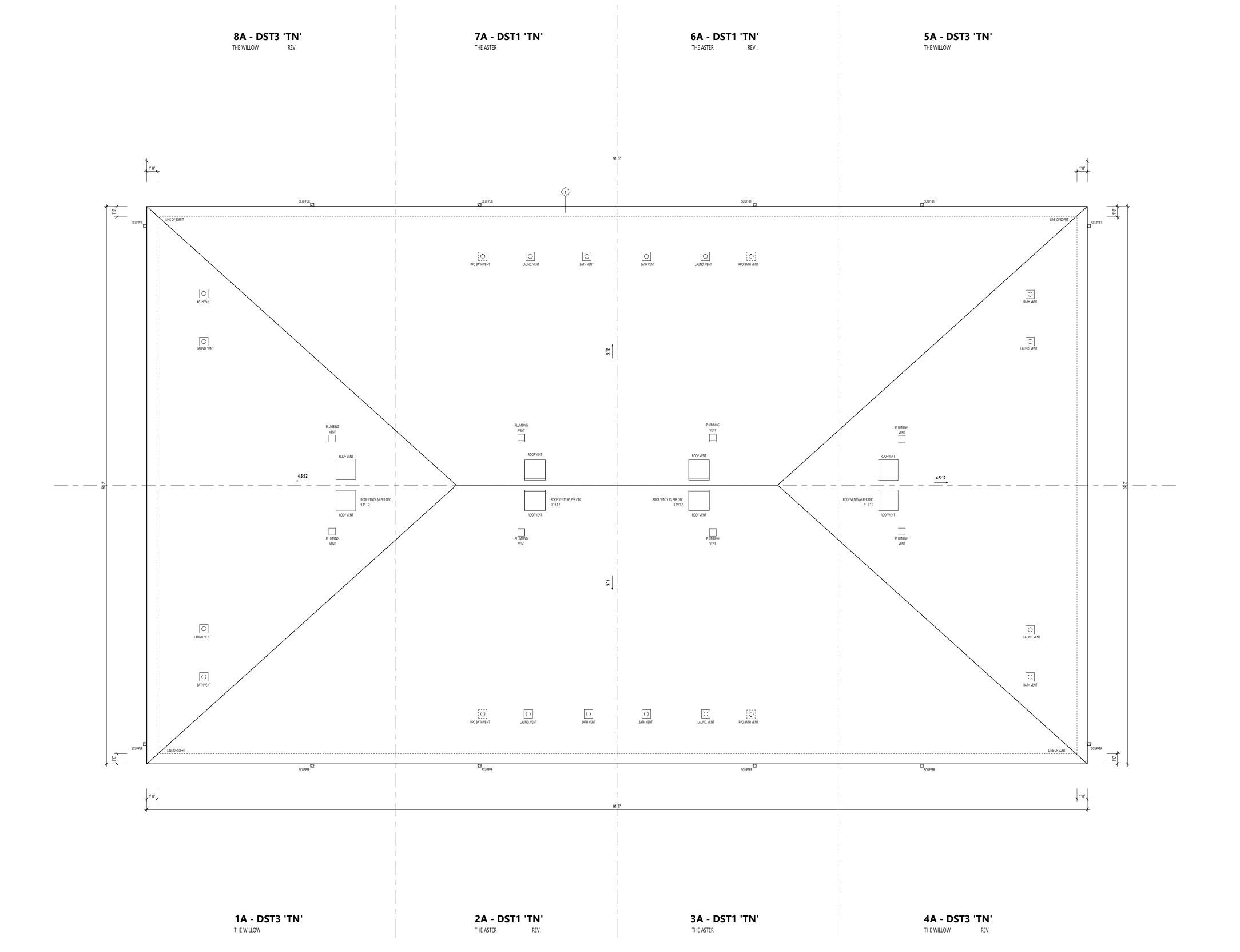
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TRADITIONS II

