

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

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AREA CALCULATIONS

ELEVATION D (TN)

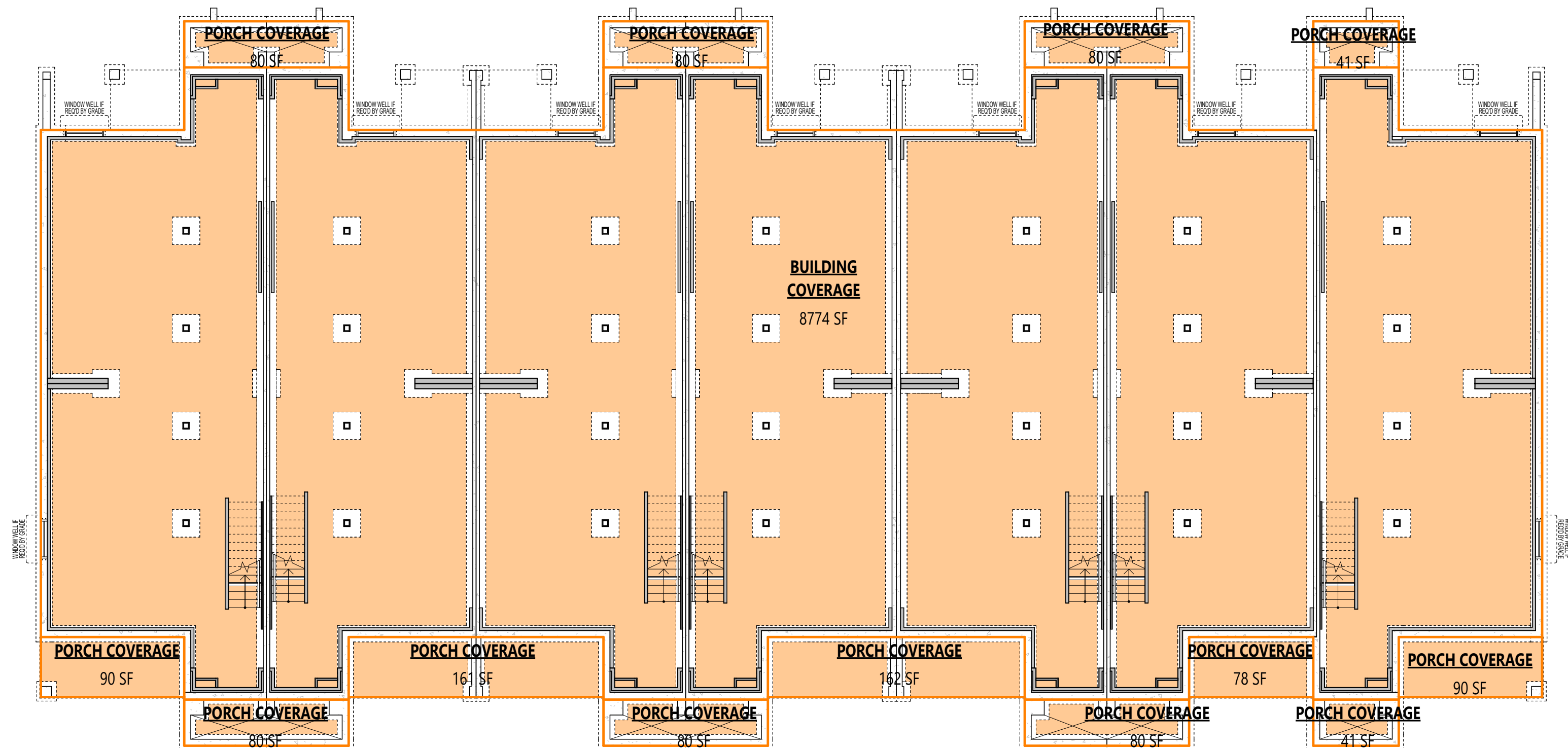
HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
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SHEET SIZE 24"x36"
SCALE 1" = 10'-0"
ISSUE DATE 2025/11/07

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COVERAGE

COVERAGE CALCULATIONS

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

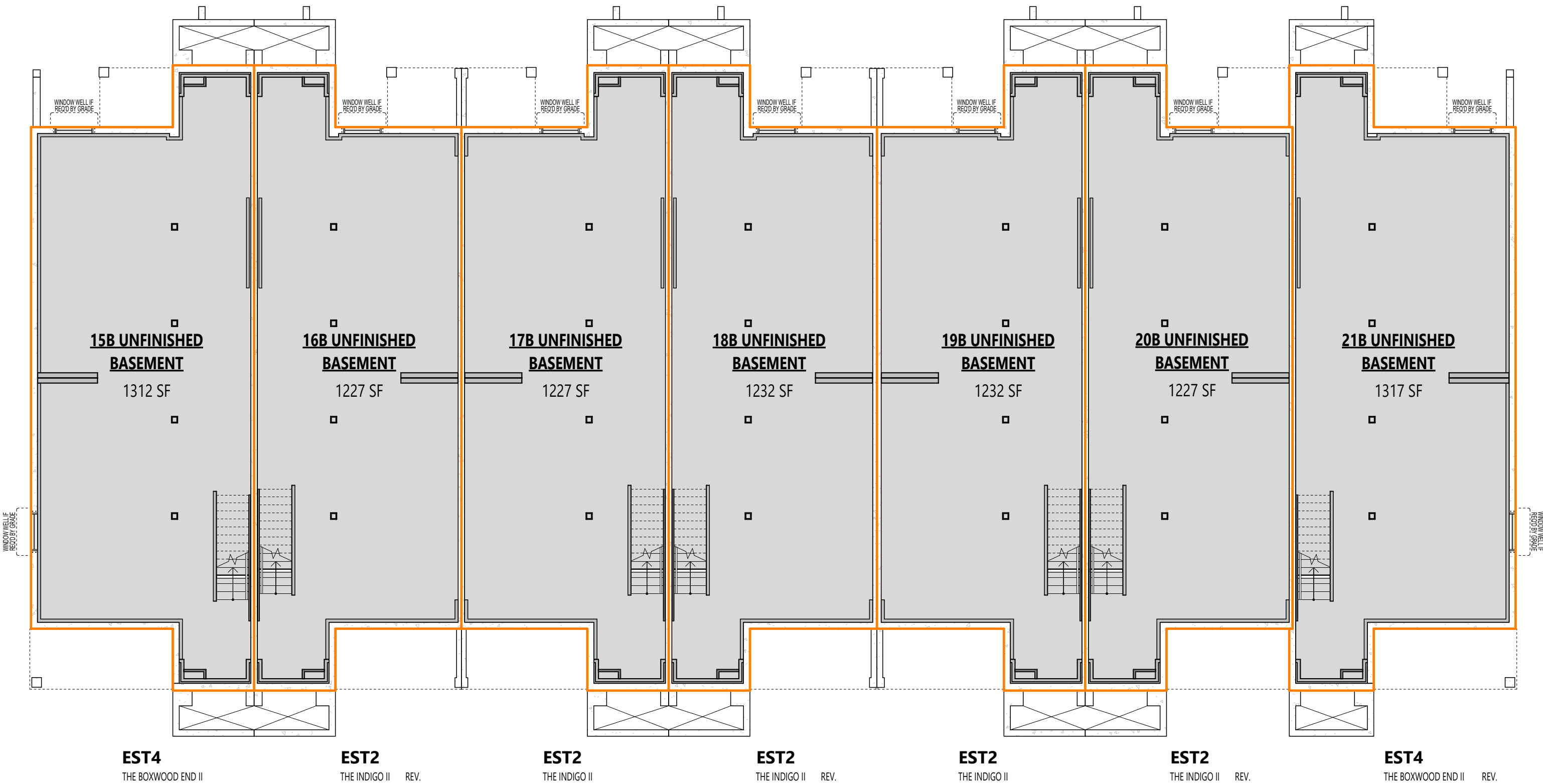
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AREA CALCULATIONS

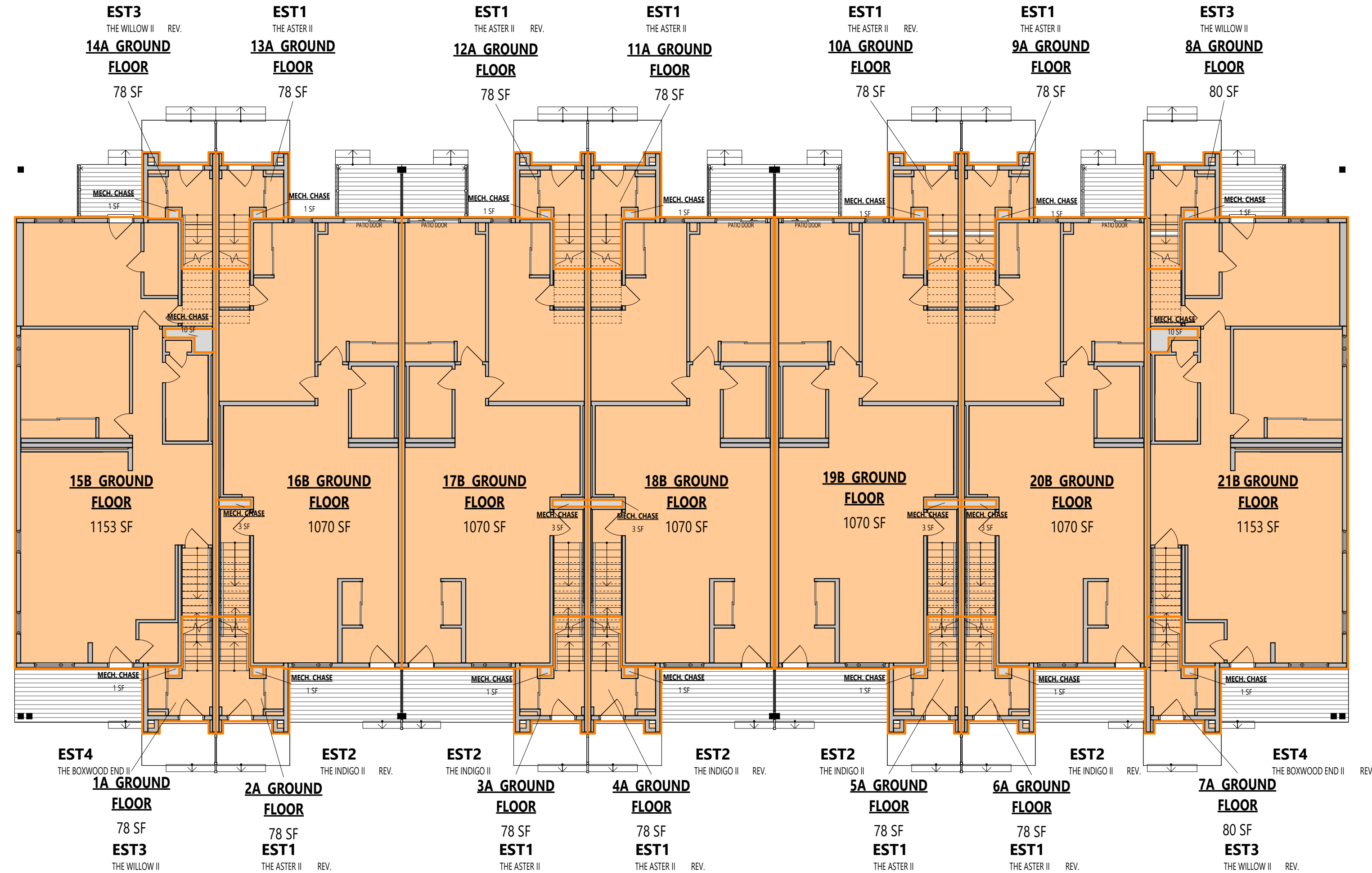
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CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.



BASEMENT



GROUND FLOOR

BASEMENT AREA CALCULATIONS

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

GROUND FLOOR GFA CALCULATIONS

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

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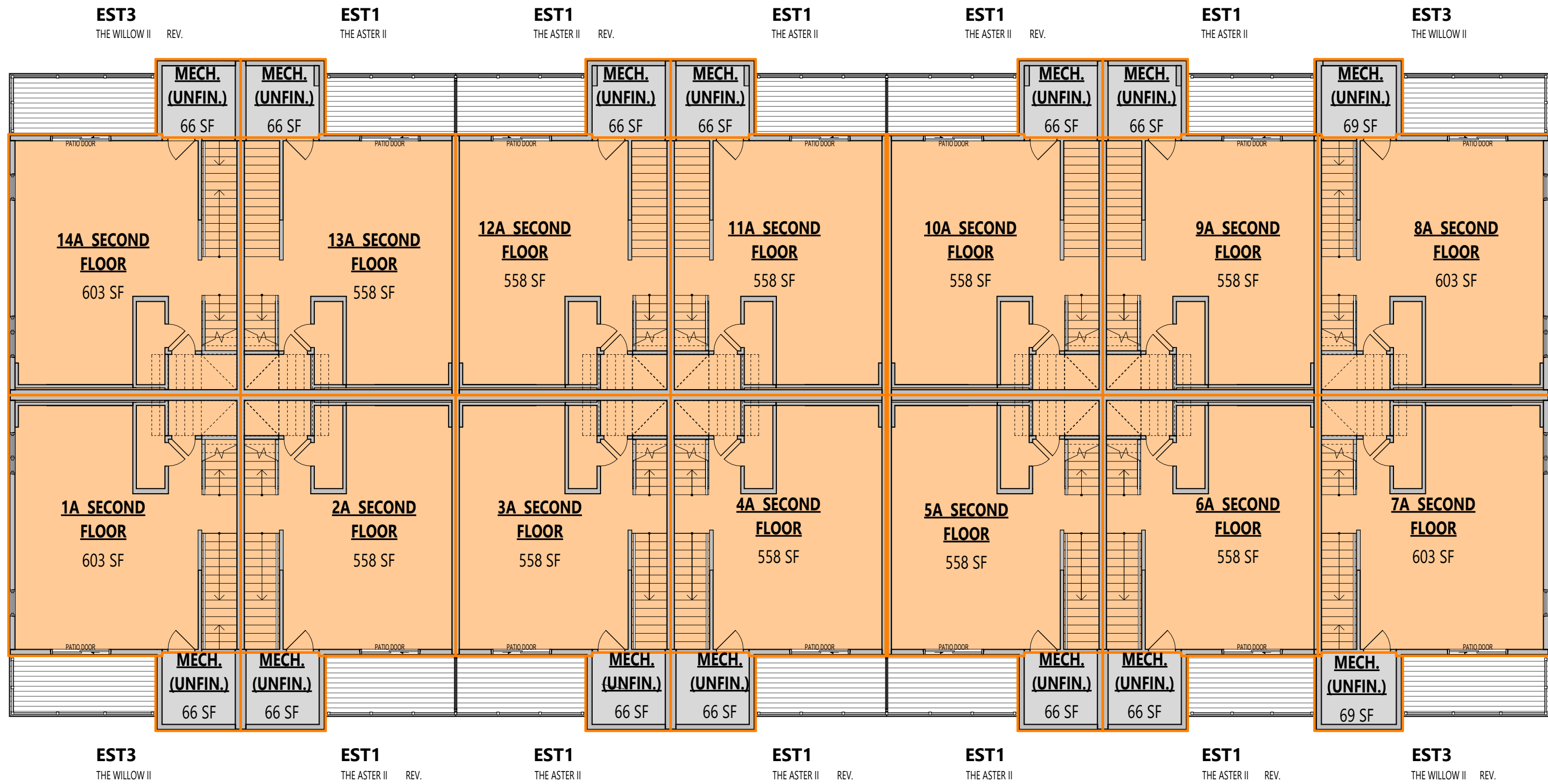
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AREA CALCULATIONS

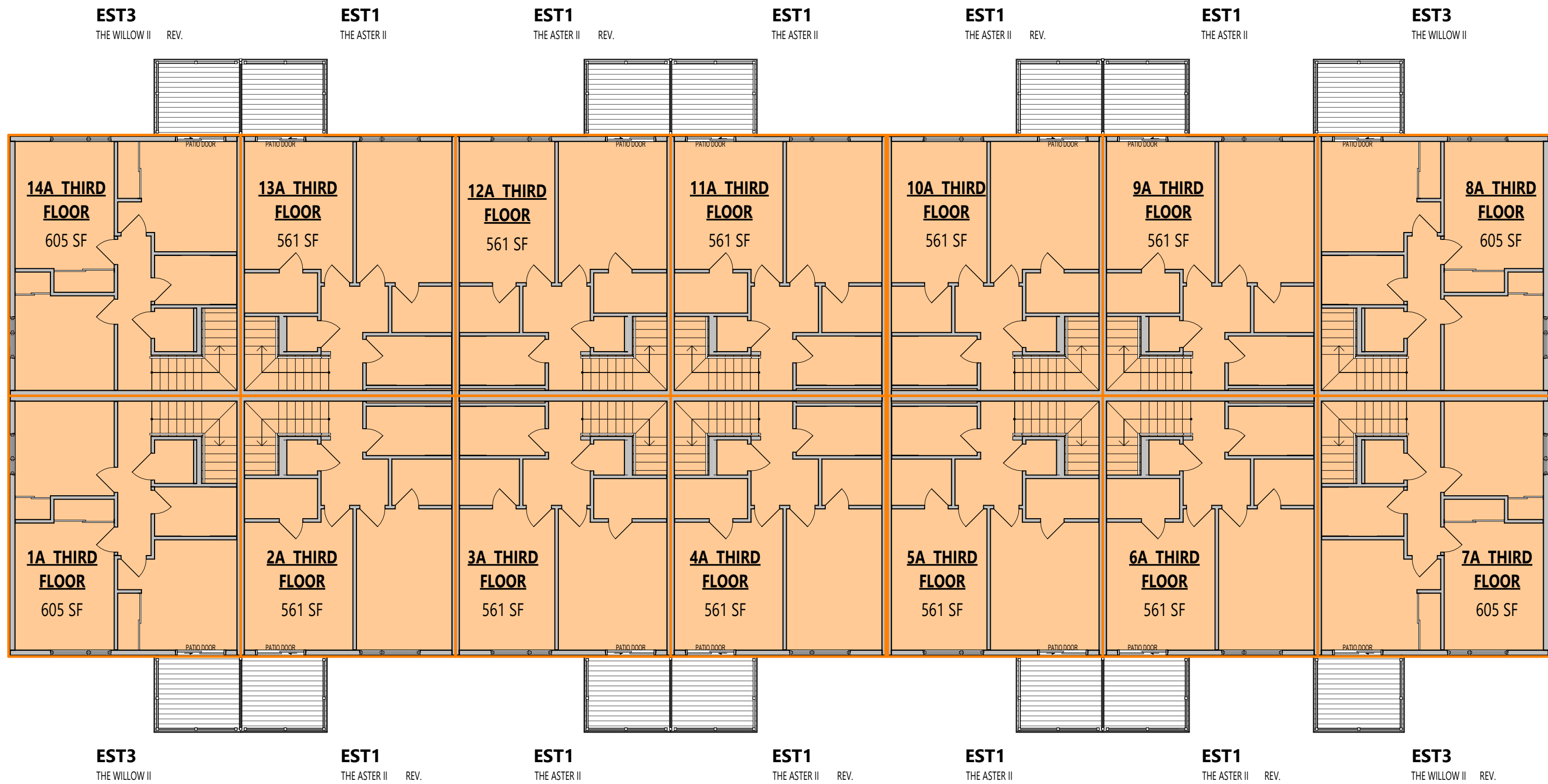
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.



