

BASEMENT AREA CALCULATIONS

13B FINISHED BASEMENT	1088 SF	101.08 m ²
14B FINISHED BASEMENT	1008 SF	93.65 m ²
15B FINISHED BASEMENT	1008 SF	93.66 m ²
16B FINISHED BASEMENT	1003 SF	93.16 m ²
17B FINISHED BASEMENT	1003 SF	93.15 m ²
18B FINISHED BASEMENT	1088 SF	101.08 m ²
TOTAL	6198 SF	575.78 m²

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ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2026/01/21
02	ISSUED FOR TENDER	2026/03/02

PPOs AREA CALCULATIONS

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.



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FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

1A EEDS ENERGY STAR CALCULATIONS

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

2A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2339 SF	122 SF	5.22%
	(217.33 m ²)	(11.35 m ²)	
FRONT	503.89 sqft	122.17 sqft	
	(46.81 m ²)	(11.35 m ²)	
REAR	503.89 sqft	0.00 sqft	
	(46.81 m ²)	(0.00 m ²)	
LEFT	665.79 sqft	0.00 sqft	
	(61.85 m ²)	(0.00 m ²)	
RIGHT	665.79 sqft	0.00 sqft	
	(61.85 m ²)	(0.00 m ²)	

3A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2339 SF	122 SF	5.22%
	(217.33 m ²)	(11.35 m ²)	
FRONT	503.89 sqft	122.17 sqft	
	(46.81 m ²)	(11.35 m ²)	
REAR	503.89 sqft	0.00 sqft	
	(46.81 m ²)	(0.00 m ²)	
LEFT	665.79 sqft	0.00 sqft	
	(61.85 m ²)	(0.00 m ²)	
RIGHT	665.79 sqft	0.00 sqft	
	(61.85 m ²)	(0.00 m ²)	

4A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2339 SF	122 SF	5.22%
	(217.33 m ²)	(11.35 m ²)	
FRONT	503.89 sqft	122.17 sqft	
	(46.81 m ²)	(11.35 m ²)	
REAR	503.89 sqft	0.00 sqft	
	(46.81 m ²)	(0.00 m ²)	
LEFT	665.79 sqft	0.00 sqft	
	(61.85 m ²)	(0.00 m ²)	
RIGHT	665.79 sqft	0.00 sqft	
	(61.85 m ²)	(0.00 m ²)	

5A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2339 SF	122 SF	5.22%
	(217.33 m ²)	(11.35 m ²)	
FRONT	503.89 sqft	122.17 sqft	
	(46.81 m ²)	(11.35 m ²)	
REAR	503.89 sqft	0.00 sqft	
	(46.81 m ²)	(0.00 m ²)	
LEFT	665.79 sqft	0.00 sqft	
	(61.85 m ²)	(0.00 m ²)	
RIGHT	665.79 sqft	0.00 sqft	
	(61.85 m ²)	(0.00 m ²)	

6A EEDS ENERGY STAR CALCULATIONS

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

7A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2421 SF	166 SF	6.84%
	(224.91 m ²)	(15.38 m ²)	
FRONT	537.47 sqft	0.00 sqft	
	(49.93 m ²)	(0.00 m ²)	
REAR	537.47 sqft	122.17 sqft	
	(49.93 m ²)	(11.35 m ²)	
LEFT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	
RIGHT	672.98 sqft	43.40 sqft	
	(62.52 m ²)	(4.03 m ²)	

8A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2354 SF	122 SF	5.19%
	(218.67 m ²)	(11.35 m ²)	
FRONT	503.89 sqft	0.00 sqft	
	(46.81 m ²)	(0.00 m ²)	
REAR	503.89 sqft	122.17 sqft	
	(46.81 m ²)	(11.35 m ²)	
LEFT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	
RIGHT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	

9A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2354 SF	122 SF	5.19%
	(218.67 m ²)	(11.35 m ²)	
FRONT	503.89 sqft	0.00 sqft	
	(46.81 m ²)	(0.00 m ²)	
REAR	503.89 sqft	122.17 sqft	
	(46.81 m ²)	(11.35 m ²)	
LEFT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	
RIGHT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	

10A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2354 SF	122 SF	5.19%
	(218.67 m ²)	(11.35 m ²)	
FRONT	503.89 sqft	0.00 sqft	
	(46.81 m ²)	(0.00 m ²)	
REAR	503.89 sqft	122.17 sqft	
	(46.81 m ²)	(11.35 m ²)	
LEFT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	
RIGHT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	

11A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2354 SF	122 SF	5.19%
	(218.67 m ²)	(11.35 m ²)	
FRONT	503.89 sqft	0.00 sqft	
	(46.81 m ²)	(0.00 m ²)	
REAR	503.89 sqft	122.17 sqft	
	(46.81 m ²)	(11.35 m ²)	
LEFT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	
RIGHT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	