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO. SHEET SIZE 24"x36" SCALE 3/16" = 1'-0"
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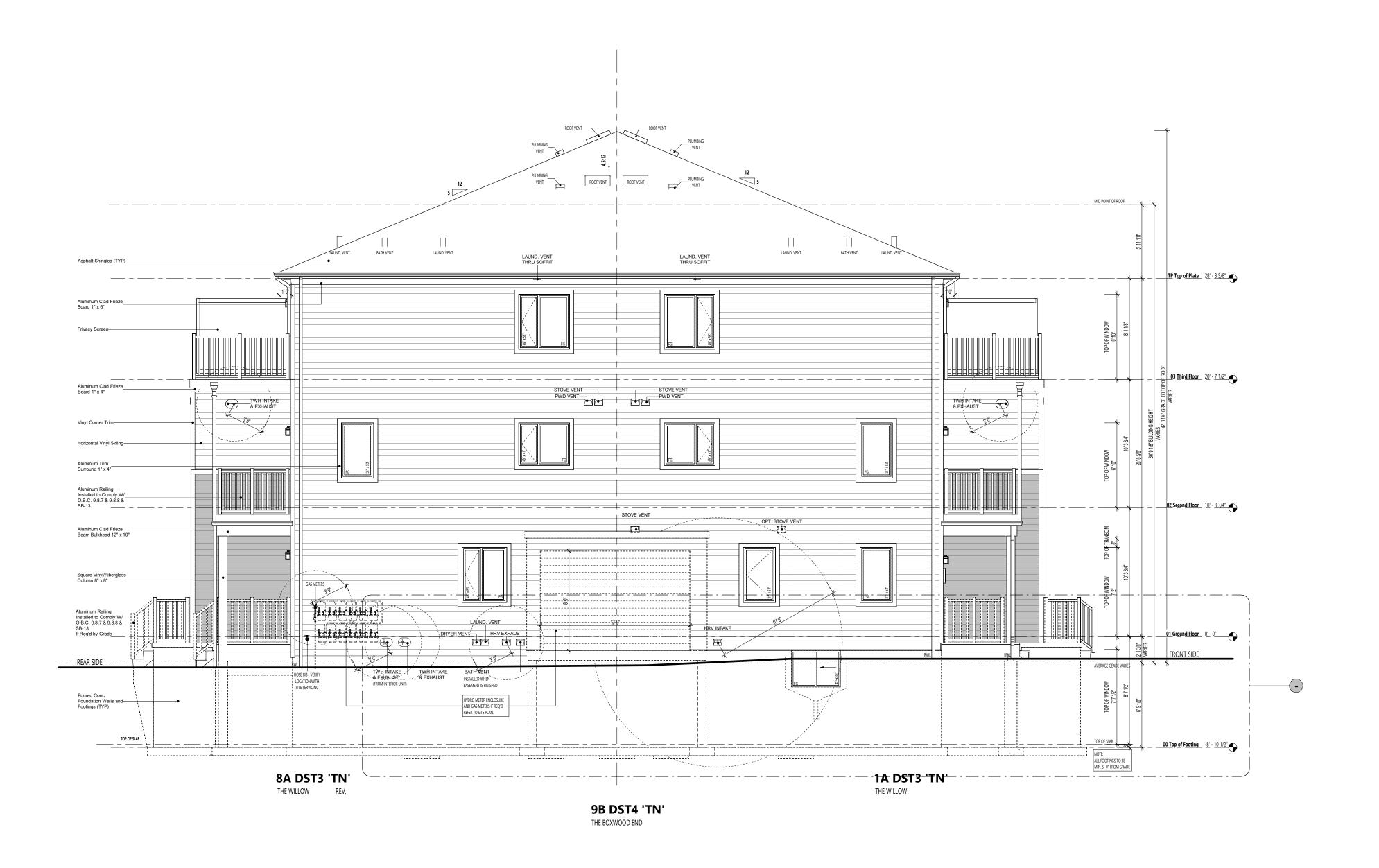