SECOND FLOOR



THIRD FLOOR

SECOND FLOOR GFA CALCULATIONS

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

GFA CALCULATION

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

AREA CALCULATIONS UNIT EST 1 (THE ASTER II)

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

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

AREA CALCULATIONS UNIT EST 2 (THE INDIGO II)

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

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

AREA CALCULATIONS UNIT EST 3 (THE WILLOW II)

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

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

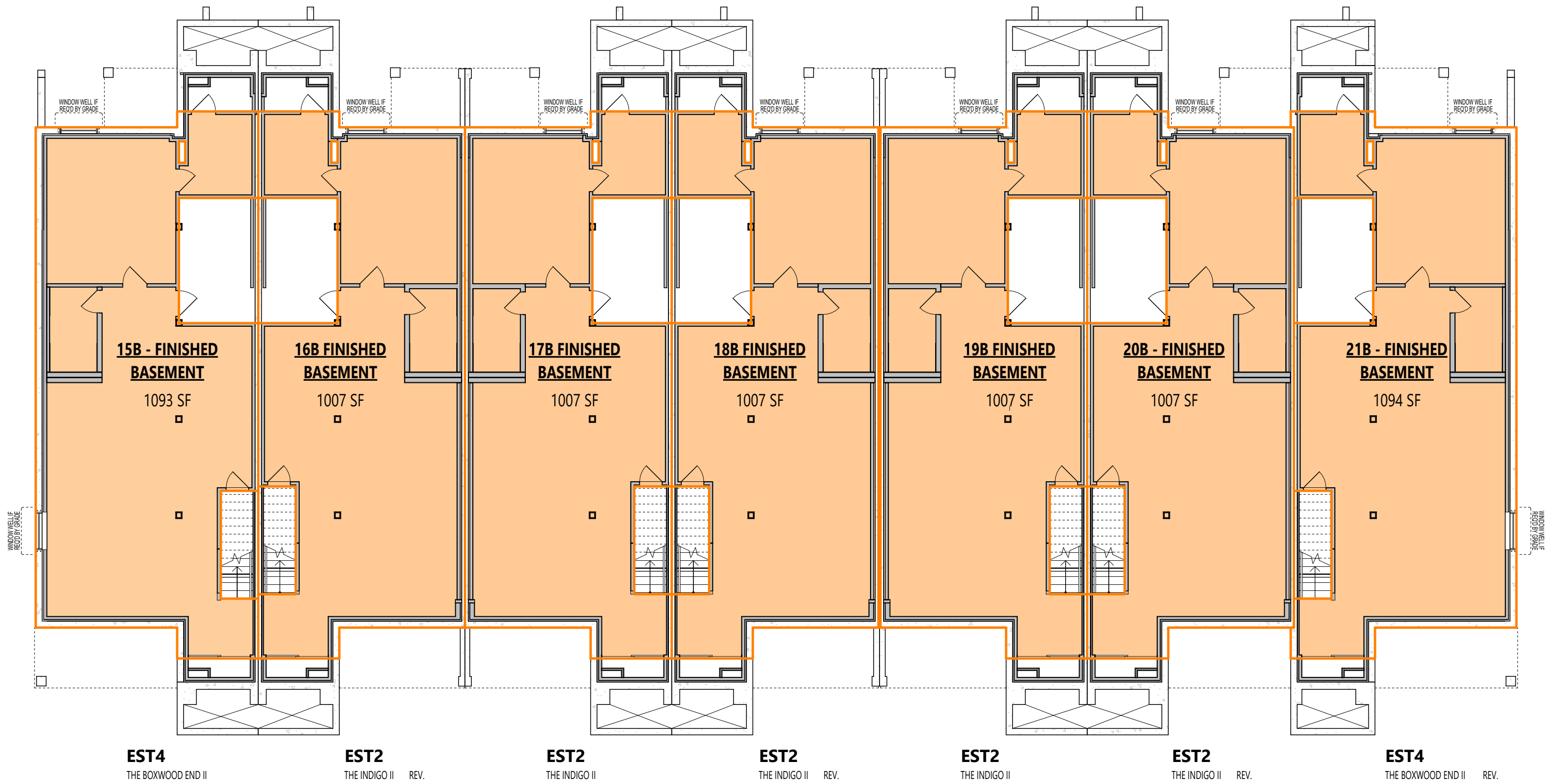
AREA CALCULATIONS UNIT EST 4 (THE BOXWOOD END II)

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

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

THIRD FLOOR GFA CALCULATIONS

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



BASEMENT AREA CALCULATIONS

15B - FINISHED BASEMENT	1093 SF	101.50 m ²
16B FINISHED BASEMENT	1007 SF	93.57 m ²
17B FINISHED BASEMENT	1007 SF	93.57 m ²
18B FINISHED BASEMENT	1007 SF	93.57 m ²
19B FINISHED BASEMENT	1007 SF	93.57 m ²
20B - FINISHED BASEMENT	1007 SF	93.57 m ²
21B - FINISHED BASEMENT	1094 SF	101.65 m ²
TOTAL	7222 SF	670.99 m ²

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PPOs AREA CALCULATIONS

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7



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LIMITING DISTANCE

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

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LEFT ELEVATION

14A LIMITING DISTANCE CALCULATIONS		15B LIMITING DISTANCE CALCULATIONS		1A LIMITING DISTANCE CALCULATIONS	
LIMITING DISTANCE	2,525M	LIMITING DISTANCE	2,525M	LIMITING DISTANCE	2,525M
UNPROTECTED OPENINGS PERMITTED %	14%	UNPROTECTED OPENINGS PERMITTED %	14%	UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	673.82 sqft (62.60 m ²)	WALL AREA	584.71 sqft (54.32 m ²)	WALL AREA	665.79 sqft (61.85 m ²)
OPENINGS ALLOWED	94.23 sqft (8.76 m ²)	OPENINGS ALLOWED	81.86 sqft (7.60 m ²)	OPENINGS ALLOWED	93.21 sqft (8.66 m ²)
OPENINGS PROVIDED	43.40 sqft (4.03 m ²)	OPENINGS PROVIDED	42.22 sqft (3.92 m ²)	OPENINGS PROVIDED	43.40 sqft (4.03 m ²)
OPENINGS BALANCE	50.83 sqft (4.73 m ²)	OPENINGS BALANCE	39.64 sqft (3.68 m ²)	OPENINGS BALANCE	49.81 sqft (4.63 m ²)



RIGHT ELEVATION

1A LIMITING DISTANCE CALCULATIONS			2A LIMITING DISTANCE CALCULATIONS			3A LIMITING DISTANCE CALCULATIONS		
LIMITING DISTANCE	2.525M		LIMITING DISTANCE	2.525M		LIMITING DISTANCE	2.525M	
UNPROTECTED OPENINGS PERMITTED %	14%		UNPROTECTED OPENINGS PERMITTED %	14%		UNPROTECTED OPENINGS PERMITTED %	14%	
WALL AREA	665.79 sqft	(61.85 m ²)	WALL AREA	584.71 sqft	(54.32 m ²)	WALL AREA	673.62 sqft	(62.60 m ²)
OPENINGS ALLOWED	93.21 sqft	(8.66 m ²)	OPENINGS ALLOWED	81.86 sqft	(7.60 m ²)	OPENINGS ALLOWED	94.33 sqft	(8.76 m ²)
OPENINGS PROVIDED	43.40 sqft	(4.03 m ²)	OPENINGS PROVIDED	42.22 sqft	(3.92 m ²)	OPENINGS PROVIDED	43.40 sqft	(4.03 m ²)
OPENINGS BALANCE	49.81 sqft	(4.63 m ²)	OPENINGS BALANCE	39.64 sqft	(3.66 m ²)	OPENINGS BALANCE	50.93 sqft	(4.73 m ²)

LIMITING DISTANCE CALCULATION NOTES:

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

LIMITING DISTANCE CALCULATION BASED ON MINIMUM LIMITING DISTANCE II
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)

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

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LIMITING DISTANCE - UPG

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

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



LEFT ELEVATION - UPG

**14A UPG
LIMITING DISTANCE
CALCULATIONS**

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	74%
WALL AREA	673.82 sqft [62.60 m2]
OPENINGS ALLOWED	94.33 sqft [8.76 m2]
OPENINGS PROVIDED	66.57 sqft [6.18 m2]
OPENINGS BALANCE	27.76 sqft [2.58 m2]

15B UPG LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	584.71 sqft [54.32 m2]
OPENINGS ALLOWED	81.86 sqft [7.60 m2]
OPENINGS PROVIDED	44.43 sqft [4.13 m2]
OPENINGS BALANCE	37.43 sqft [3.48 m2]

1A UPG LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	665.79 sqft [61.85 m2]
OPENINGS ALLOWED	93.21 sqft [8.66 m2]
OPENINGS PROVIDED	66.57 sqft [6.18 m2]
OPENINGS BALANCE	26.64 sqft [2.47 m2]

RIGHT ELEVATION - UPG



7A UPG LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	665.79 sqft [61.85 m2]
OPENINGS ALLOWED	93.21 sqft [8.66 m2]
OPENINGS PROVIDED	66.57 sqft [6.18 m2]
OPENINGS BALANCE	26.64 sqft [2.47 m2]

21B UPG LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	584.71 sqft (54.32 m2)
OPENINGS ALLOWED	81.86 sqft (7.60 m2)
OPENINGS PROVIDED	44.43 sqft (4.13 m2)
OPENINGS BALANCE	37.43 sqft (3.48 m2)

8A UPG LIMITING DISTANCE CALCULATIONS

LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	14%
WALL AREA	673.82 sqft (62.60 m2)
OPENINGS ALLOWED	94.33 sqft (8.76 m2)
OPENINGS PROVIDED	66.57 sqft (6.18 m2)
OPENINGS BALANCE	27.76 sqft (2.58 m2)

LIMITING DISTANCE CALCULATION NOTES:

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

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

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

OBC TABLE 9.10.14.4.

EXPOSING BUILDING FACE (EBF) (m2)	LIMITING DISTANCE (m)						
	2.0	2.5	4.0	4.5	6.0	6.9	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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EEDS CALCULATION

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

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

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FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

1A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2407 SF	166 SF	6.88%
FRONT	537.47 sqft	122.17 sqft	
REAR	49.93 sqft	[11.35 sqft]	
LEFT	537.47 sqft	0.00 sqft	
RIGHT	49.93 sqft	[0.00 sqft]	

2A EEDS ENERGY STAR CALCULATIONS

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

3A EEDS ENERGY STAR CALCULATIONS

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

2A EEDS ENERGY STAR CALCULATIONS

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

3A EEDS ENERGY STAR CALCULATIONS

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

6A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2357 SF	166 SF	7.03%
FRONT	500.79 sqft	122.17 sqft	
REAR	46.81 sqft	[11.35 sqft]	
LEFT	500.79 sqft	0.00 sqft	
RIGHT	46.81 sqft	[0.00 sqft]	

7A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2412 SF	166 SF	6.86%
FRONT	543.21 sqft	122.17 sqft	
REAR	49.93 sqft	[11.35 sqft]	
LEFT	537.47 sqft	0.00 sqft	
RIGHT	49.93 sqft	[0.00 sqft]	

8A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2428 SF	166 SF	6.82%
FRONT	537.47 sqft	0.00 sqft	
REAR	543.30 sqft	122.17 sqft	
LEFT	50.70 sqft	[11.35 sqft]	
RIGHT	67.82 sqft	43.40 sqft	

8A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2373 SF	122 SF	5.15%
FRONT	503.89 sqft	0.00 sqft	
REAR	46.81 sqft	[11.35 sqft]	
LEFT	500.79 sqft	122.17 sqft	
RIGHT	46.81 sqft	[0.00 sqft]	

10A EEDS ENERGY STAR CALCULATIONS

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

11A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2373 SF	122 SF	5.15%
FRONT	503.89 sqft	0.00 sqft	
REAR	46.81 sqft	[11.35 sqft]	
LEFT	500.79 sqft	122.17 sqft	
RIGHT	46.81 sqft	[0.00 sqft]	

12A EEDS ENERGY STAR CALCULATIONS

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

13A EEDS ENERGY STAR CALCULATIONS

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

14A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2423 SF	166 SF	6.83%
FRONT	537.47 sqft	122.17 sqft	
REAR	46.81 sqft	[11.35 sqft]	
LEFT	503.89 sqft	0.00 sqft	
RIGHT	46.81 sqft	[0.00 sqft]	

15B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1526 SF	143 SF	9.37%
FRONT	170.19 sqft	40.74 sqft	
REAR	15.81 sqft	[3.78 sqft]	
LEFT	584.71 sqft	50.07 sqft	
RIGHT	584.71 sqft	50.07 sqft	

16B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1487 SF	118 SF	7.95%
FRONT	151.19 sqft	52.45 sqft	
REAR	15.46 sqft	[6.11 sqft]	
LEFT	584.71 sqft	0.00 sqft	
RIGHT	584.71 sqft	0.00 sqft	

17B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1487 SF	118 SF	7.95%
FRONT	151.19 sqft	52.45 sqft	
REAR	15.46 sqft	[6.11 sqft]	
LEFT	584.71 sqft	0.00 sqft	
RIGHT	584.71 sqft	0.00 sqft	

18B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1487 SF	118 SF	7.95%
FRONT	151.19 sqft	52.45 sqft	
REAR	15.46 sqft	[6.11 sqft]	
LEFT	584.71 sqft	0.00 sqft	
RIGHT	584.71 sqft	0.00 sqft	

19B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1487 SF	118 SF	7.95%
FRONT	151.19 sqft	52.45 sqft	
REAR	15.46 sqft	[6.11 sqft]	
LEFT	584.71 sqft	0.00 sqft	
RIGHT	584.71 sqft	0.00 sqft	

19B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1487 SF	168 SF	11.37%
FRONT	170.62 sqft	40.74 sqft	
REAR	15.85 sqft	[3.78 sqft]	
LEFT	584.71 sqft	0.00 sqft	
RIGHT	584.71 sqft	0.00 sqft	

21B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1527 SF	143 SF	9.37%
FRONT	175.85 sqft	40.74 sqft	
REAR	15.85 sqft	[3.78 sqft]	
LEFT	584.71 sqft	0.00 sqft	
RIGHT	584.71 sqft	0.00 sqft	



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EEDS
CALCULATION-UPG

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.
SHEET SIZE 24"x36"	
SCALE 1/8" = 1'-0"	
ISSUE DATE 2025/11/07	
PAGE A0.08	



LEFT ELEVATION - UPG



RIGHT ELEVATION - UPG

14A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2443 SF (226.98 m ²)	189 SF (17.53 m ²)	7.73%
FRONT	537.47 sqft (49.93 m ²)	0.00 sqft (0.00 m ²)	
REAR	537.47 sqft (49.93 m ²)	122.17 sqft (11.35 m ²)	
LEFT	684.14 sqft (63.56 m ²)	66.57 sqft (6.18 m ²)	
RIGHT	684.14 sqft (63.56 m ²)	0.00 sqft (0.00 m ²)	

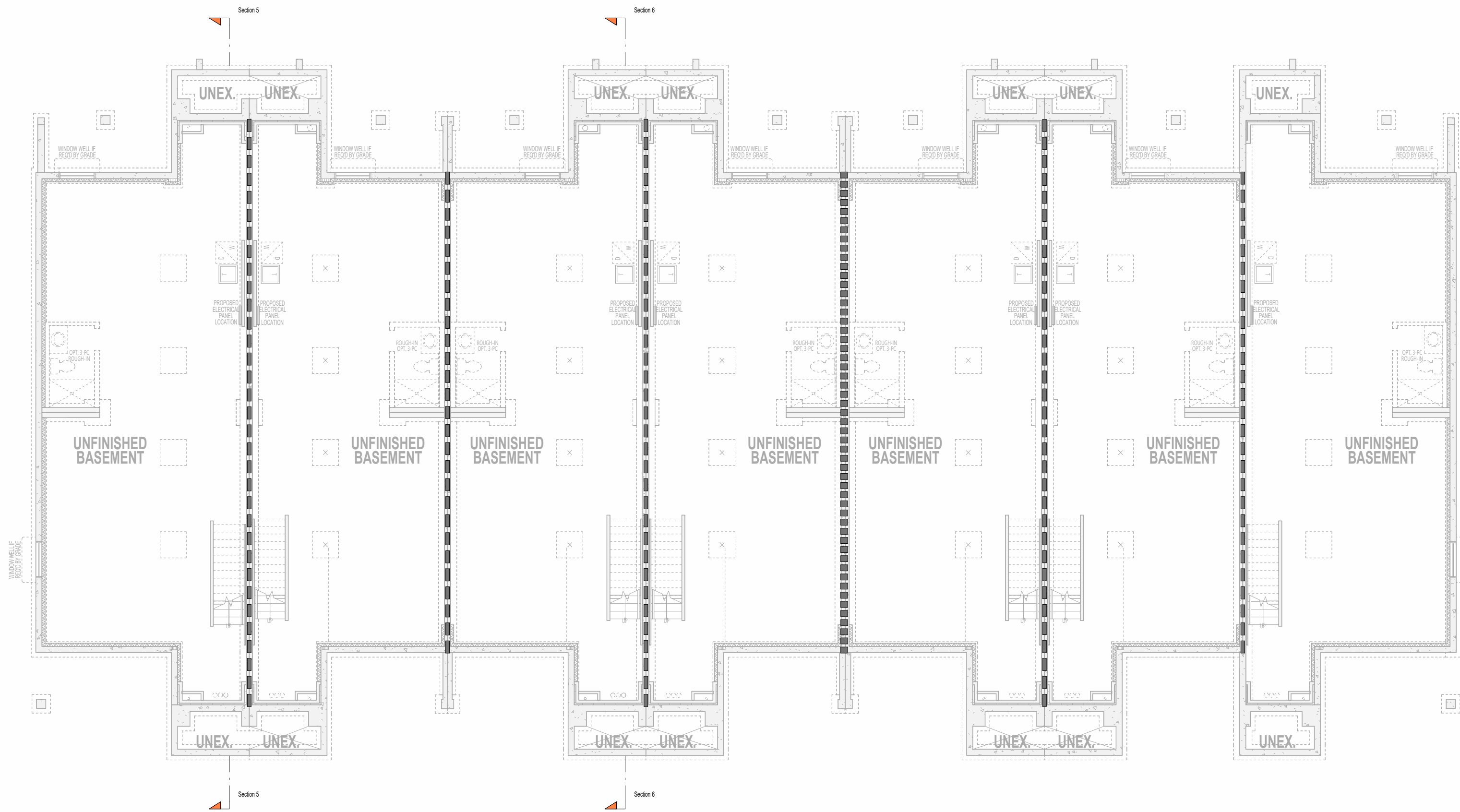
21B UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1526 SF (141.75 m ²)	145 SF (13.49 m ²)	9.52%
FRONT	170.19 sqft (15.81 m ²)	40.74 sqft (3.78 m ²)	
REAR	186.15 sqft (17.29 m ²)	52.17 sqft (4.85 m ²)	
LEFT	584.71 sqft (54.32 m ²)	52.28 sqft (4.86 m ²)	
RIGHT	584.71 sqft (54.32 m ²)	0.00 sqft (0.00 m ²)	