12A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2421 SF	166 SF	6.84%
	(224.91 m ²)	(15.38 m ²)	
FRONT	537.47 sqft	0.00 sqft	
	(49.93 m ²)	(0.00 m ²)	
REAR	537.47 sqft	122.17 sqft	
	(49.93 m ²)	(11.35 m ²)	
LEFT	672.98 sqft	43.40 sqft	
	(62.52 m ²)	(4.03 m ²)	
RIGHT	672.98 sqft	0.00 sqft	
	(62.52 m ²)	(0.00 m ²)	

13B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1460 SF	143 SF	9.79%
	(135.66 m ²)	(13.28 m ²)	
FRONT	168.06 sqft	40.74 sqft	
	(15.61 m ²)	(3.78 m ²)	
REAR	168.06 sqft	52.17 sqft	
	(15.61 m ²)	(4.85 m ²)	
LEFT	562.08 sqft	50.07 sqft	
	(52.22 m ²)	(4.65 m ²)	
RIGHT	562.08 sqft	0.00 sqft	
	(52.22 m ²)	(0.00 m ²)	

14B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1424 SF	118 SF	8.32%
	(132.25 m ²)	(11.00 m ²)	
FRONT	149.70 sqft	52.53 sqft	
	(13.91 m ²)	(4.88 m ²)	
REAR	149.70 sqft	65.85 sqft	
	(13.91 m ²)	(6.12 m ²)	
LEFT	562.08 sqft	0.00 sqft	
	(52.22 m ²)	(0.00 m ²)	
RIGHT	562.08 sqft	0.00 sqft	
	(52.22 m ²)	(0.00 m ²)	

15B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1424 SF	118 SF	8.32%
	(132.25 m ²)	(11.00 m ²)	
FRONT	149.70 sqft	52.53 sqft	
	(13.91 m ²)	(4.88 m ²)	
REAR	149.70 sqft	65.85 sqft	
	(13.91 m ²)	(6.12 m ²)	
LEFT	562.08 sqft	0.00 sqft	
	(52.22 m ²)	(0.00 m ²)	
RIGHT	562.08 sqft	0.00 sqft	
	(52.22 m ²)	(0.00 m ²)	

16B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1424 SF	118 SF	8.32%
	(132.25 m ²)	(11.00 m ²)	
FRONT	149.70 sqft	52.53 sqft	
	(13.91 m ²)	(4.88 m ²)	
REAR	149.70 sqft	65.85 sqft	
	(13.91 m ²)	(6.12 m ²)	
LEFT	562.08 sqft	0.00 sqft	
	(52.22 m ²)	(0.00 m ²)	
RIGHT	562.08 sqft	0.00 sqft	
	(52.22 m ²)	(0.00 m ²)	

17B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1424 SF	118 SF	8.32%
	(132.25 m ²)	(11.00 m ²)	
FRONT	149.70 sqft	52.53 sqft	
	(13.91 m ²)	(4.88 m ²)	



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PLANIMETER
M & S 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, EXITS, HVAC, GAS METER, HYDROMETER, ELECTRICAL AND ANY MECHANICAL EQUIPMENT. BUILDER AND SUBCONTRACTOR TO VERIFY THE INSTALLATION CONFORMS 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" DIA. CABLES. VERIFY HANGING SYSTEMS FOR LOCATION & NUMBER OF HOLES. REFER TO:

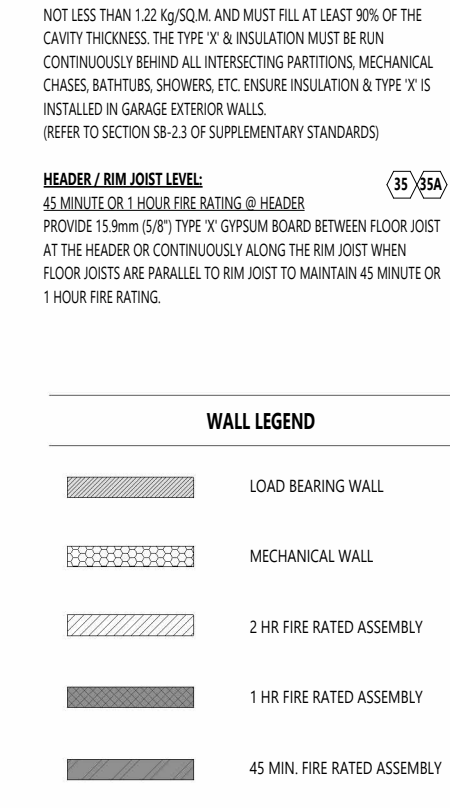
FLOOR FRAMING
FOR FLOOR FRAMING AND REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS. ALL TRUSS JOIST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

FRAMING / SIDING CONSTRUCTION
45 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. TAPE AND FILL. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.2 kg/m³ AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASSE, BATHUBS, SHOWERS, ETC. ENGINE INSULATION @ TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS.
PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
REFER TO S.E.C. 81-4-102.