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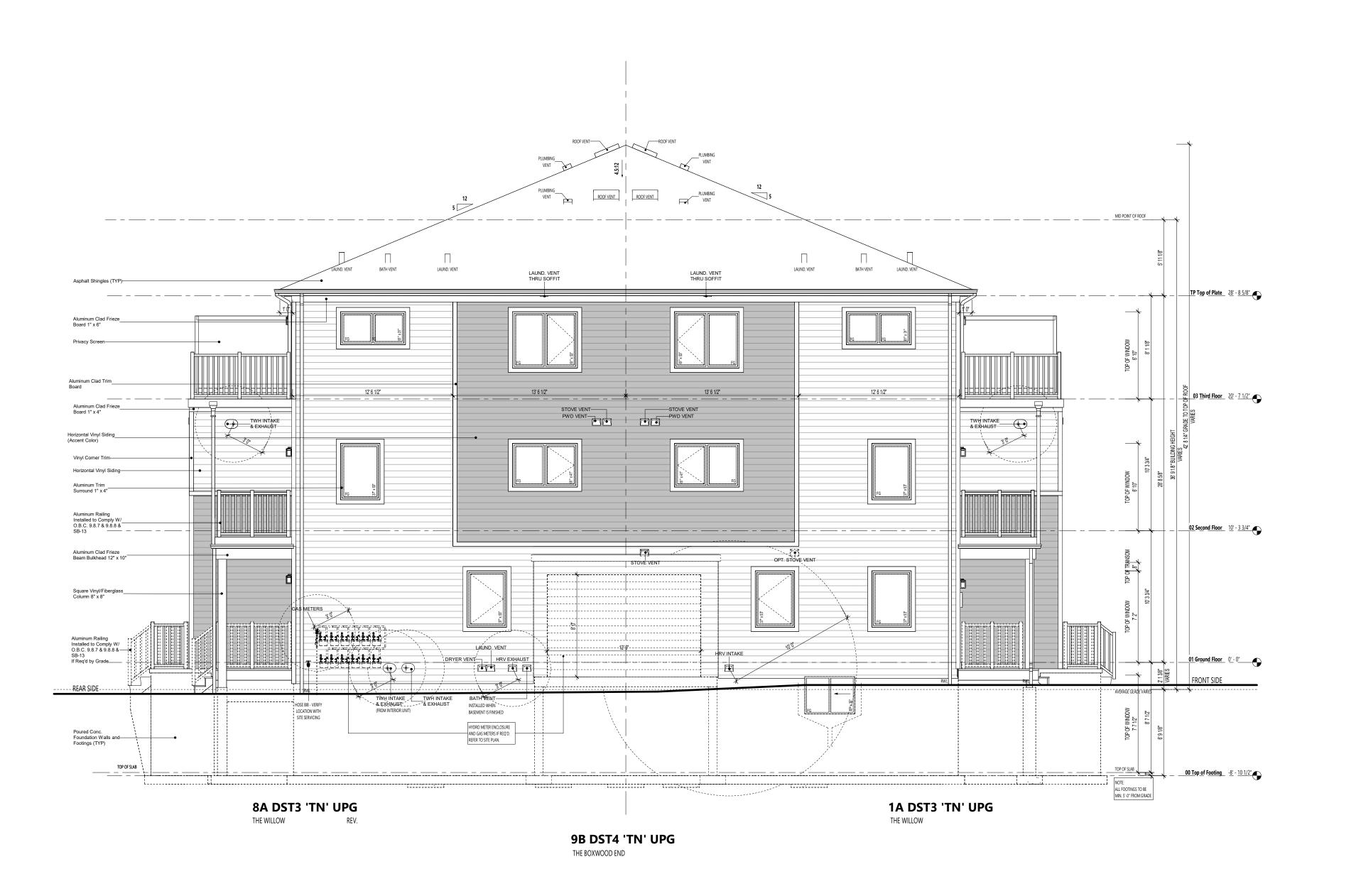
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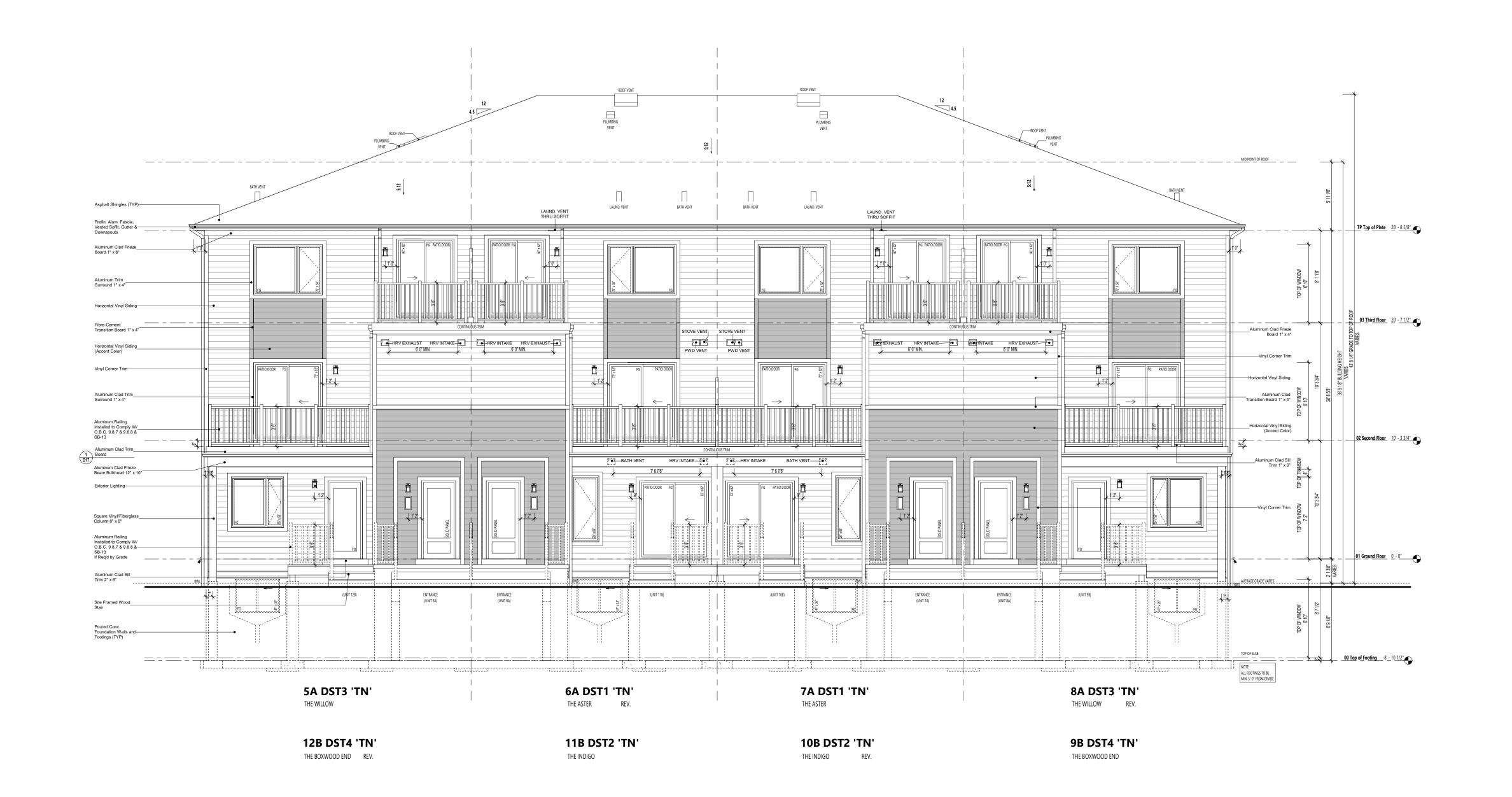