1A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2427 SF (225.48 m ²)	189 SF (17.53 m ²)	7.78%
FRONT	537.47 sqft (49.93 m ²)	122.17 sqft (11.35 m ²)	
REAR	537.47 sqft (49.93 m ²)	0.00 sqft (0.00 m ²)	
LEFT	676.05 sqft (62.81 m ²)	66.57 sqft (6.18 m ²)	
RIGHT	676.05 sqft (62.81 m ²)	0.00 sqft (0.00 m ²)	

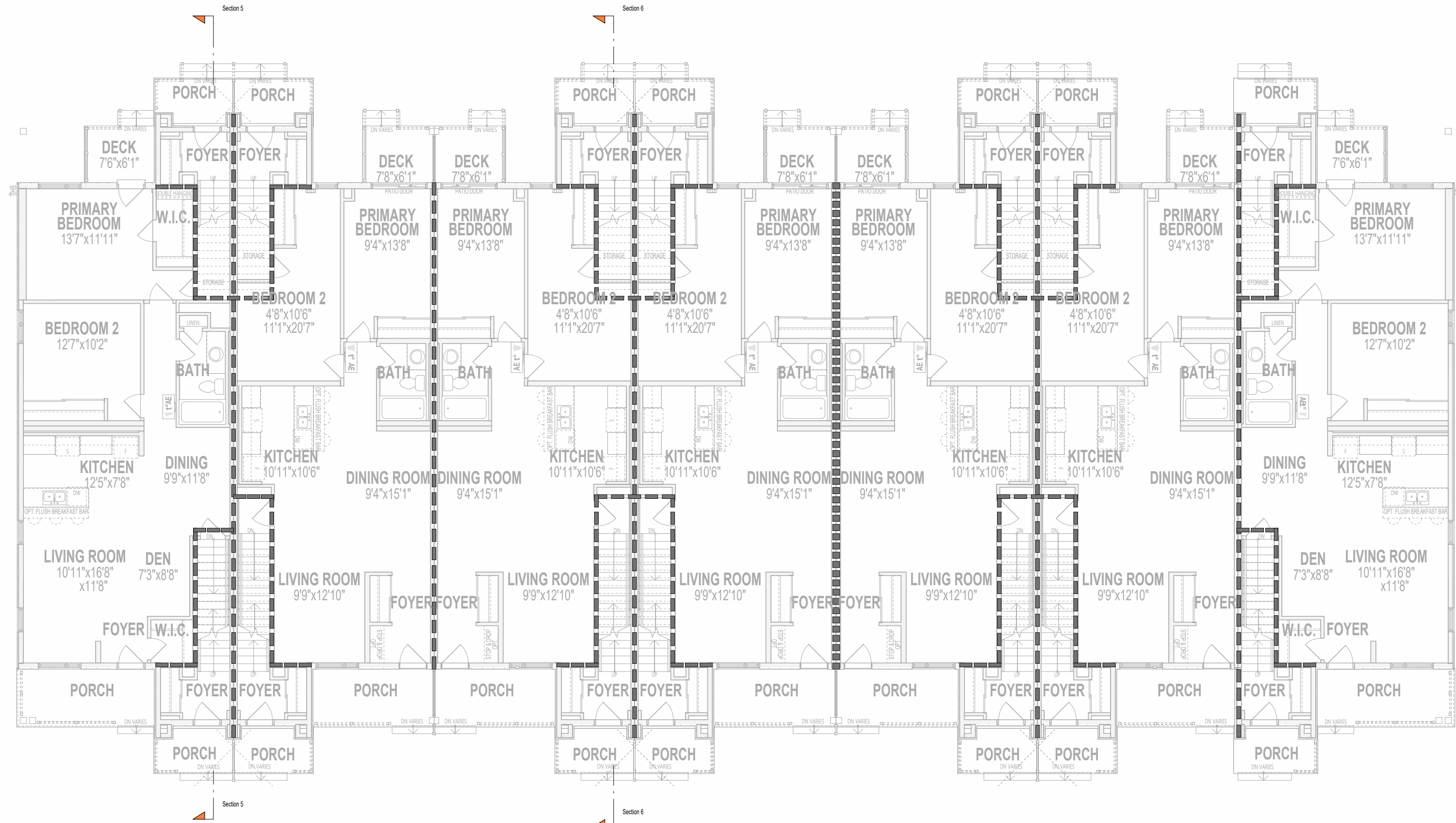
7A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2412 SF (224.11 m ²)	189 SF (17.53 m ²)	7.82%
FRONT	543.21 sqft (50.47 m ²)	122.17 sqft (11.35 m ²)	
REAR	537.47 sqft (49.93 m ²)	0.00 sqft (0.00 m ²)	
LEFT	665.79 sqft (61.85 m ²)	0.00 sqft (0.00 m ²)	
RIGHT	665.79 sqft (61.85 m ²)	66.57 sqft (6.18 m ²)	

21B UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1526 SF (141.79 m ²)	145 SF (13.49 m ²)	9.51%
FRONT	170.19 sqft (15.81 m ²)	40.74 sqft (3.78 m ²)	
REAR	186.65 sqft (17.34 m ²)	52.17 sqft (4.85 m ²)	
LEFT	584.71 sqft (54.32 m ²)	0.00 sqft (0.00 m ²)	
RIGHT	584.71 sqft (54.32 m ²)	52.28 sqft (4.86 m ²)	

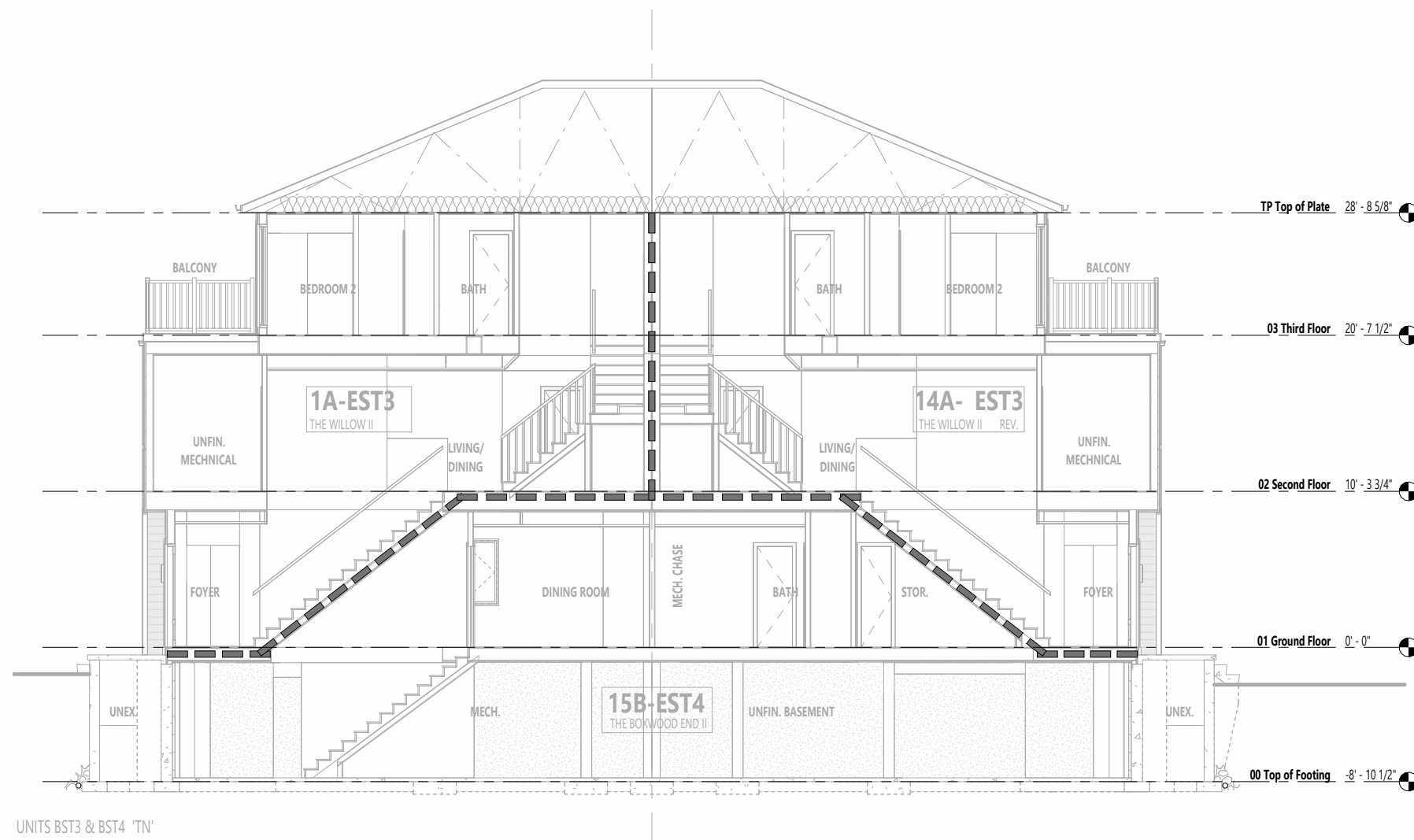
8A UPG EEDS ENERGY STAR CALCULATIONS			
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2428 SF (225.61 m ²)	189 SF (17.53 m ²)	7.77%
FRONT	537.47 sqft (49.93 m ²)	0.00 sqft (0.00 m ²)	
REAR	543.30 sqft (50.47 m ²)	122.17 sqft (11.35 m ²)	
LEFT	673.82 sqft (62.60 m ²)	0.00 sqft (0.00 m ²)	
RIGHT	673.82 sqft (62.60 m ²)	66.57 sqft (6.18 m ²)	



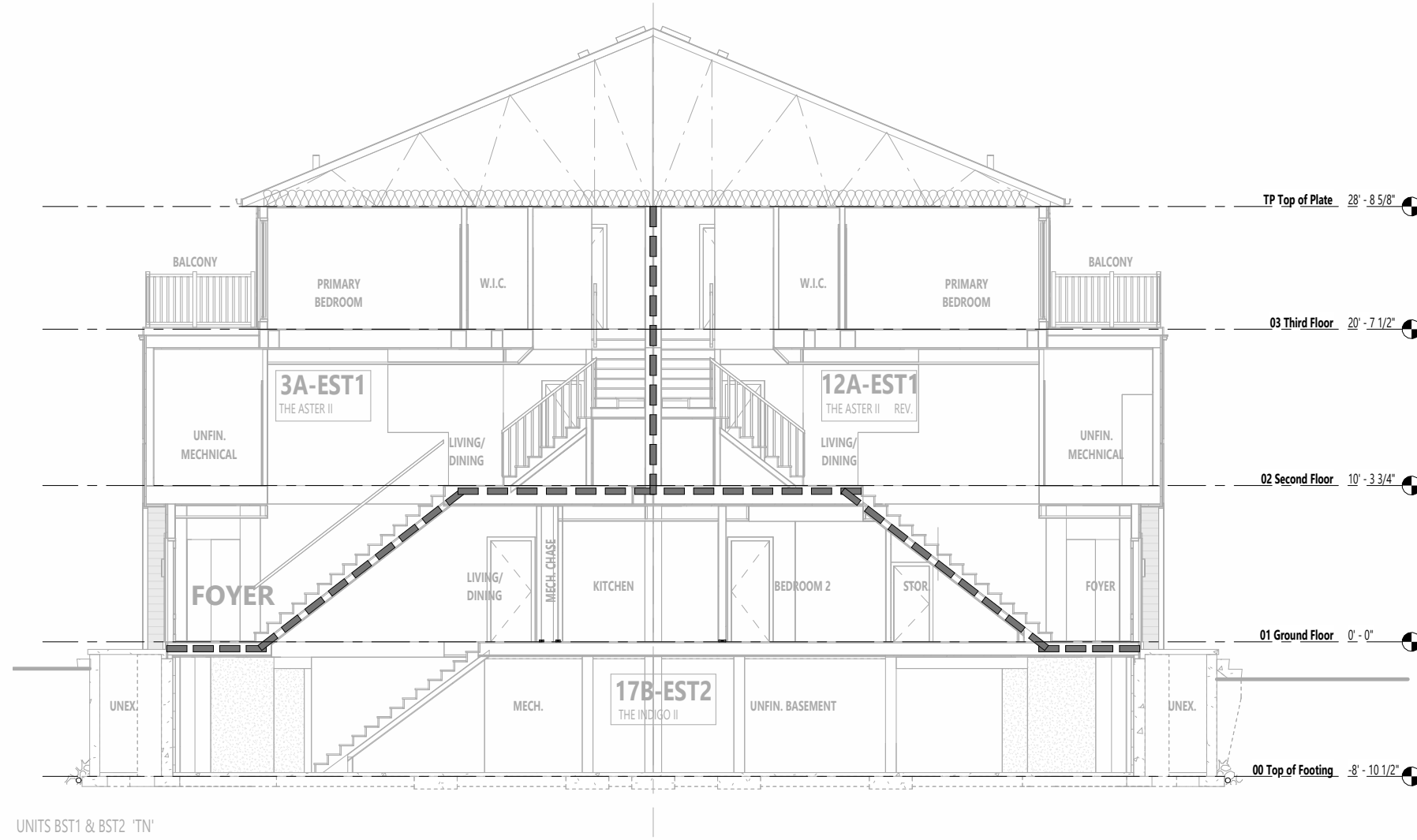
BASEMENT FIRE SEPERATION PLAN



GROUND FLOOR FIRE SEPERATION PLAN



BUILDING SECTION A-A FIRE SEPERATION



BUILDING SECTION B-B FIRE SEPERATION

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

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FIRE SEPERATION PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.

[illegible]



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BASEMENT PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36"
SCALE As Indicated
ISSUE DATE 2025/11/07
PAGE A1.00

PARAMETERS:
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 THE MAIN JOIST. SEE HANG CHAINS FOR LOCATION & NUMBER OF HOLES REQUIRED. TYP.

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

FRAMEWORK / SIDING CONSTRUCTION:
15 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MINUTE OR 1 HOUR TYPE 'X' GYPSUM BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50CM AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' IS INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHROOMS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
(REFER TO S.M.E.C. 81-8-105)

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

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

ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY S.10.3.3.11 OF THE O.C.B.C. 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: 00 TO 017

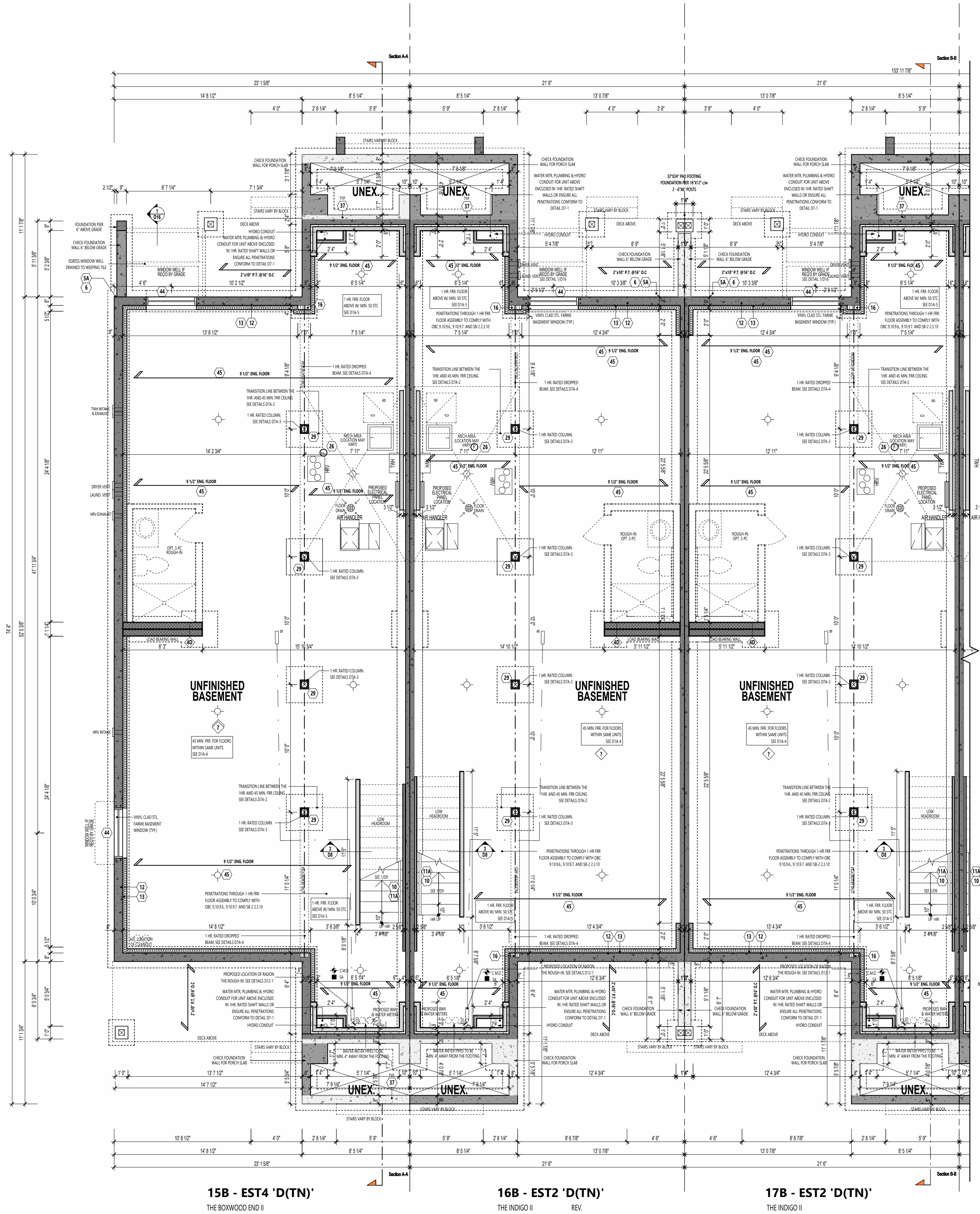
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY A.T.A. ENGINEERING INC. - 5-01 TO 5-06

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

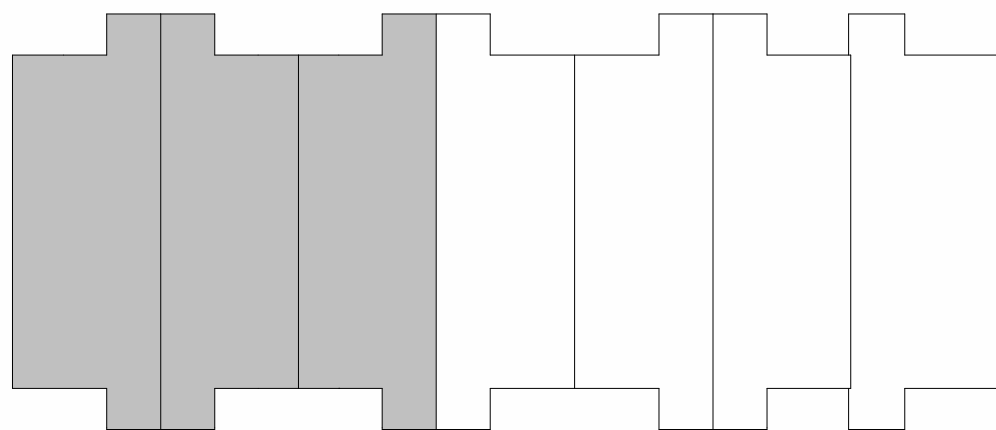
SEE S-02 FOR FOOTINGS AND PAD SIZES AND REINFORCEMENT.