HEADLINE / JOIST LEVEL
45 MINUTE 1 HOUR FIRE RATED 8' HEADLINE
PROVIDE 15 MINUTE TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADLINE OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO JOIST TO MAINTAIN 60 MINUTE OR 1 HOUR FIRE RATING.

RISK / USER CONSTRUCTION
45 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. TAPE AND FILL. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.2 kg/m³ AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASSE, BATHUBS, SHOWERS, ETC. ENGINE INSULATION @ TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS.
PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
REFER TO S.E.C. 81-4-102.

WALL LEGEND



INDICATE THE PROTECTION OF LOAD BEARING ELEMENTS BY S 10.3.1(1) OF THE O.C.B.C.'S IS MAINTAINED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

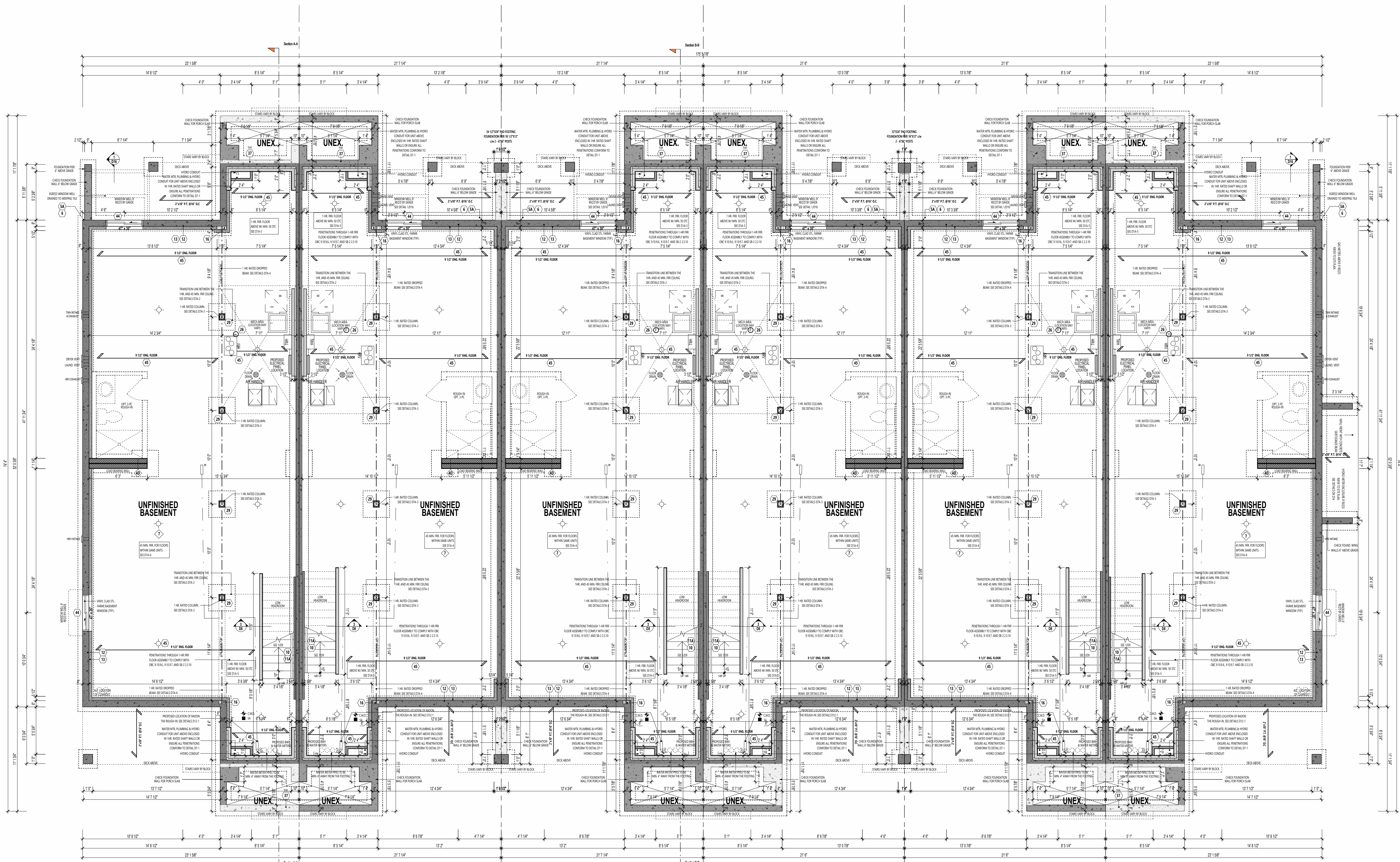
IF FIRE SEPARATION OR RESISTANCE RATINGS ARE OTHER THAN DETAILED, PROVIDE SPEC TO INSPECTOR ON SITE.