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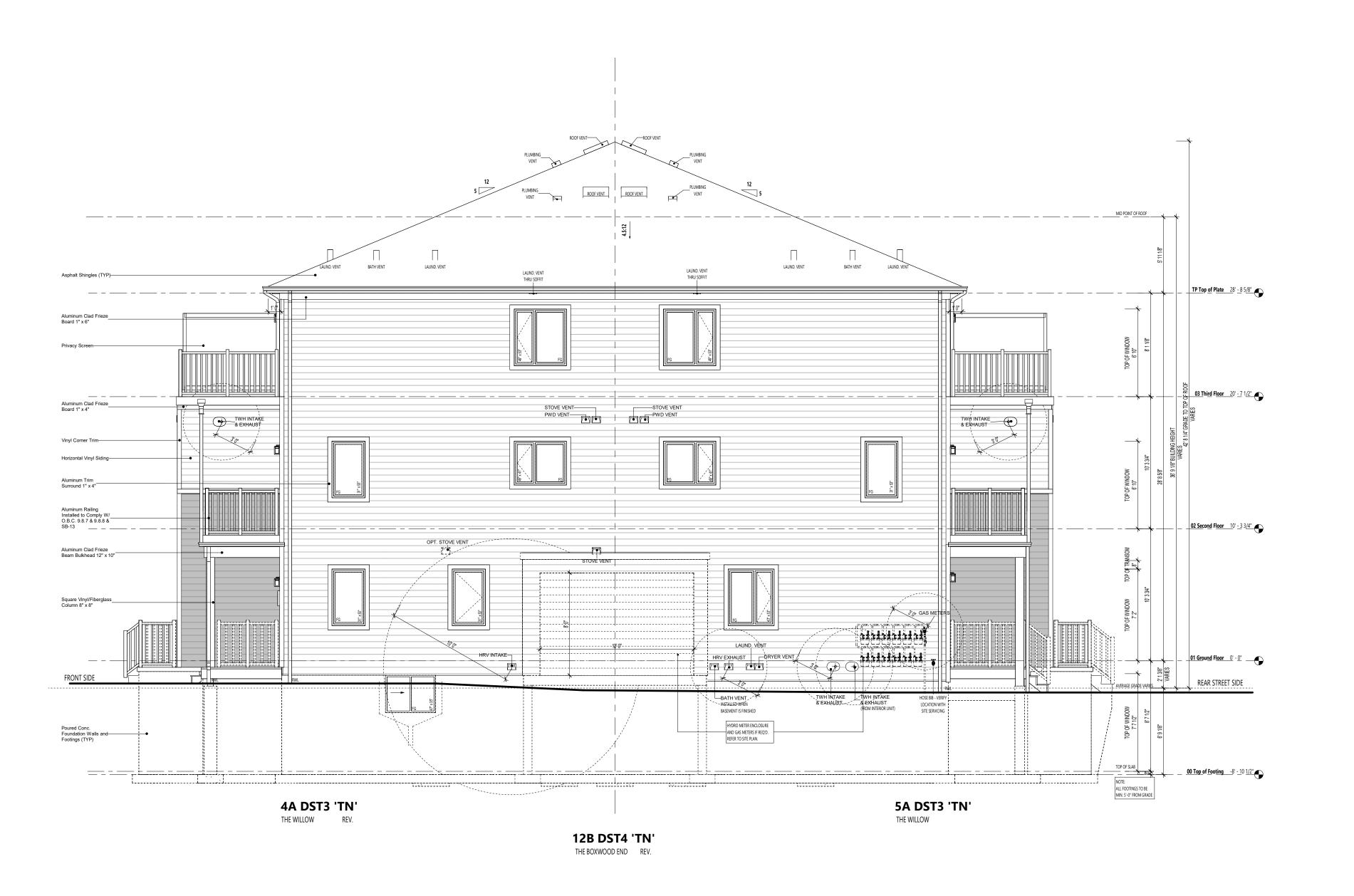
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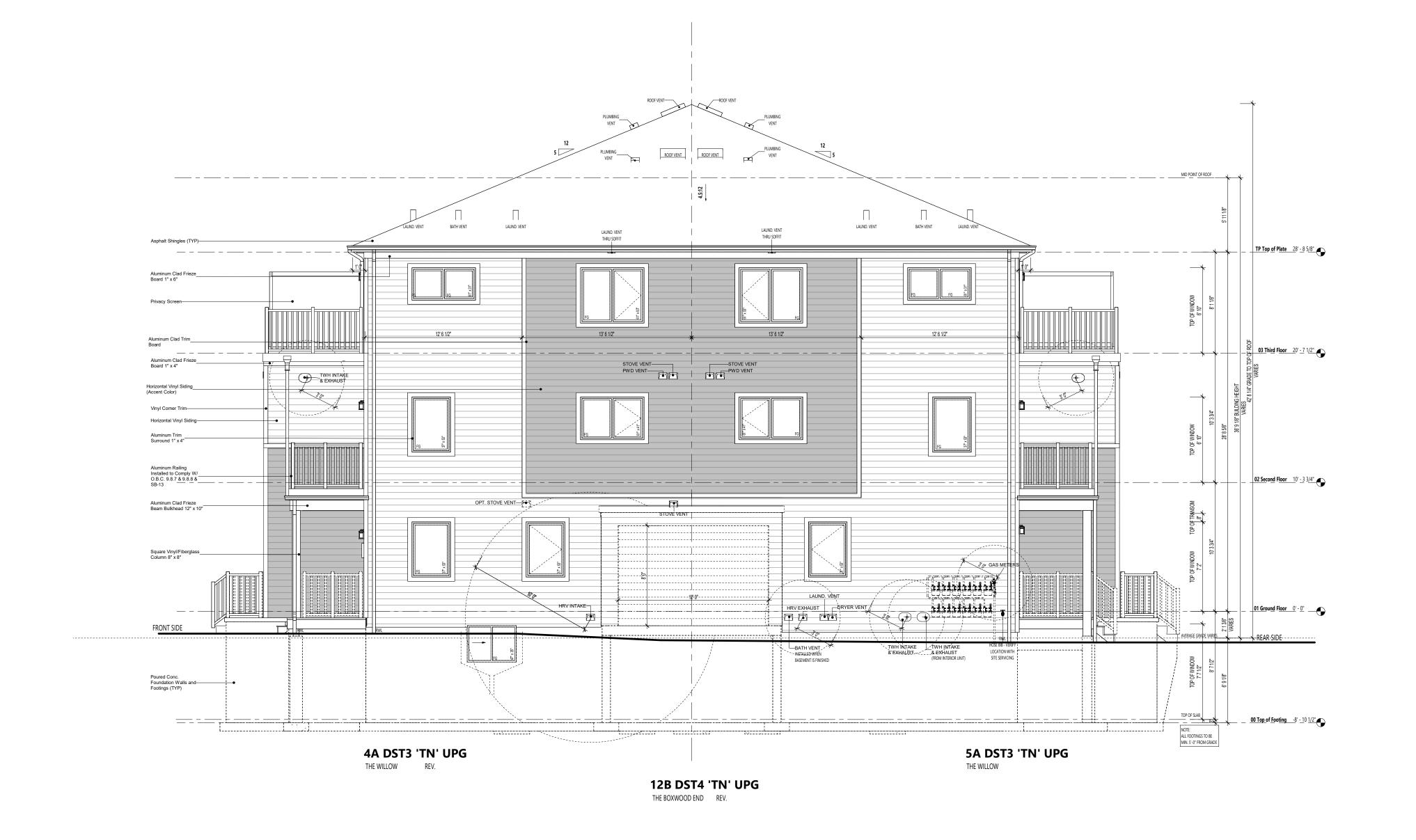