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

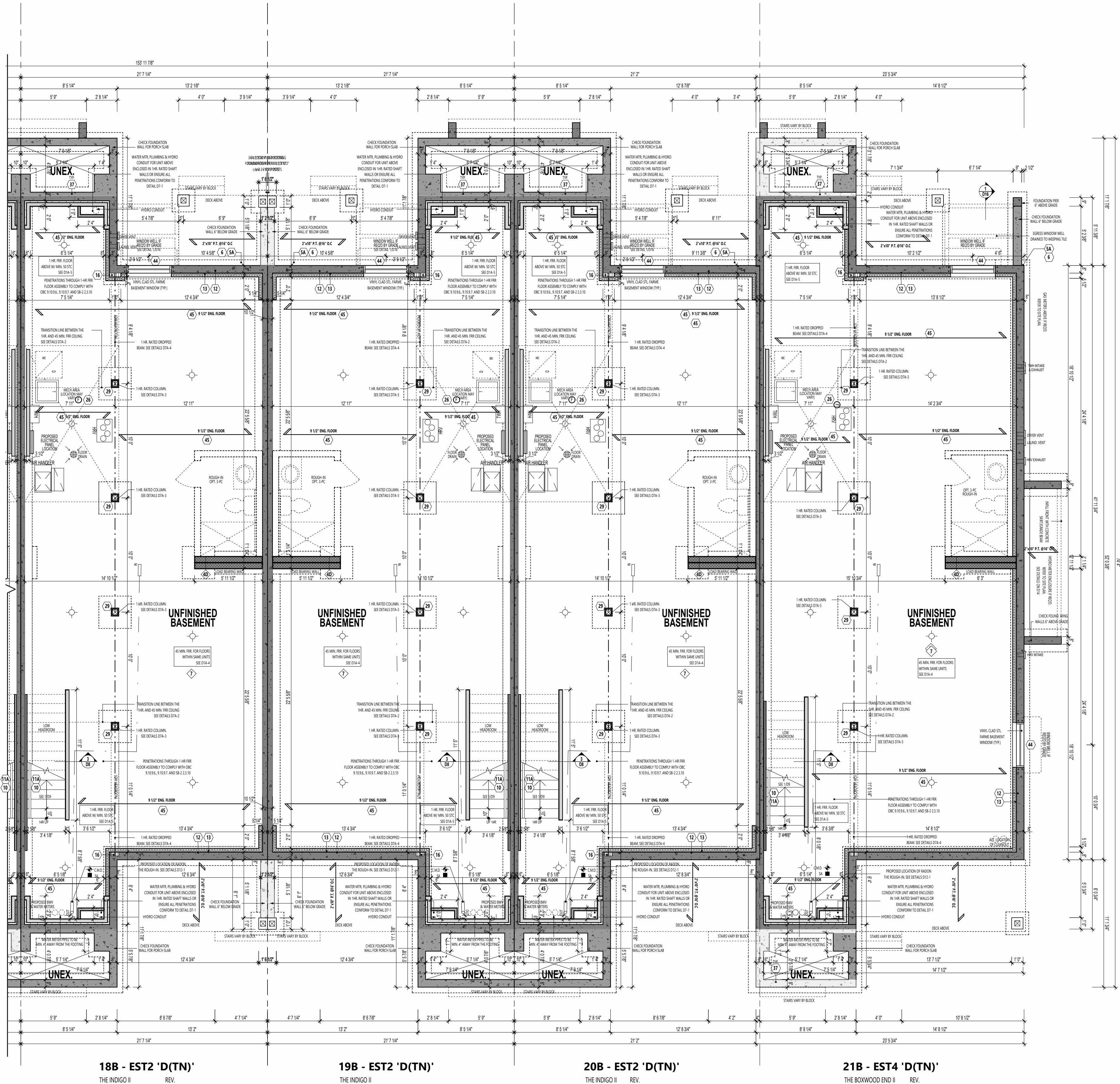
HYDRO CABLES TO RUN UNDER FOOTINGS. COORDINATE WITH PLUMBING & ELECTRICAL.



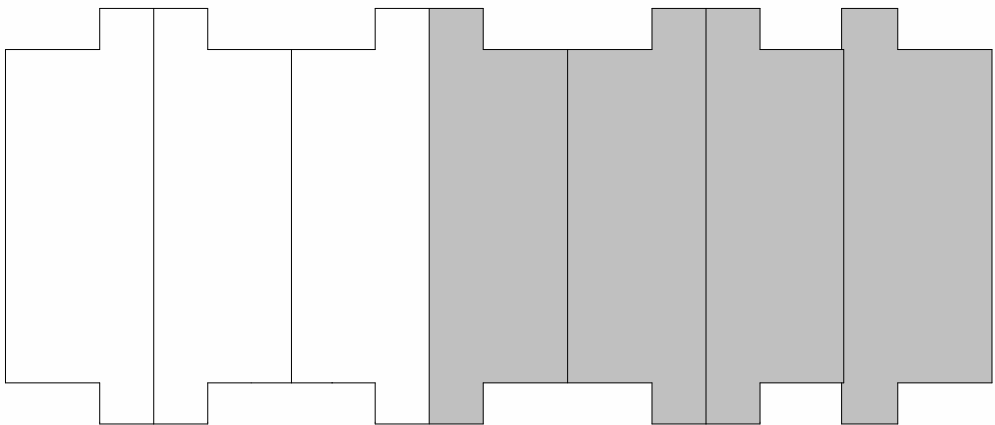
BASEMENT PLAN - STANDARD



KEY PLAN - GROUND FLOOR



BASEMENT PLAN - STANDARD



KEY PLAN - GROUND FLOOR

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

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR EACH TRUSS. SEE HALL JOISTS. SEE HALL JOISTS FOR LOCATION & NUMBER OF HOLES REQUIRED.

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

FRAMEWORK / SIDING CONSTRUCTION:
15 MINUTE CELLULAR 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 FALL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHROOMS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 50-2.3 OF SUPPLEMENTARY STANDARDS)

BACK (FLOOR) CONSTRUCTION:
15 MINUTE CELLULAR 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 FALL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHROOMS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 50-2.3 OF SUPPLEMENTARY STANDARDS)

HEADER / FIN. JOIST LEVEL:
45 MINUTE CELLULAR FIRE RATED B. HEADER
PROVIDE 15 MINUTE TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE JOIST WHEN FLOOR JOISTS ARE PARALLEL TO 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 OF THE O.C.D.C. 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: CO-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, PANS AND LOCATIONS

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

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

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



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ARCHITECT STAMP

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

BASEMENT PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

COPIES OF THIS DRAWING AND DESIGN IS RECEIVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE. THE DESIGNER DOES NOT WARRANT THE INFORMATION CONTAINED THEREIN AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE DESIGNER. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF ANY OF THE DOCUMENTS. THE ARCHITECT WILL REVIEW SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS REQUIRED TO PERFORM THE WORK AND ADDRESS ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK. POSITIONS OF EXPOSED OR FINISHED MECHANICAL AND ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED ON THE ARCHITECTURAL DRAWINGS ARE TO BE LOCATED BY THE CONTRACTOR. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED BELOW AS "ISSUED FOR CONSTRUCTION" ALL WORK TO BE CARRIED OUT IN CONFORMANCE WITH THE CODE AND ORDINANCES OF THE CITY OF CHICAGO. THE JURISDICTION OF THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST Satisfy ALL CITY OF CHICAGO CODES AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

[illegible]

CITY OF OTTAWA

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

PAGE A1.10

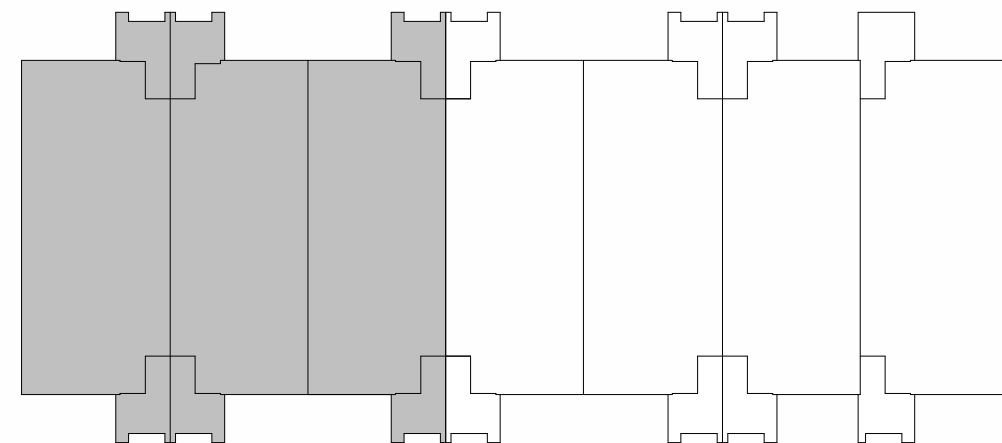
REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS,
RISERS AND LOCATIONS.



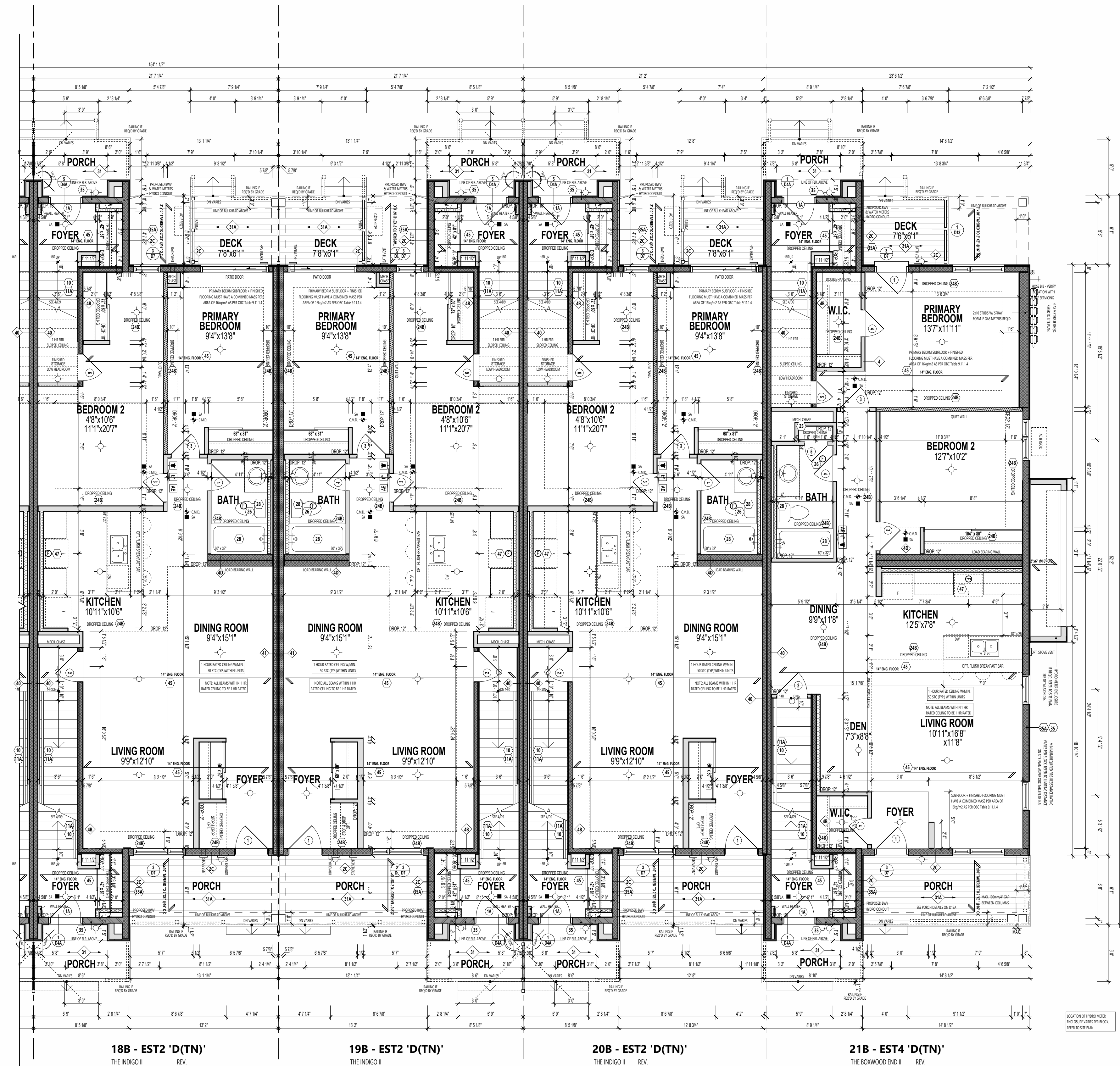
PARTIAL GROUND FLOOR PLAN
(UPG OPTION)



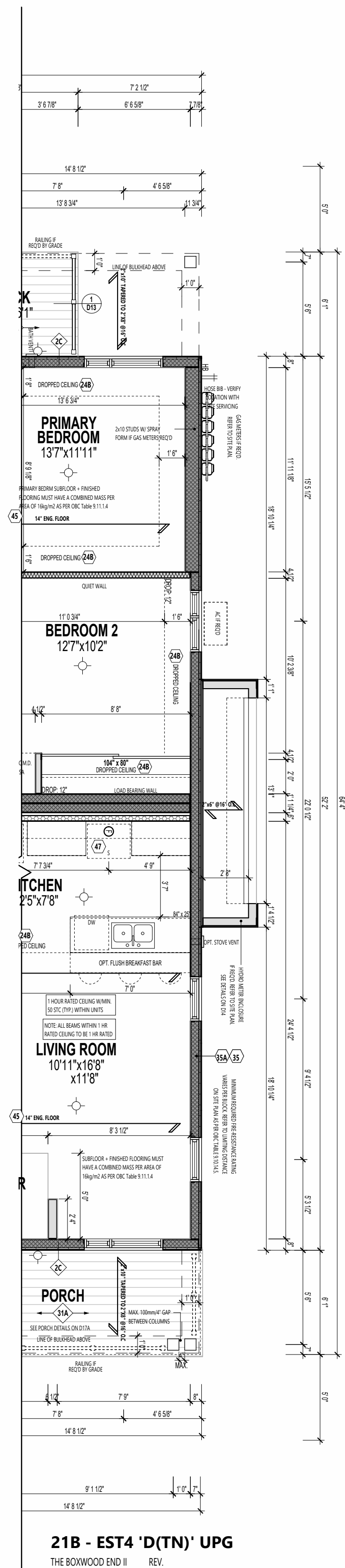
PARTIAL GROUND FLOOR PLAN - STANDARD



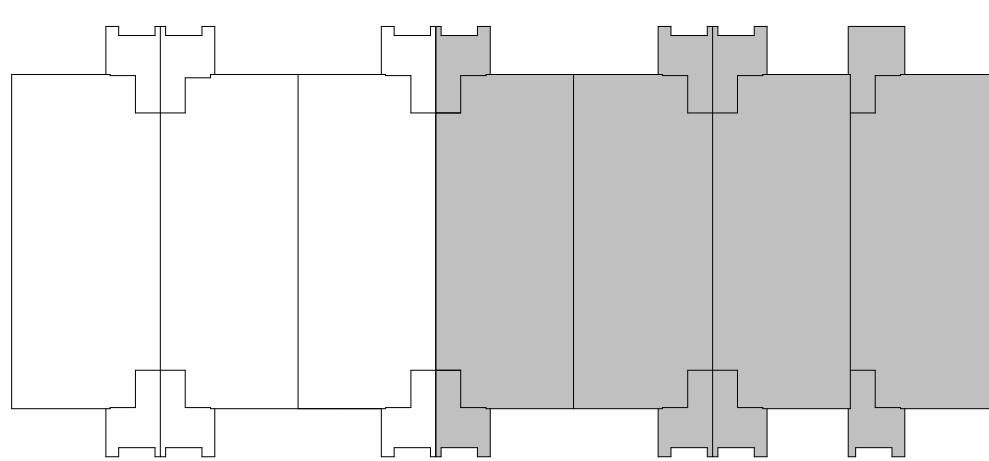
KEY PLAN - GROUND FLOOR



PARTIAL GROUND FLOOR PLAN - STANDARD



PARTIAL GROUND FLOOR PLAN (UPG OPTION)



KEY PLAN - GROUND FLOOR

PLAN NOTES:
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FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR FLOOR ONLY. TRUSSES SHALL BE PROVIDED WITH HANGING DIMENSIONS FOR LOCATION & NUMBER OF HOLES REQUIRED. TYP.

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

FRAMEWORK / SIDING CONSTRUCTION:
65 MINUTE, 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, taped and filled. Space between wood studs to be filled with preformed mineral fibre insulation with a mass of not less than 1.2 kg/50mm and must fill at least 90% of the cavity thickness. The type 'X' insulation must be run continuously behind all intersecting partitions, mechanical chases, bathtubs, showers, etc. Enclose insulation in type 'X' is installed in garage exterior walls. (Refer to section 9B-2.3 of supplementary standards)
PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
(REFER TO S.M.E.C. 81-4-105)

BACK VENTILATION CONSTRUCTION:
65 MINUTE, 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, taped and filled. Space between wood studs to be filled with preformed mineral fibre insulation with a mass of not less than 1.2 kg/50mm and must fill at least 90% of the cavity thickness. The type 'X' insulation must be run continuously behind all intersecting partitions, mechanical chases, bathtubs, showers, etc. Enclose insulation in type 'X' is installed in garage exterior walls. (Refer to section 9B-2.3 of supplementary standards)

HEADER / RIM JOIST LEVEL:
65 MINUTE, 1 HOUR FIRE RATED @ 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 (B.C. BY S.10.3.3.1) OF THE ON/OCCO 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: CO-1 TO D17
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY A.T.A. ENGINEERING INC. - S-01 TO S-06
REFER TO H.A.C. DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, PLANS AND LOCATIONS



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ARCHITECT STAMP

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01	ISSUED FOR COORDINATION	2025/11/07

GROUND FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.



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ARCHITECT STAMP

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

SECOND FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36"
SCALE As Indicated
ISSUE DATE 2025/11/07
PAGE A1.20

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

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

FRAMEWORK / SIDING CONSTRUCTION:
65 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50CM AND MUST 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 IS 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 S.M.E.C. 814-105)

BACK (RIB) CONSTRUCTION:
65 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/50CM AND MUST 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 IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
(REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS)

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

WALL LEGEND

LOAD BEARING WALL

MECHANICAL WALL

1 HR FIRE RATED ASSEMBLY

45 MIN FIRE RATED ASSEMBLY

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

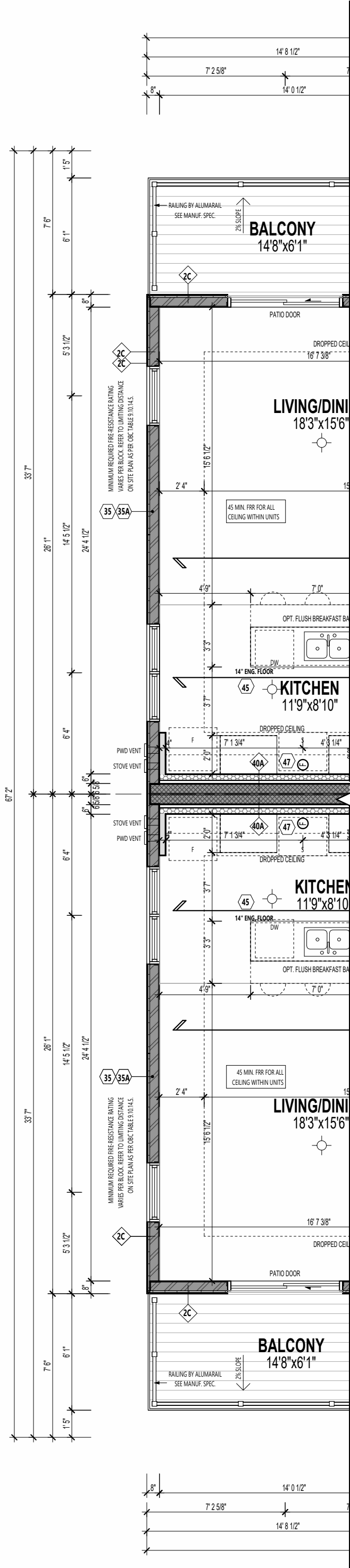
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THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH - CONSTRUCTION DETAILS: C01 TO D17

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

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

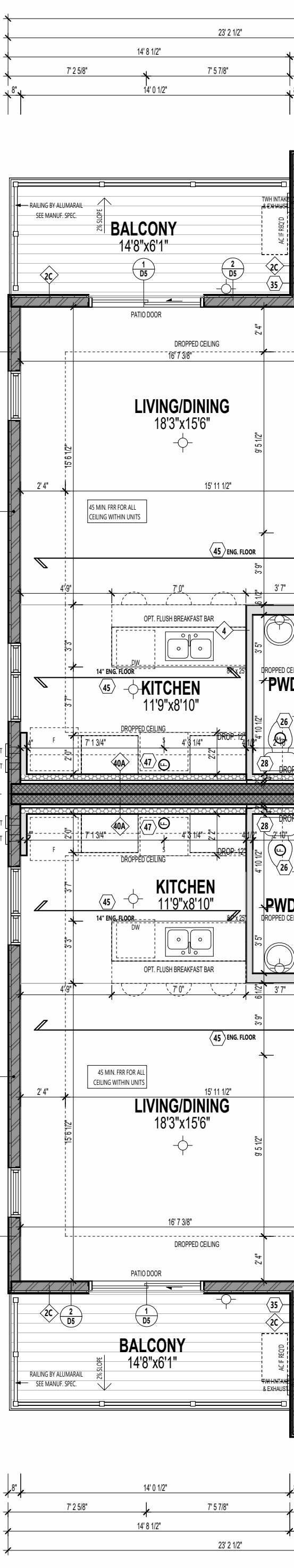
14A - EST3 'D(TN)' UPG.
THE WILLOW II
REV.



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

PARTIAL SECOND FLOOR PLAN (UPG OPTION)

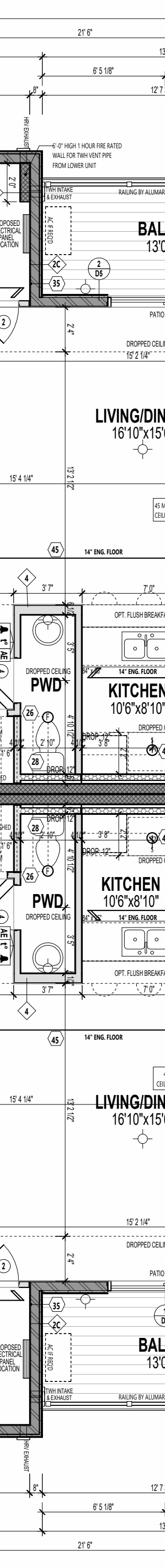
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THE WILLOW II
REV.



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

PARTIAL SECOND FLOOR PLAN - STANDARD

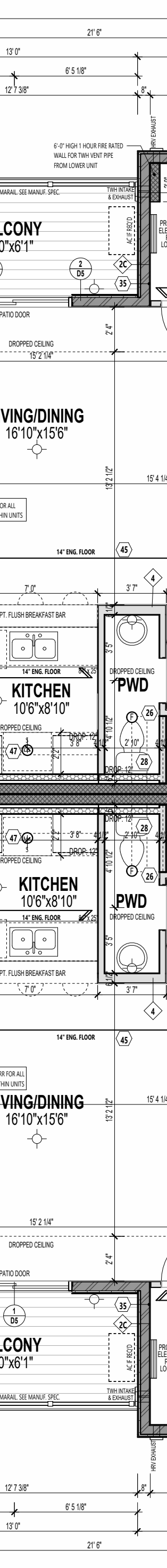
13A - EST1 'D(TN)'
THE ASTER II
REV.



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

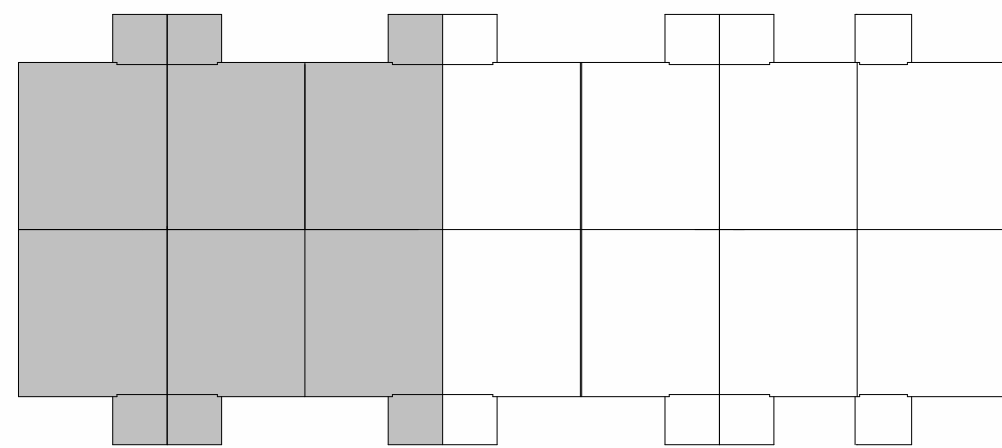
PARTIAL SECOND FLOOR PLAN - STANDARD

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



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

PARTIAL SECOND FLOOR PLAN - STANDARD



KEY PLAN - SECOND FLOOR

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VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
REQUIRED TO PERFORM THE WORK AND REPORT
ANY DISCREPANCIES WITH THE CONTRACT
DOCUMENTS TO THE ARCHITECT BEFORE
COMMENCING WORK. POSITIONS OF EXPOSED OR
FINISHED MECHANICAL OR ELECTRICAL DEVICES,
FITTINGS, AND FIXTURES ARE INDICATED ON
ARCHITECTURAL DRAWINGS. THE LOCATIONS
SHOWN ON THE ARCHITECTURAL DRAWINGS
GOVERN OVER THE MECHANICAL AND ELECTRICAL
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FOR CONSTRUCTION' ALL WORK TO BE CARRIED
OUT IN CONFORMANCE WITH THE CODE AND
BYLAWS OF THE AUTHORITIES HAVING
JURISDICTION. THE DESIGNER OF THESE PLANS AND
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REPRESENTATION TO ANY PARTY ABOUT THE
CONSTRUCTABILITY OF THE REPRESENTED BY
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.

ARCHITECT STAMP

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SECOND FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.

PLAN NOTES
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ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR
THE DESIGN AND LOCATION OF ALL MECHANICAL, HEATING, COOLING, GAS
FIRE VENTS, HVAC, GAS METER, HYDROMETER, ELECTRICAL AND ANY
MECHANICAL EQUIPMENT RULER 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" P
APART FOR EXIST. ONLY EXISTING WALL JOINTS. SEE HANG CHANG 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.

FRAMEWALL / SIDING CONSTRUCTION:
65 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' GYPSUM
BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE
SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE
NOT LESS THAN 12" @ 500MM. AND MUST FILL AT LEAST 90% OF THE
CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN
CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS. MECHANICAL
CHASSEL, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS
INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS
PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND
SIDING.
REFER TO S.M.E.C. 81-4-105.

BACK (RIM) CONSTRUCTION:
65 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' GYPSUM
BOARD (INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE
SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE
NOT LESS THAN 12" @ 500MM. AND MUST FILL AT LEAST 90% OF THE
CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN
CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS. MECHANICAL
CHASSEL, BATHUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS
INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS
PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND
SIDING.
REFER TO S.M.E.C. 81-4-105.

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

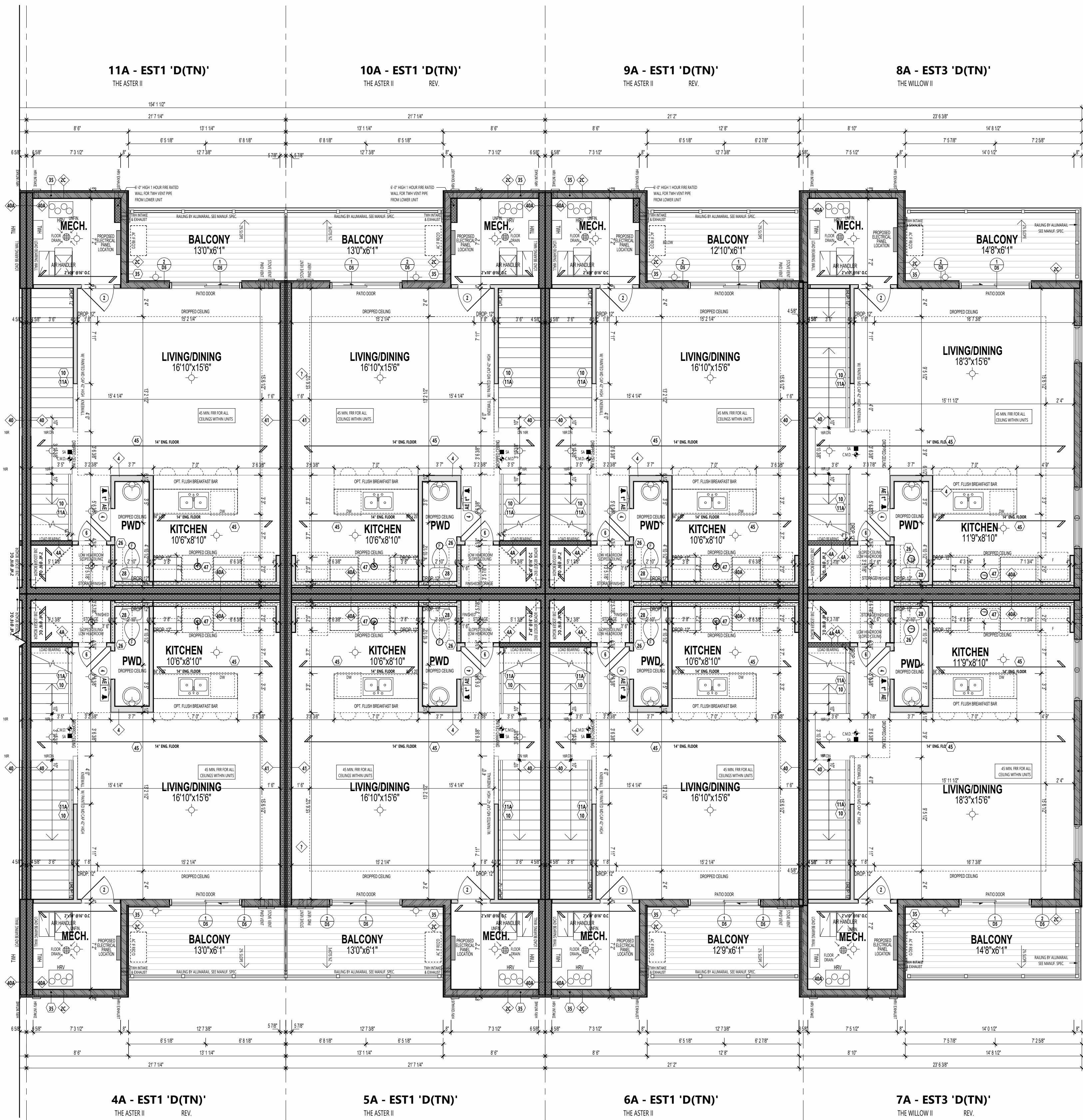
ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ'D BY
S.10.3.3.1 OF THE OBC2012 IS INSTALLED ENSURING THE CONTINUITY
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THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH -
CONSTRUCTION DETAILS: C0 TO D17.

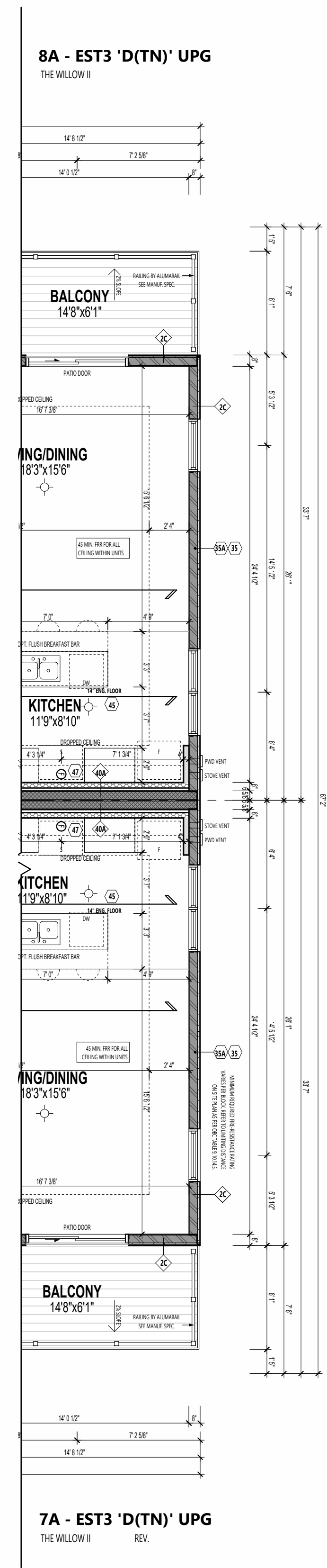
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL
DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06.

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

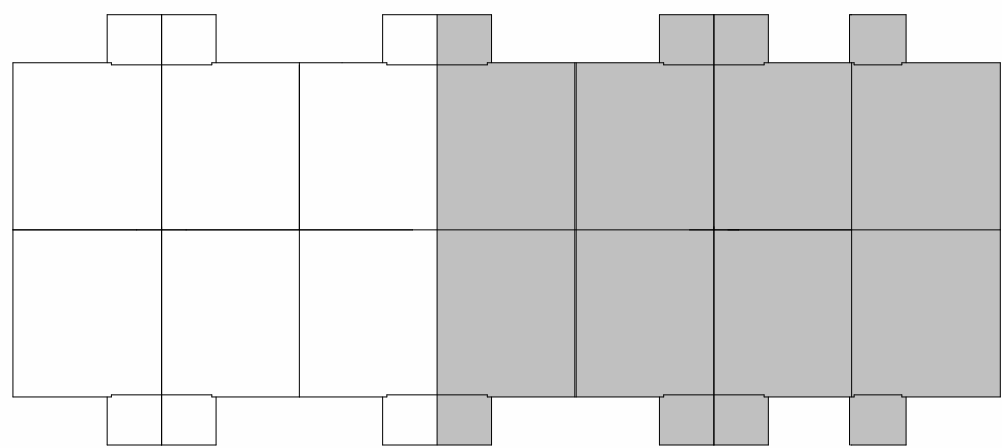


PARTIAL SECOND FLOOR PLAN - STANDARD

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



PARTIAL SECOND FLOOR PLAN
(UPG OPTION)



KEY PLAN - SECOND FLOOR

M & E SHOWN ON ARCHITECTURAL DRAWINGS IS PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, HEVILATION, 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.