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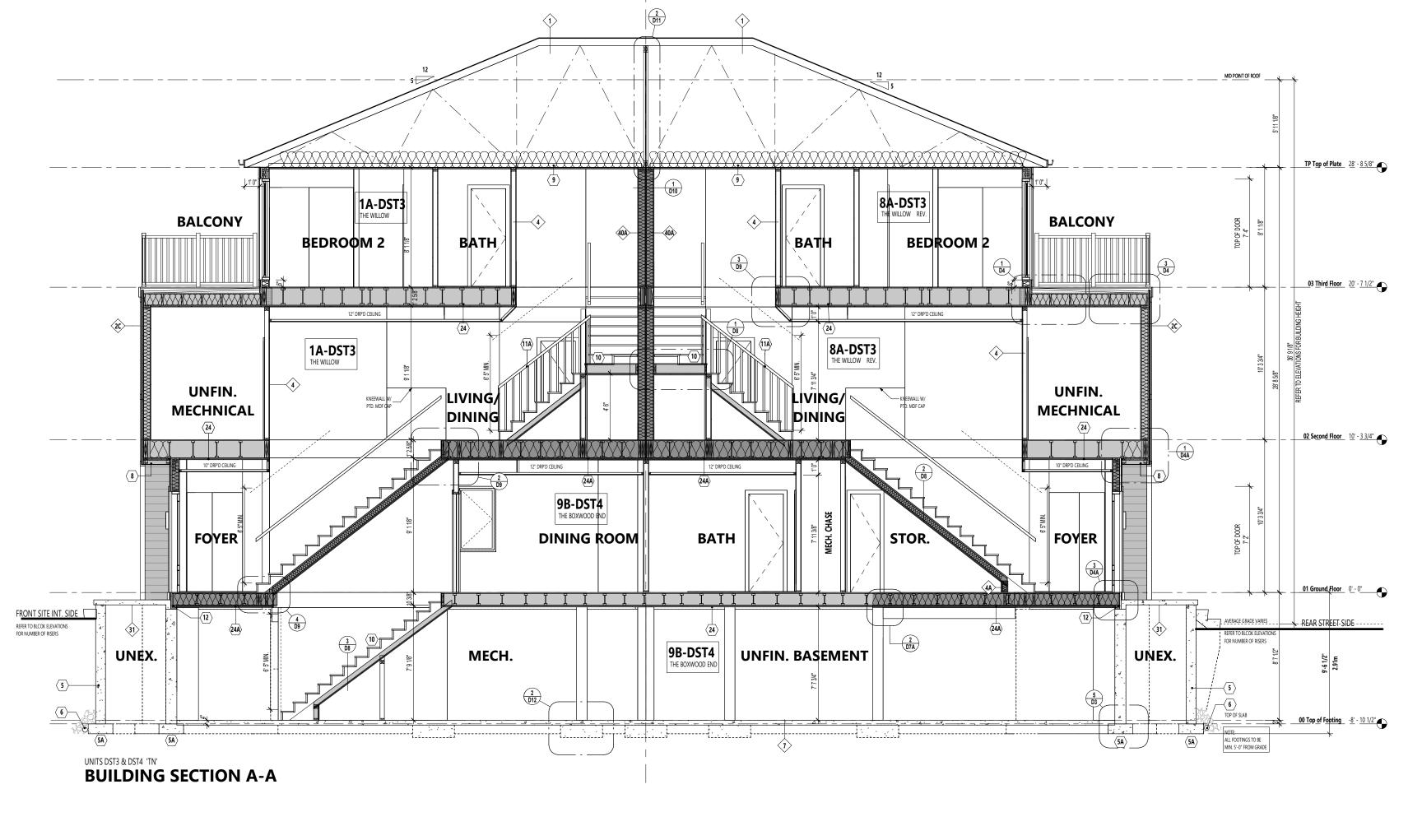
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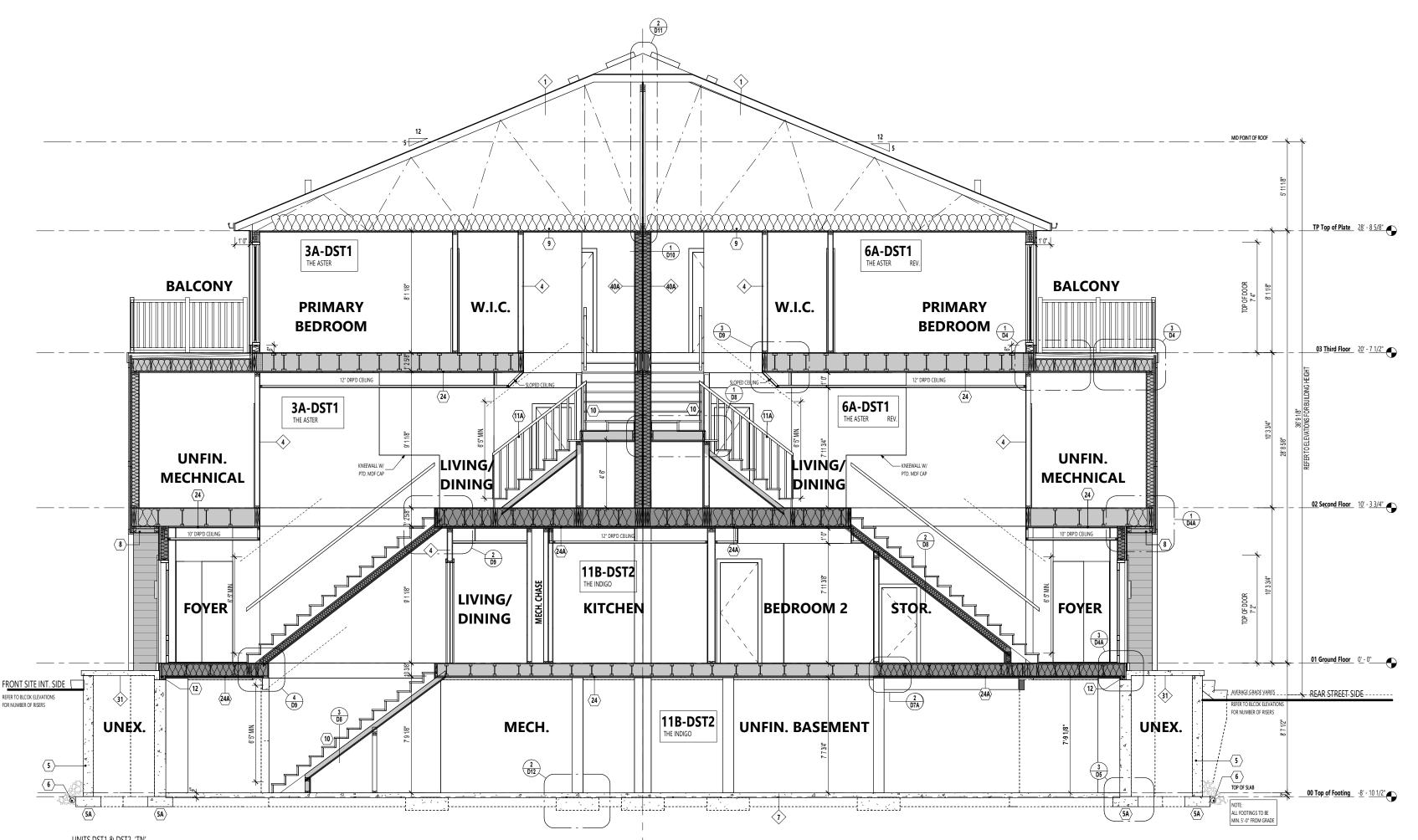
TRADITIONS II