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" APART FOR FLOOR ONLY. TRUSS HANG CONNECTIONS TO BE PROVIDED FOR LOCATION & NUMBER OF HOLES REQ'D. 11P.

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

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

FRAMEWORK / ROOFING CONSTRUCTION:
45 MINUTE, 1 HOUR FIRE RATED ASSEMBLY @ 15 MINUTE
PROVIDE A CONTINUOUS LAYER OF 15 MINUTE TYPE 'X' OPSYMA BOARD. INTERIOR SIDES 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, 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 OPSYMA BOARD SHEATHING BEHIND SINGING (REFER TO B.M.E.C. 81-4-105)

BACK VENEER CONSTRUCTION:
45 MINUTE, 1 HOUR FIRE RATED ASSEMBLY @ 15 MINUTE
PROVIDE 15 MINUTE TYPE 'X' OPSYMA BOARD BETWEEN FLOOR JOIST AT THE HEADERS OR CONTINUOUSLY ALONG THE RUN JOIST WHEN FLOOR JOISTS ARE WALLS TO RUN JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

HEADER, RUN JOIST LEVEL:
45 MINUTE, 1 HOUR FIRE RATED ASSEMBLY @ 15 MINUTE
PROVIDE 15 MINUTE TYPE 'X' OPSYMA BOARD BETWEEN FLOOR JOIST AT THE HEADERS OR CONTINUOUSLY ALONG THE RUN JOIST WHEN FLOOR JOISTS ARE WALLS 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

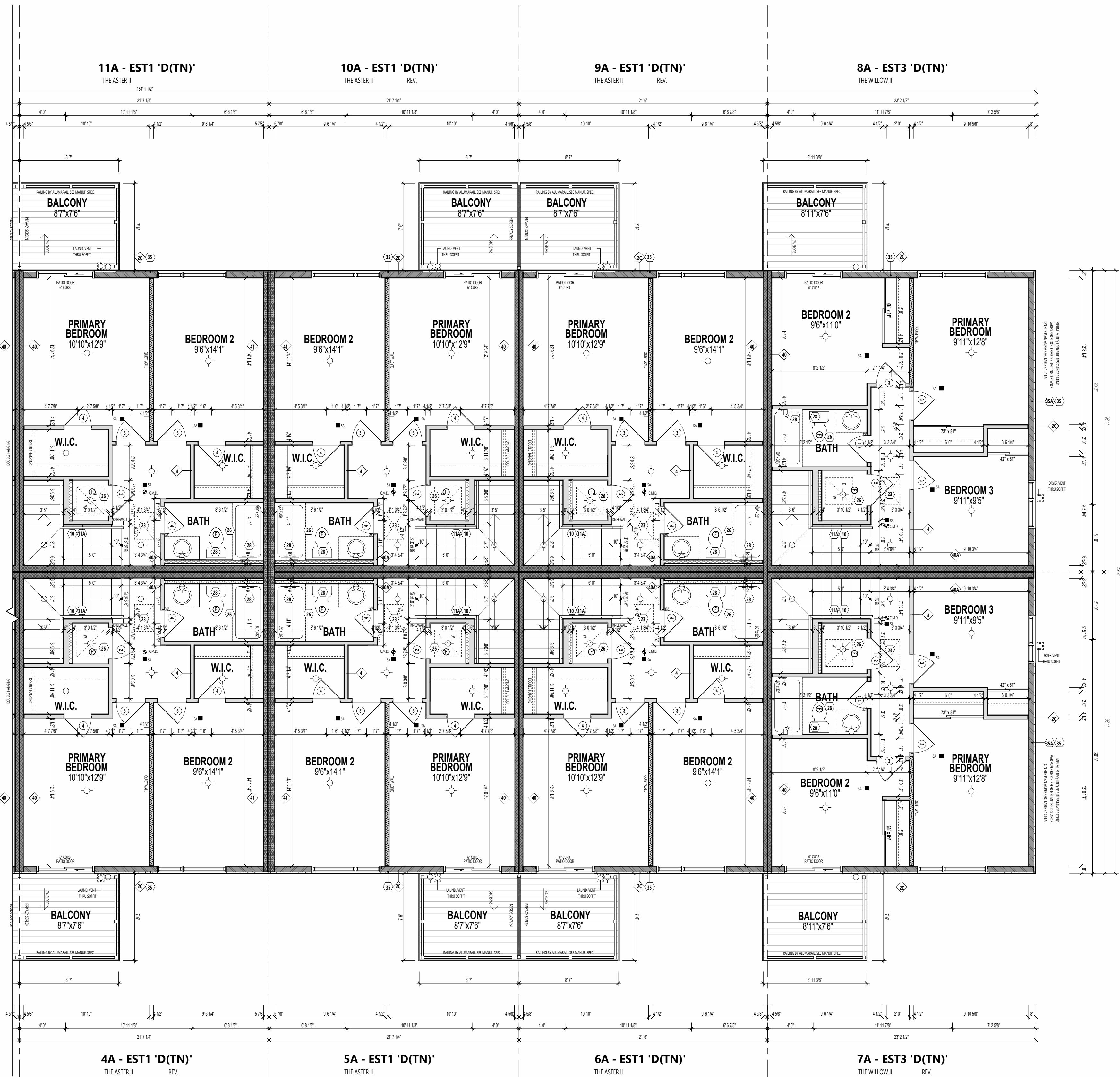
ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY 9.10.8.3(1) OF THE OBC2012 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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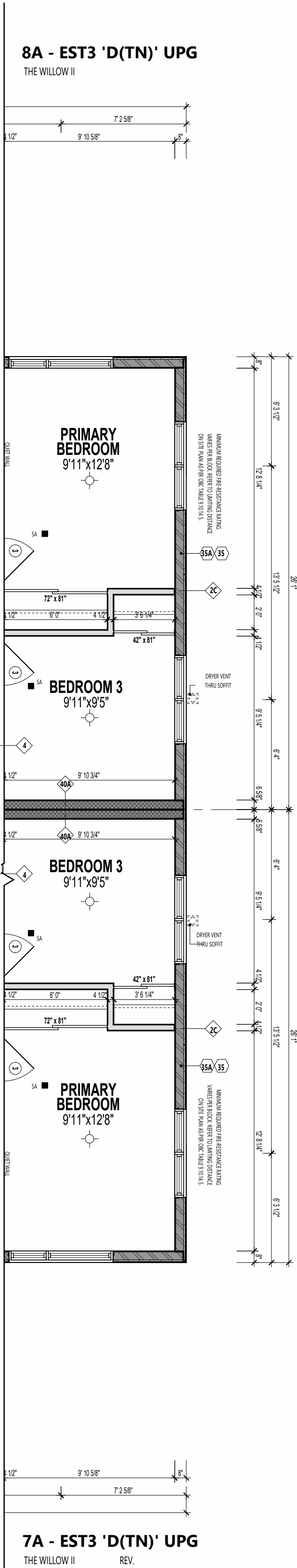
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH - CONSTRUCTION DETAILS GO TO D17

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY AIN ENGINEERING INC. - 5-01 TO 5-08

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



PARTIAL THIRD FLOOR PLAN - STANDARD



PARTIAL THIRD FLOOR PLAN (UPG OPTION)



KEY PLAN - THIRD FLOOR

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

STUDIO

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ROOF PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

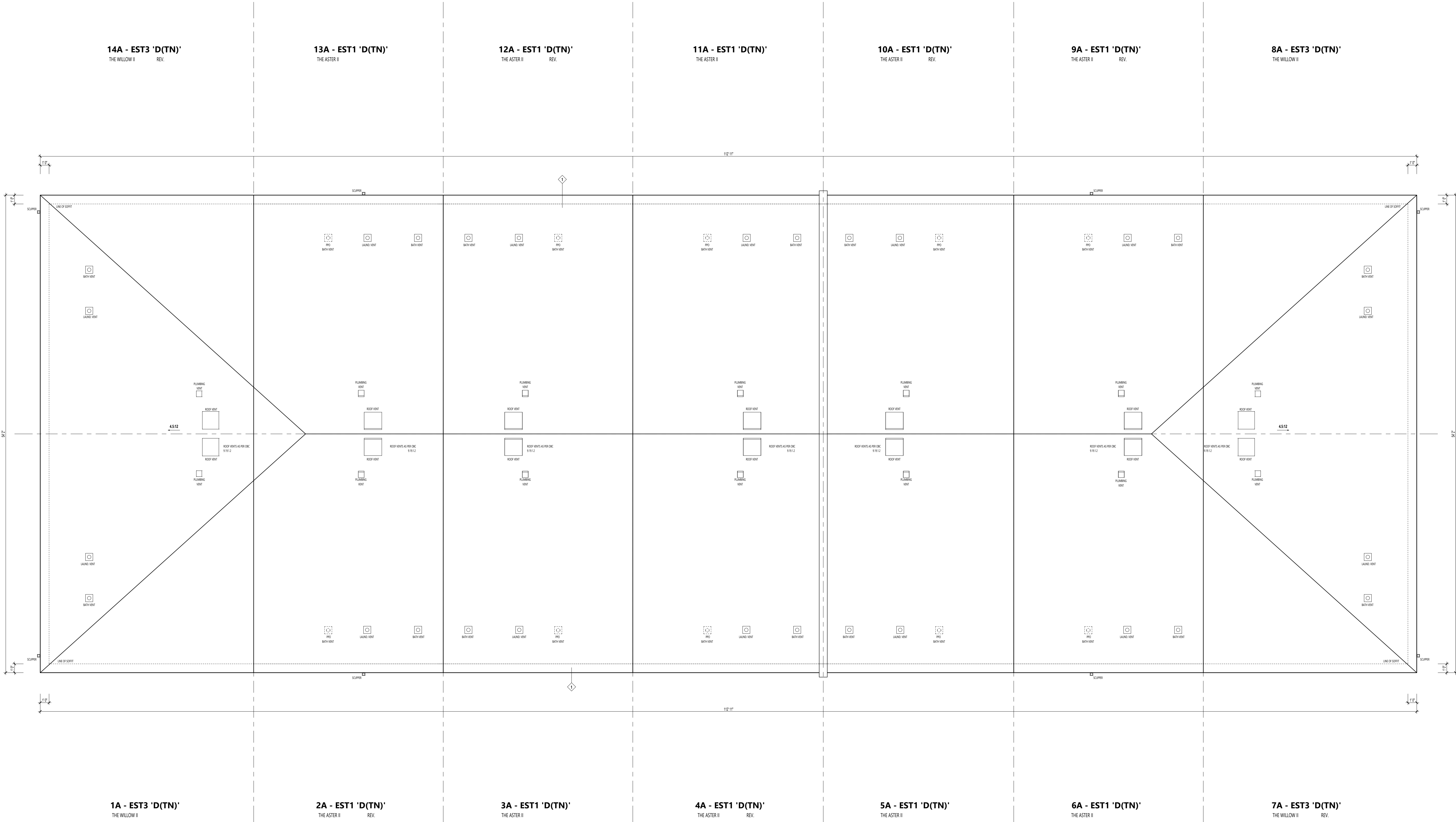
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ARCHITECT STAMP

[illegible]

FRONT ELEVATION

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
SHEET SIZE 24"x36"	PAGE A2.00
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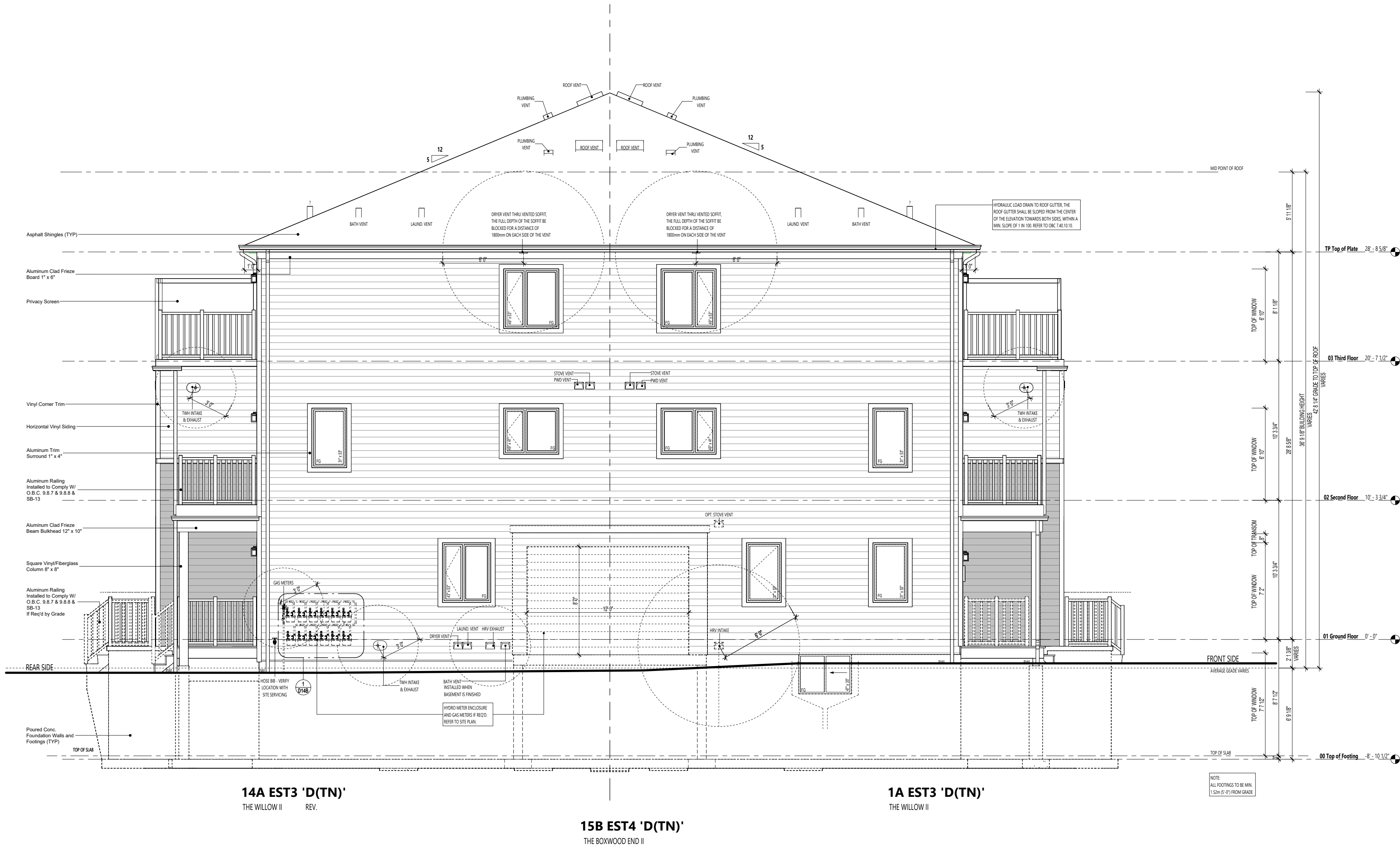
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LEFT ELEVATION

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7



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ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2025/11/07	

LEFT ELEVATION
- UPG

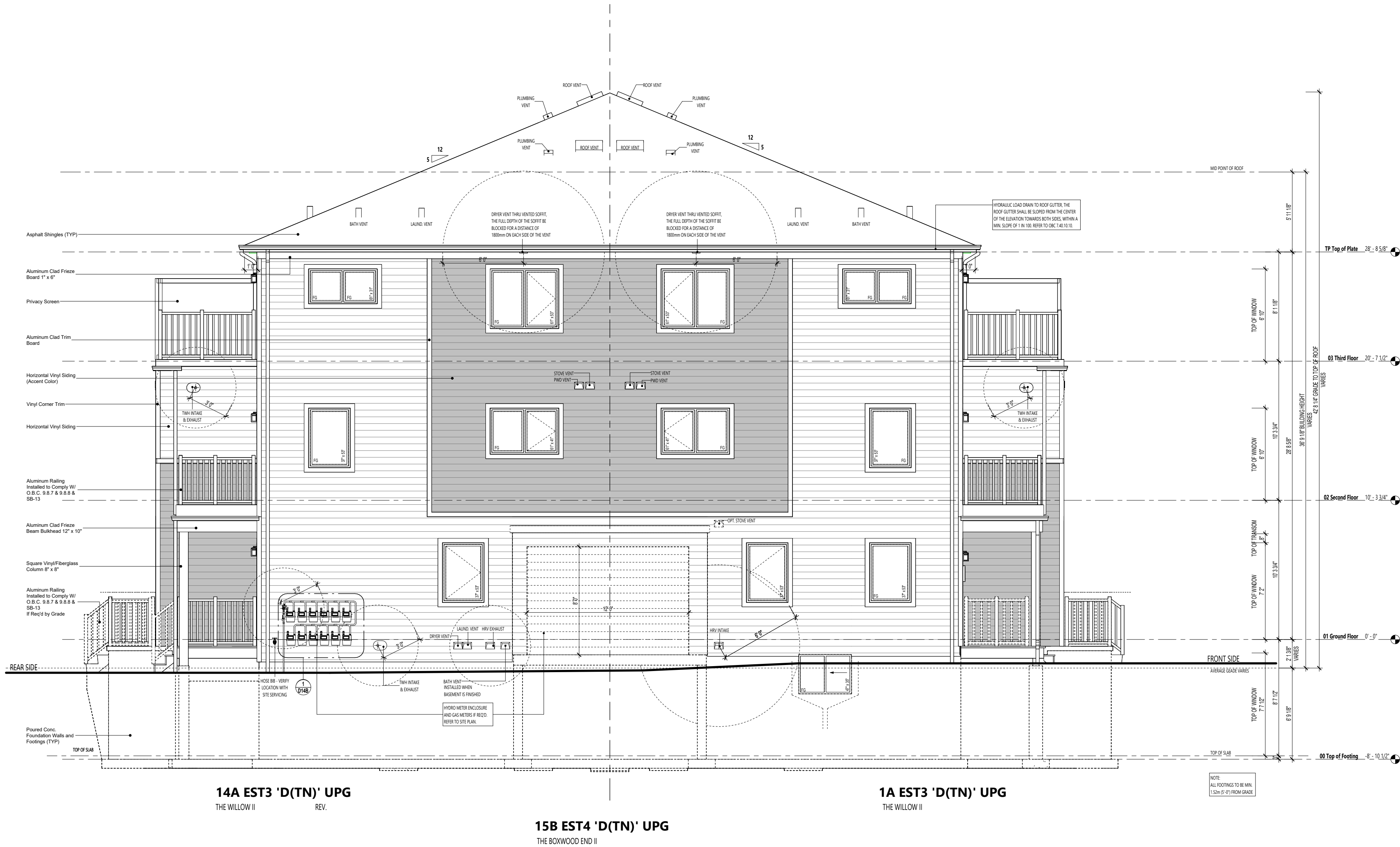
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