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36" SCALE 3/16" = 1'-0"
ISSUE DATE 2024/10/03





BUILDING SECTION B-B

ROOF FRAMING: ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDER 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

1 HR FIRE RATED ASSEMBLY

LEGEND

45 MIN. FIRE RATED ASSEMBLY



organica studio + inc.

bim@bimstudio.ca

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BUILDING SECTIONS

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TRADITIONS II

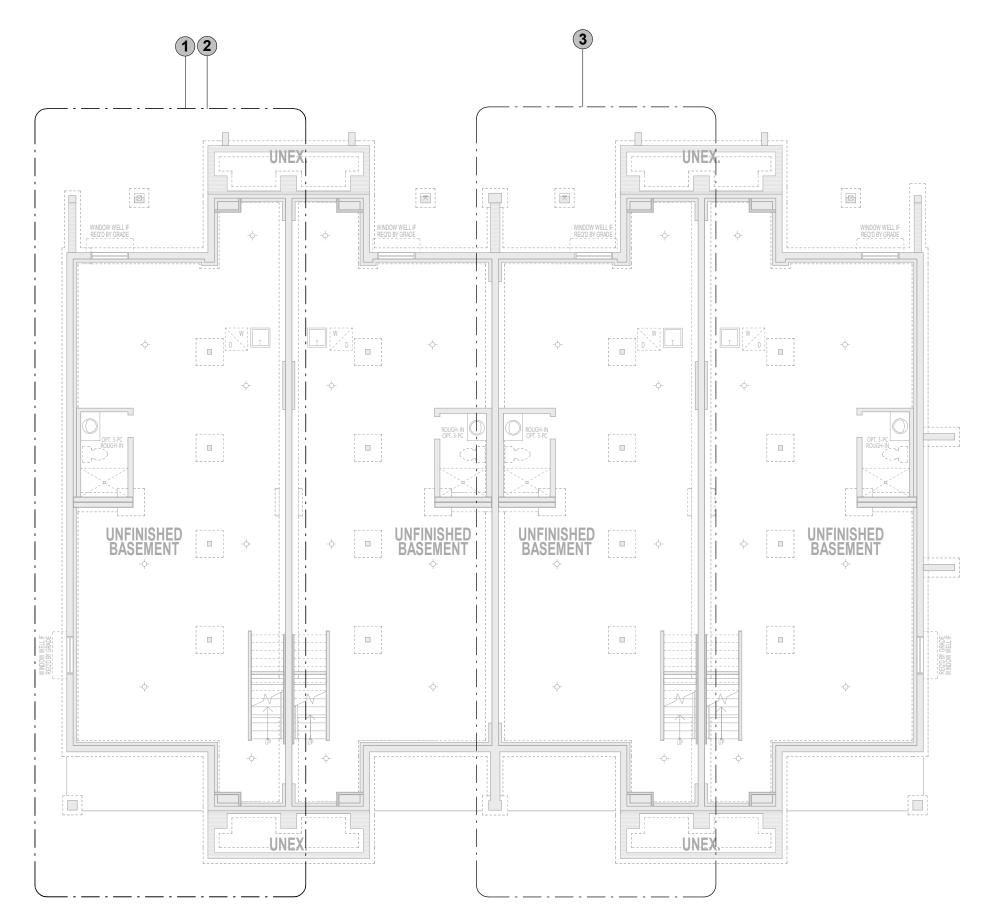
CITY OF OTTAWA

CITY FILE NO.

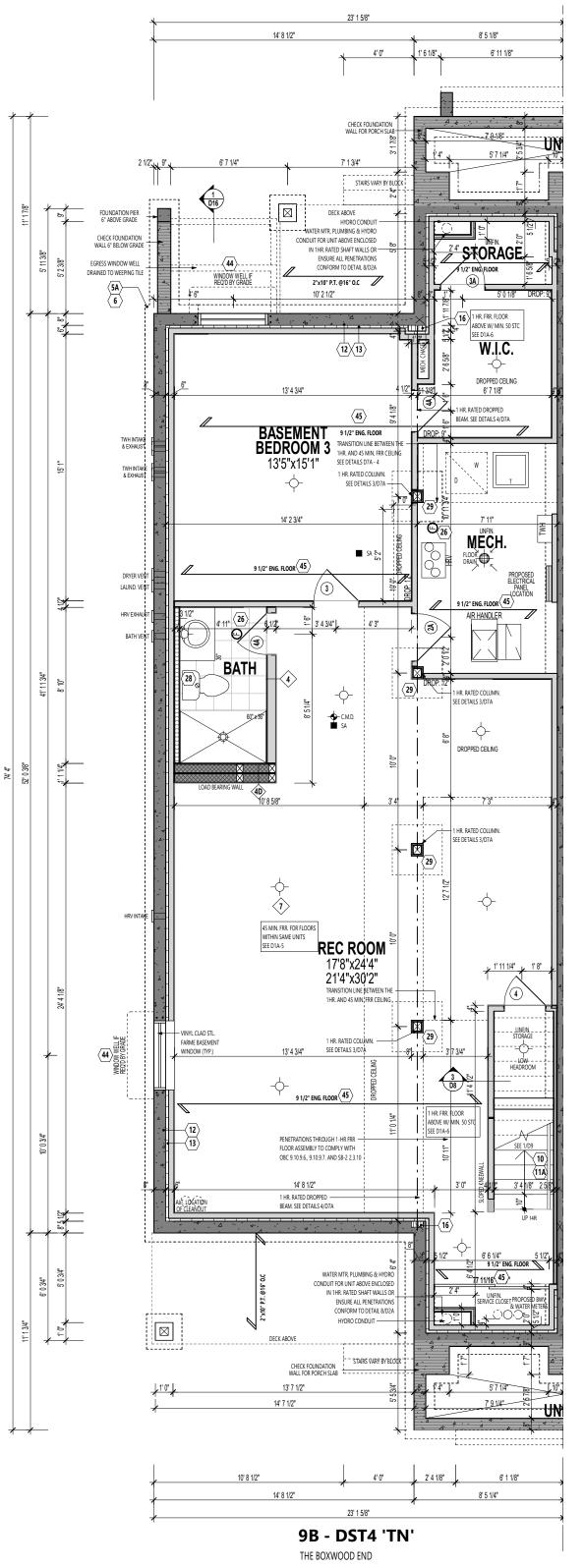
SCALE **3/16" = 1'-0"** ISSUE DATE 2024/10/03

CITY PLAN NO.