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





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REAR ELEVATION

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
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SHEET SIZE 24"x36"
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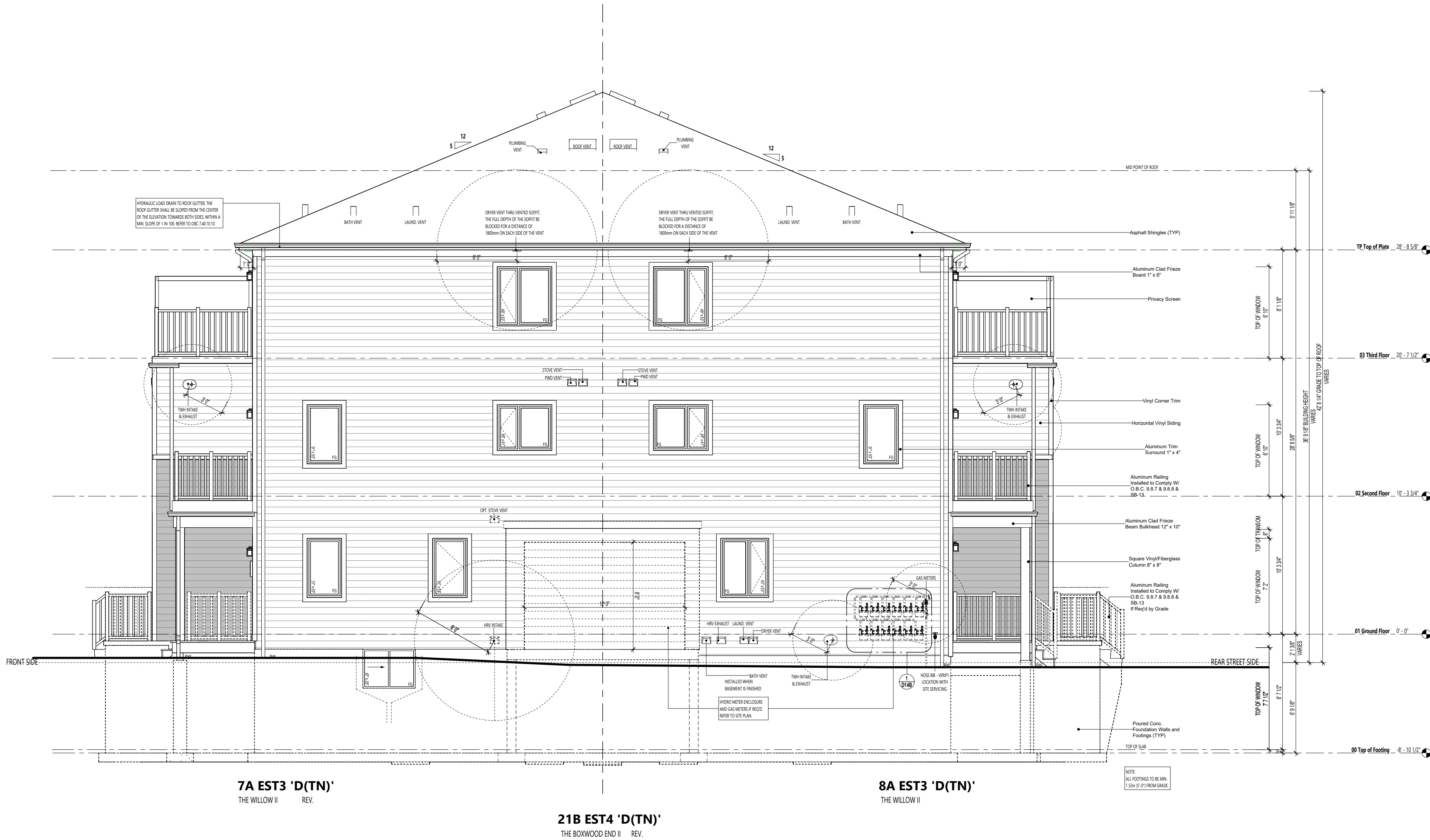
RIGHT
ELEVATION

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
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RIGHT
ELEVATION -
UPG

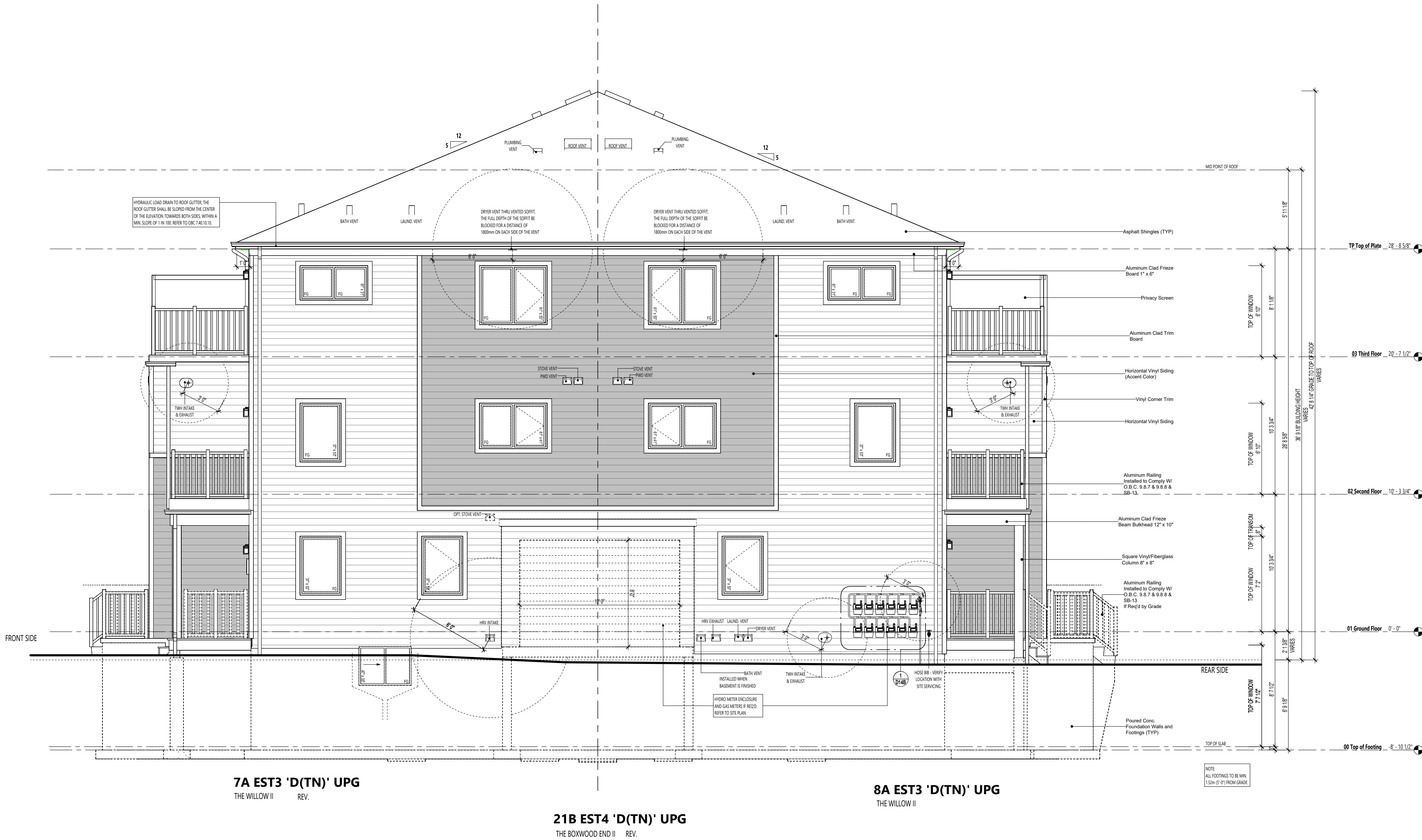
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

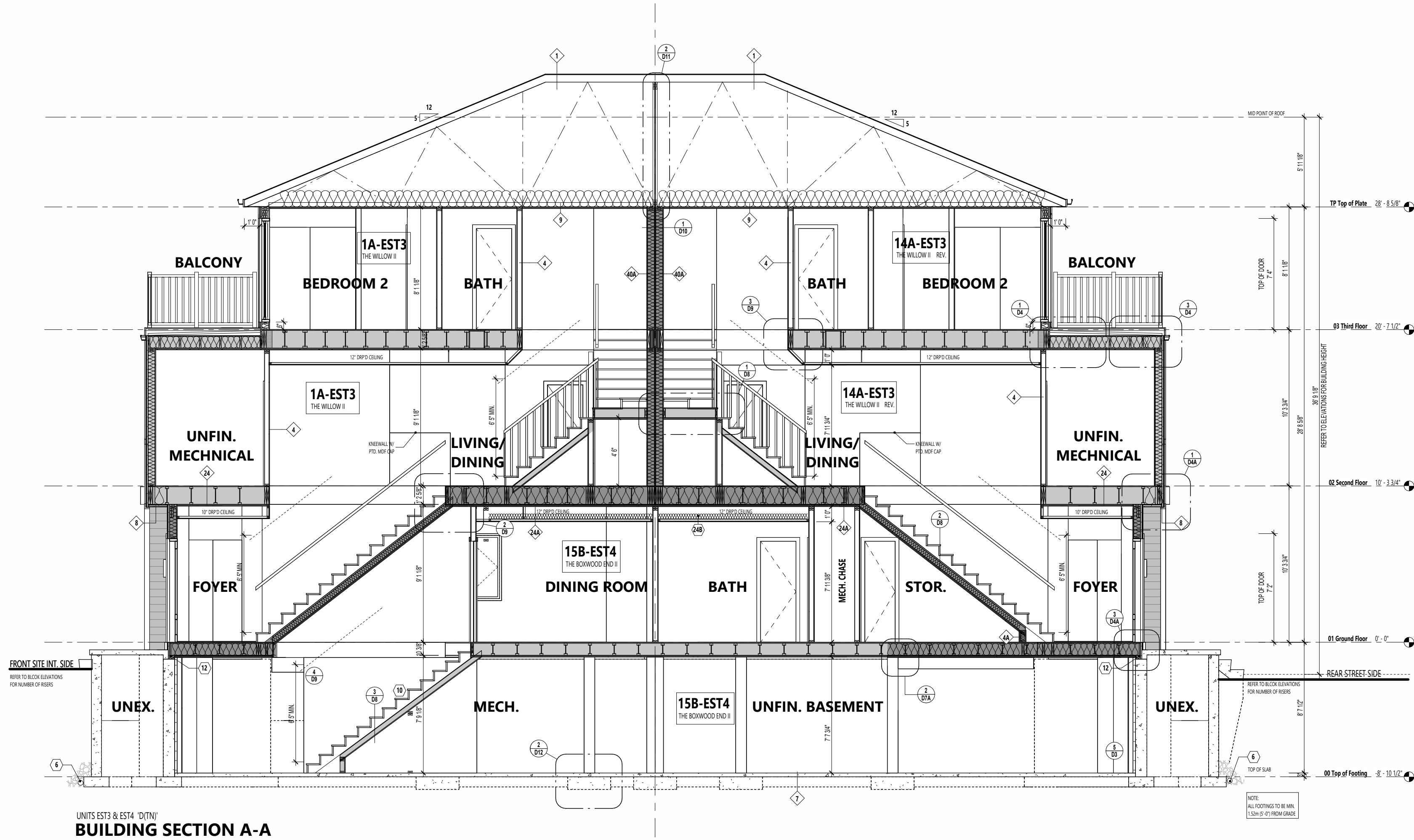
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SHEET SIZE 24"x36"
SCALE 3/16" = 1'-0"
ISSUE DATE 2025/11/07

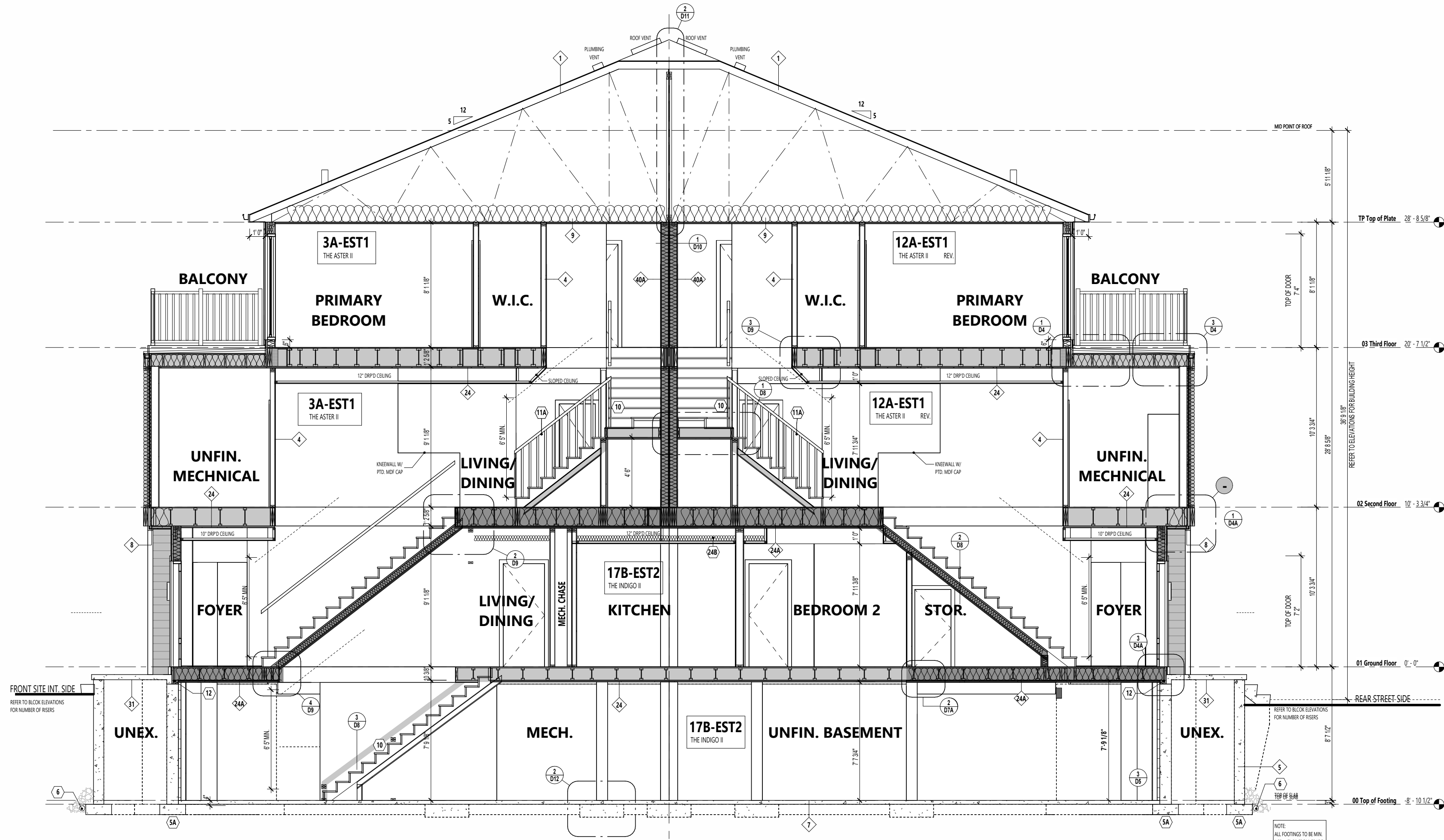


ROOF FRAMING:
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUILT-UP BEAMS, GIRDERS, TRUSSES AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED AND CERTIFIED BY ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL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

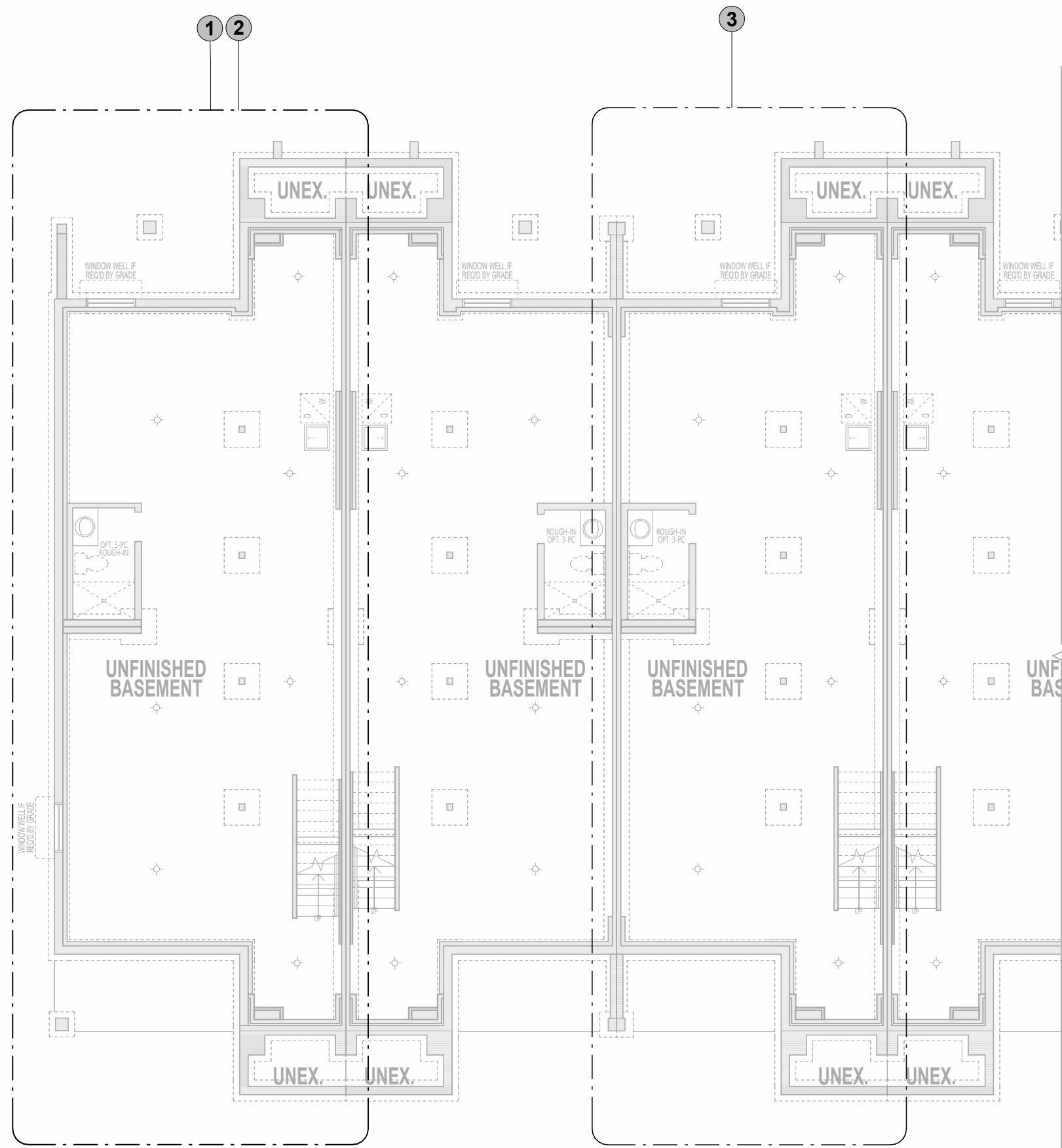
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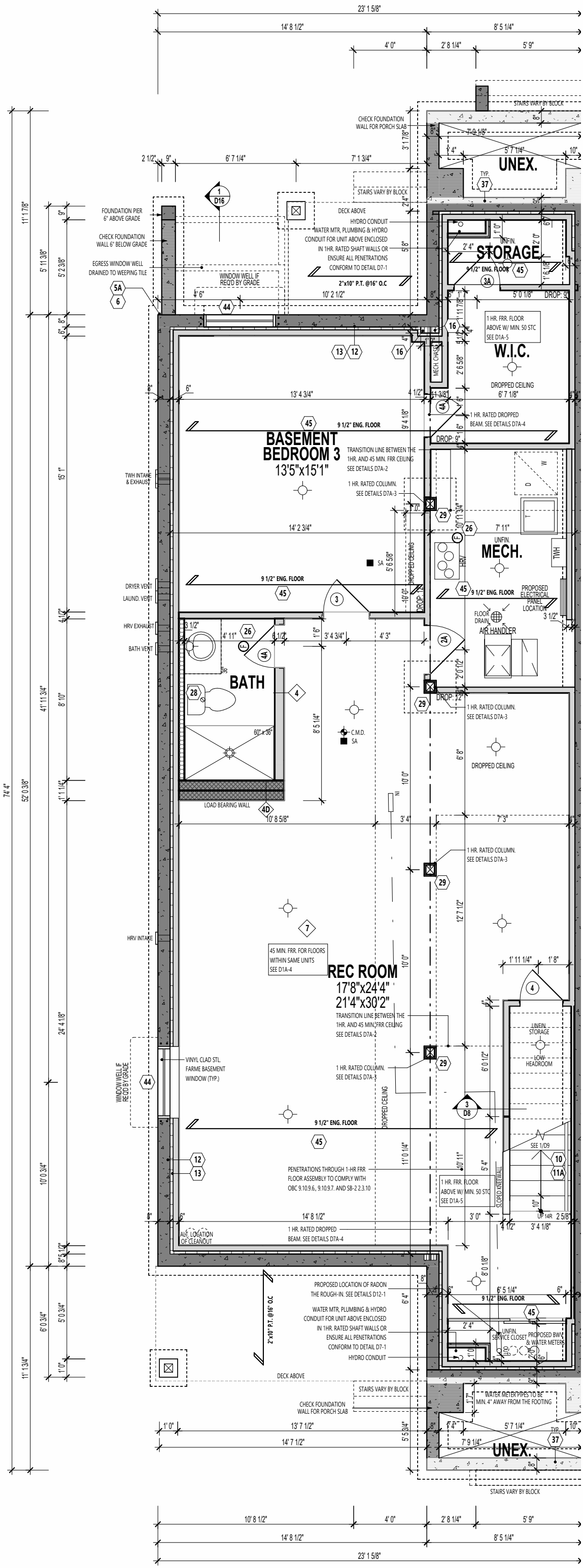
CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

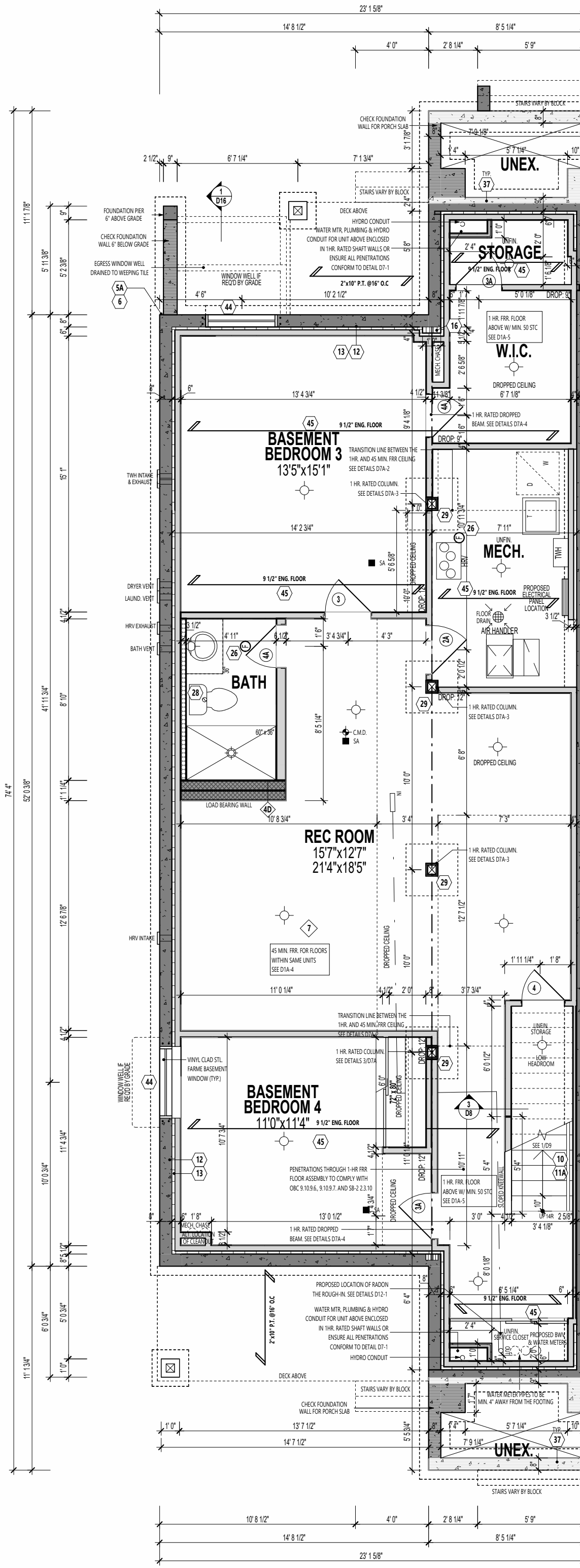
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ISSUE DATE 2025/11/07



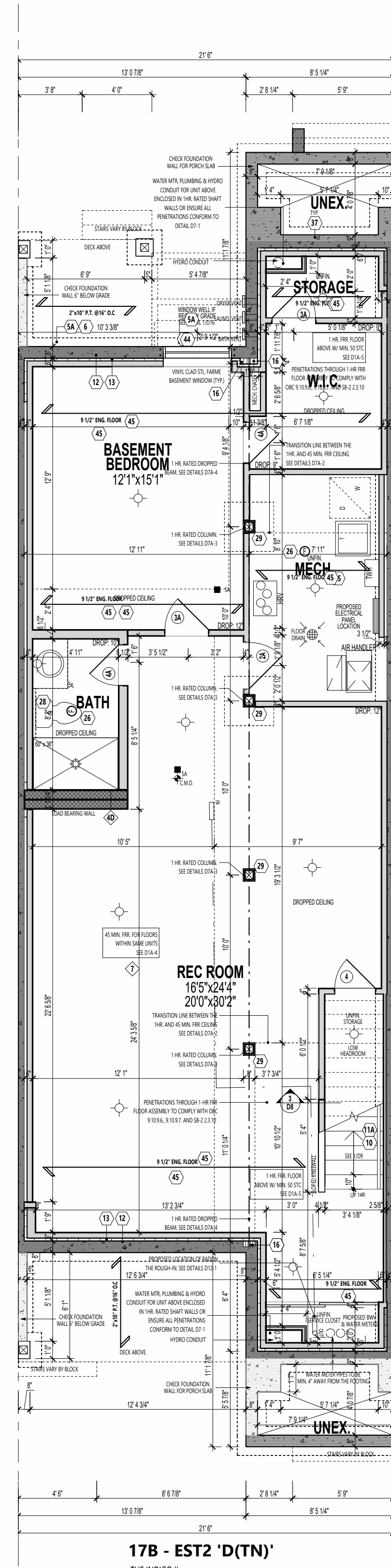
BASEMENT KEY PLAN



1 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)



2 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)

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 IN 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR 6"X6" ONLY. THE MAIN JOISTS, USE THE MAIN JOISTS FOR LOCATION & NUMBER OF HOLES REQUIRED.

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

FRAMEWORK / SIDING CONSTRUCTION:
65 MINUTE CELLULAR FIRE RATED WALL PROVIDE A CONTINUOUS LAYER OF 15 MIN 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. ENSURE INSULATION IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING. (REFER TO S.M.E.C. #1-4-105)

BACK (UNDER) CONSTRUCTION:
65 MINUTE CELLULAR FIRE RATED WALL PROVIDE A CONTINUOUS LAYER OF 15 MIN 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. ENSURE INSULATION IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING. (REFER TO S.M.E.C. #1-4-105)

HEADER / FIN. JOIST LEVEL:
65 MINUTE CELLULAR FIRE RATED @ HEADER PROVIDE 15 MIN TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO JOIST TO MAINTAIN 45 MINUTE 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 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 CO-0 TO D17.
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY ATA ENGINEERING INC. - S-01 TO S-06.
REFER TO H.A.C. DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, PANS AND LOCATIONS.

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.



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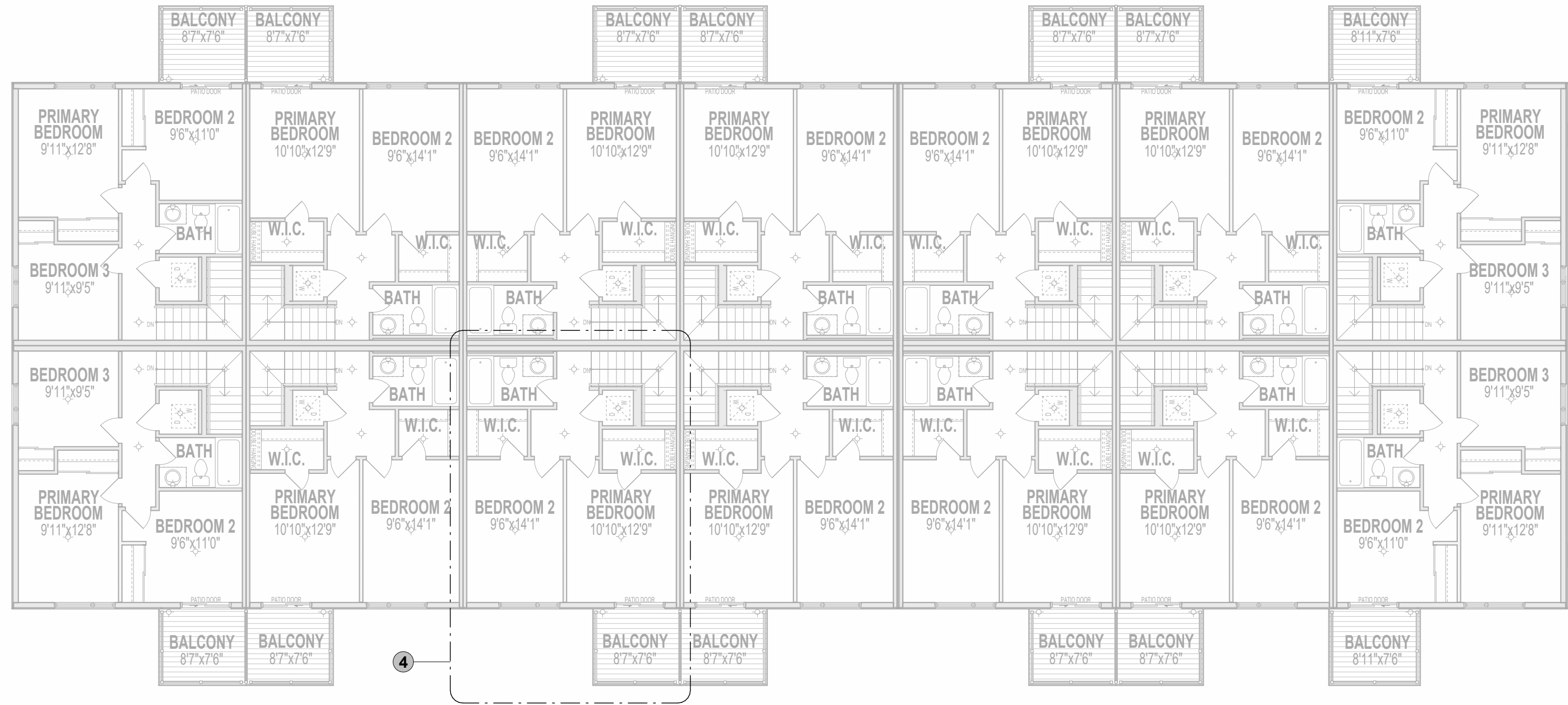
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PRE-PLANNED
OPTIONS

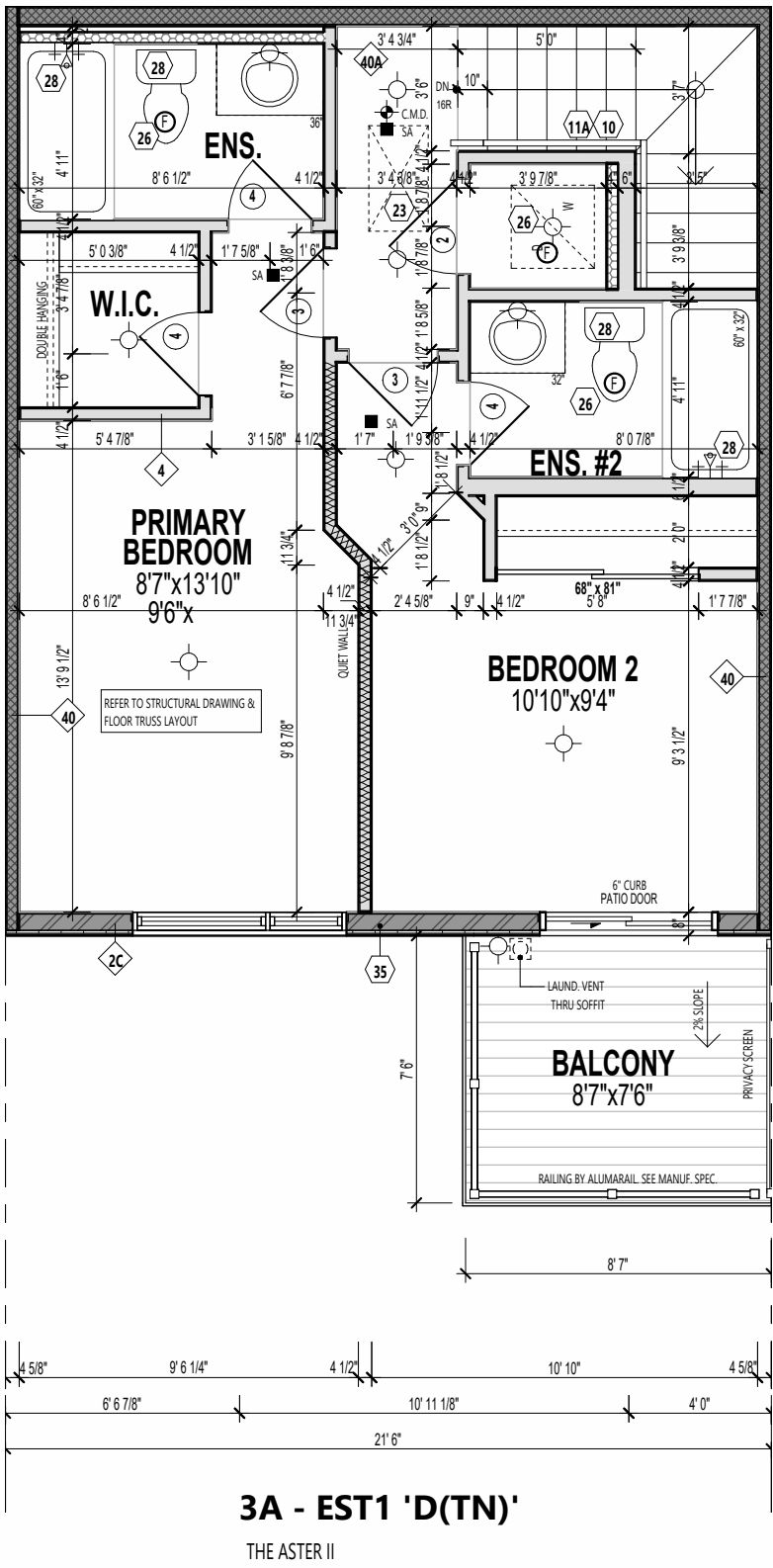
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY PLAN NO.	CITY FILE NO.
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THIRD FLOOR KEY PLAN



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

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

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" P. APART FOR FLEX. COLLECTOR MAIN DESIGN. SEE HVAC DWGS FOR LOCATION & NUMBER OF HOLES REQ'D. TYP.

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

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

FRAMEWORK / SIKING CONSTRUCTION:
45 MINUTE, 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD. INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/502M AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS) PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIKING. (REFER TO B.M.E.C. 8/4-10)

BRICK VENEER CONSTRUCTION:
45 MINUTE, 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD. INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/502M AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS)

HEADER, RIM JOIST LEVEL:
45 MINUTE, 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 WALLS TO RIM JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

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

ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY S.10.8.3.1(1) OF THE OREGO 12 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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

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

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

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



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