PAGE A3.00

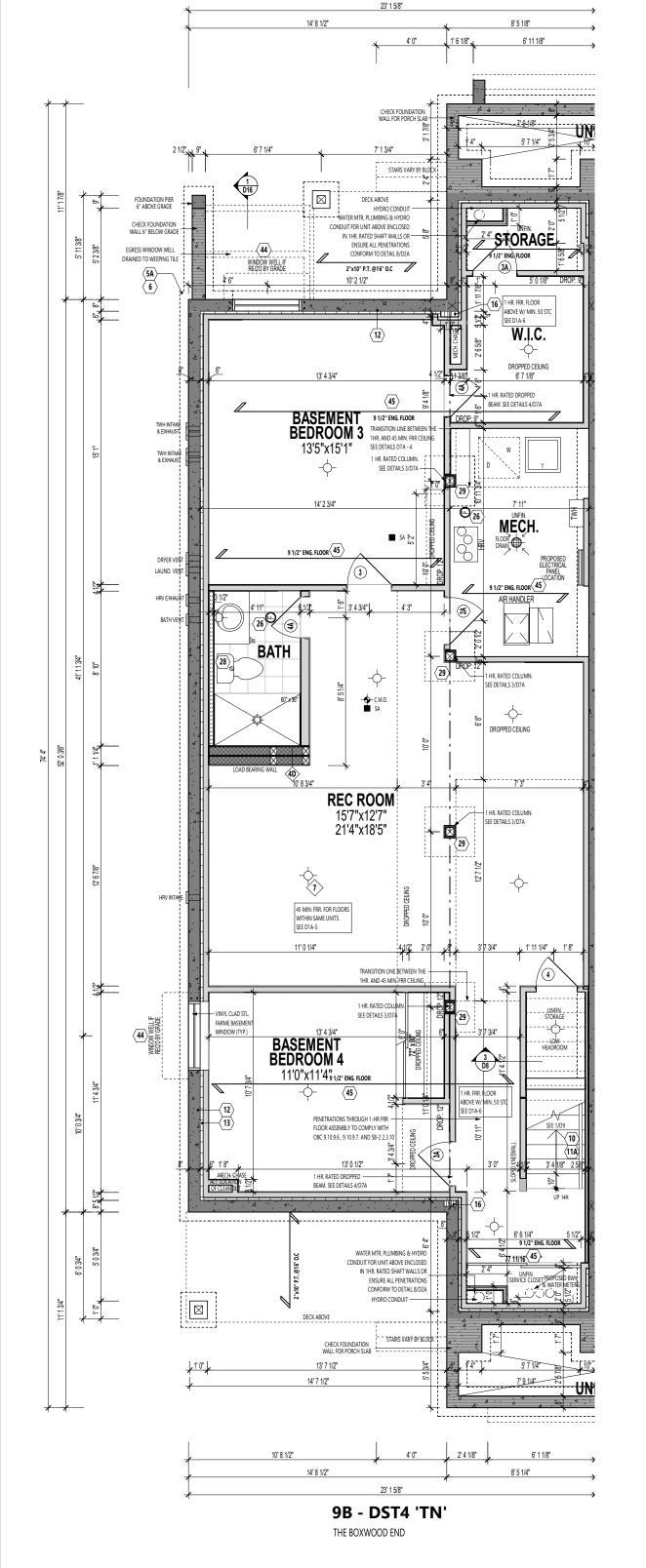


BASEMENT KEY PLAN



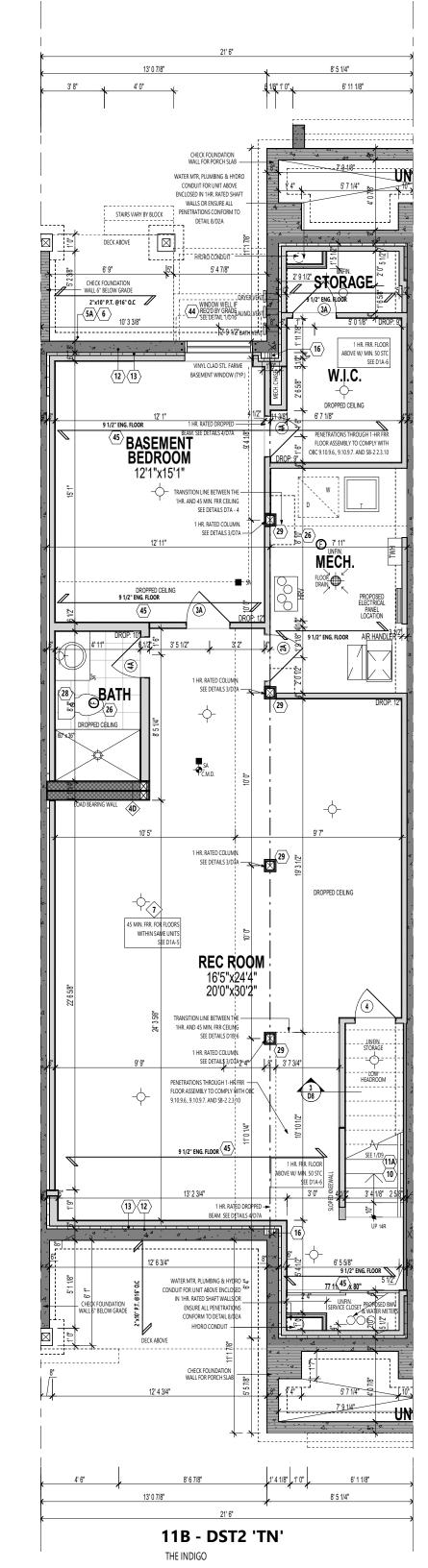
Partial Basement Floor Plan (Finished Bedroom 3 & Rec Room in Basement Option) 3/16" = 1'-0"

(2246 SF total net area which includes 1093 SF finished basement area)



Partial Basement Floor Plan (Finished Bedroom 3 & 4 & Bath in Basement Option) 3/16" = 1'-0"

(2246 SF total net area which includes 1093 SF finished basement area)



(3) 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)

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PLAN NOTES:

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.

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

FILLED WITH PREFORMED MINERAL FIBRE 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

PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND

(REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS)

INSTALLED IN GARAGE EXTERIOR WALLS.

(REFER TO B.M.E.C. 87-8-105)

M5V 1M7, bim@bimstudio.ca FRAMEWALL / SIDING CONSTURCTION: 45 MINUTE OR 1 HOUR FIRE RATED WALL organica studio + inc. PROVIDE A <u>CONTINUOUS</u> 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

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45 MINUTE OR 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/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 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 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

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DETAILED, PROVIDE SPECS TO INSPECTOR ON SITE.

THESE DRAWINGS MUST BE READ IN CONJUSTION WITH STRUCTURAL DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06 REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, RUNS AND LOCATIONS.

SEE S-03 FOR FOORINGS AND PAD SIZES AND REINFORCEMENT. ENSURE BACKWATER VALVES DO NOT SERVE MORE THAN ONE

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

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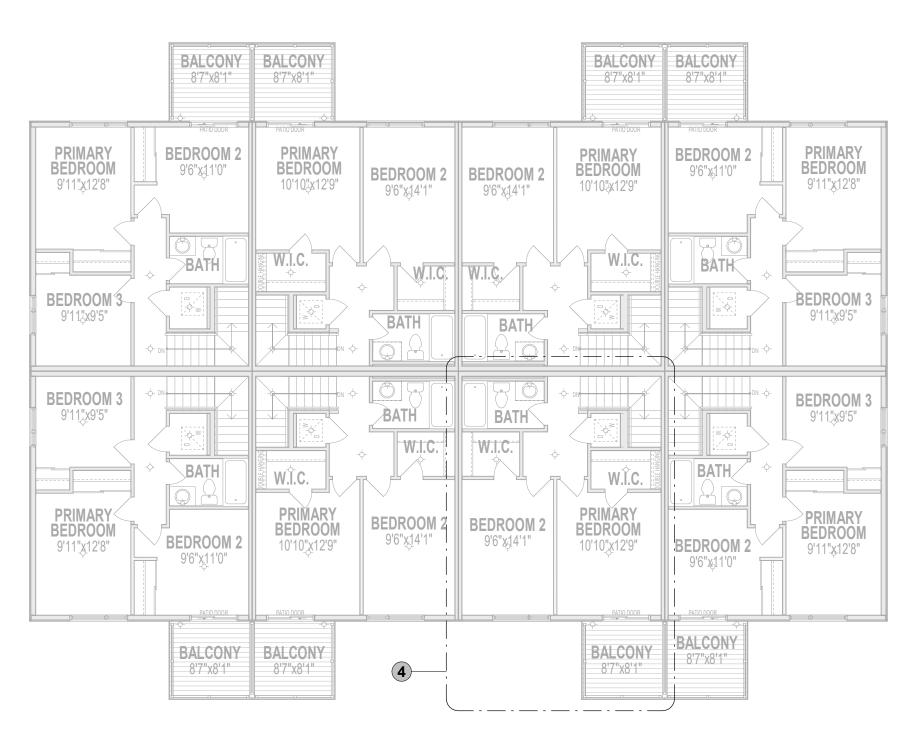
TRADITIONS II

CITY OF OTTAWA

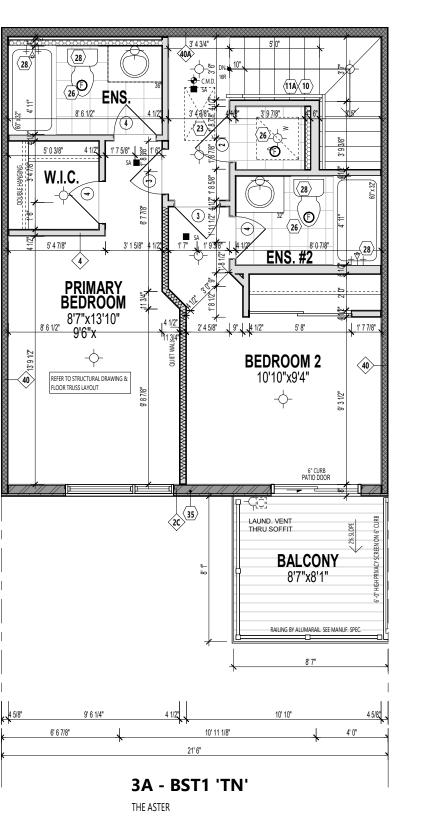
CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36" SCALE As indicated ISSUE DATE 2024/10/30

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THIRD FLOOR KEY PLAN



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

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

PLAN NOTES:

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INTENT OF THE CONTRACT DOCUMENTS. THE

SUBMITTED BY THE CONTRACTOR FOR DESIGN

CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE

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DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED

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FOR CONSTRUCTION" ALL WORK TO BE CARRIED OUT IN CONFORMANCE WITH THE CODE AND

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ARCHITECT WILL REVIEW. SHOP DRAWINGS

ANY DISCREPANCIES WITH THE CONTRACT

DOCUMENTS TO THE ARCHITECT BEFORE

SUPPLEMENTARY INFORMATION REGARDING THE

THESE DOCUMENTS BY THE CONTRACTOR.UPON

THE INFORMATION CONTAINED THEREIN MAY NOT BE

THESE CONTRACT DOCUMENTS ARE THE PROPERTY

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FRAMEWALL / SIDING CONSTURCTION: 45 MINUTE OR 1 HOUR FIRE RATED WALL PROVIDE A <u>CONTINUOUS</u> 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/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) PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND

(REFER TO B.M.E.C. 87-8-105)

BRICK VENEER CONSTRUCTION: 45 MINUTE OR 1 HOUR FIRE RATED WALL PROVIDE A <u>CONTINUOUS</u> 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/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)

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WALL LEGEND

LOAD BEARING WALL

MECHANICAL WALL

1 HR FIRE RATED ASSEMBLY

45 MIN. FIRE RATED ASSEMBLY

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DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06

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