THESE DRAWINGS MUST BE READ IN CONSULTATION WITH STRUCTURAL DRAWINGS BY A TA ENGINEERING INC. - 5-01 TO 5-6.

SEE S-03 FOR FINISHES AND PAD SIZES AND REWORKING DETAIL.

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

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



13B - EST4 'D(TN)' THE BOWWOOD END II
14B - EST2 'D(TN)' THE INDIGO II REV.
15B - EST2 'D(TN)' THE INDIGO II
16B - EST2 'D(TN)' THE INDIGO II REV.
17B - EST2 'D(TN)' THE INDIGO II
18B - EST4 'D(TN)' THE BOWWOOD END II REV.

DETAILED BASEMENT PLAN
3/16" = 1'-0"

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ISSUED / REVISION CHART

NO.	ISSUED FOR COORDINATION	2026/01/21
01	ISSUED FOR COORDINATION	2026/01/21
02	ISSUED FOR TENDER	2026/03/02

DETAILED BASEMENT PLAN

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.



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ARCHITECT STAMP

ISSUED / REVISION CHART

Table with 2 columns: No. and Description. Row 1: 01 ISSUED FOR COORDINATION. Row 2: 02 ISSUED FOR TENDER.

DETAILED GROUND FLOOR PLAN

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE: 24"x36" SCALE: As Indicated ISSUE DATE: 2026/03/02

PAGE A1.12

FRAMING: M & 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-GULF HOLES @ 8" PITCH FOR 100% DUCTS. SEE HANG DIMS FOR LOCATION & NUMBER OF HOLES REQUIRED. TYP.

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

FRAMING / SIDING CONSTRUCTION: 45 MINUTE 1 HOUR FIRE RATED WALL. PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE 'X' Gypsum BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED. TAPE AND FILL. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.2 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 CHASIS, BATHS, SHOWERS, ETC. ENGINE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS. PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD 5/8" SHEATHING BEHIND SIDING. REFER TO S.M.E.C. #1-8-100.

RISK UNDER CONSTRUCTION: 45 MINUTE 1 HOUR FIRE RATED WALL. PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE 'X' Gypsum BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED. TAPE AND FILL. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.2 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 CHASIS, BATHS, SHOWERS, ETC. ENGINE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS. PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD 5/8" SHEATHING BEHIND SIDING. REFER TO S.M.E.C. #1-8-100.

HEADER / RIM JOIST LEVEL: 45 MINUTE 1 HOUR FIRE RATED @ HEADER. PROVIDE 15mm (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
- 2 HR FIRE RATED ASSEMBLY
- 1 HR FIRE RATED ASSEMBLY
- 45 MIN FIRE RATED ASSEMBLY

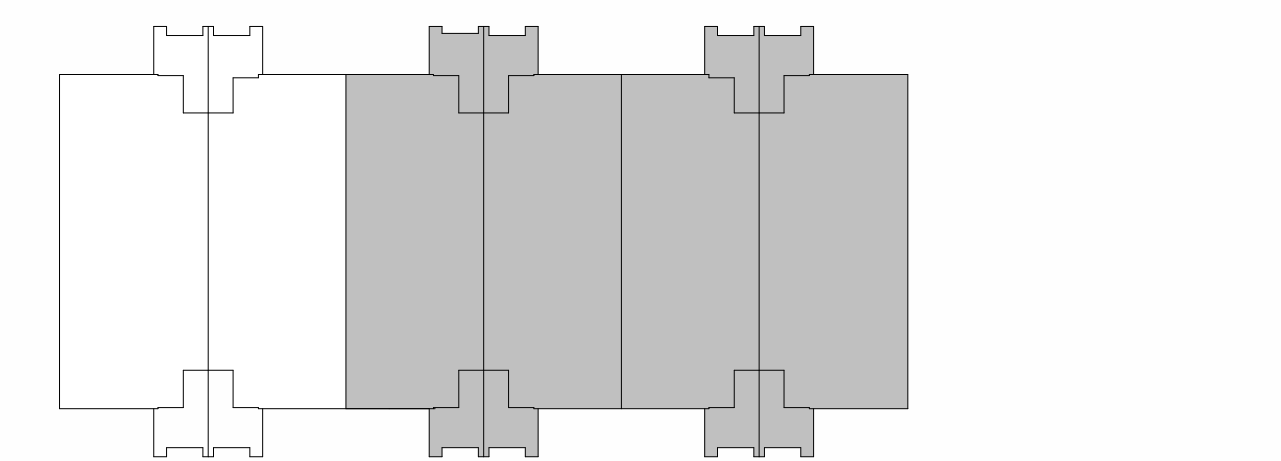
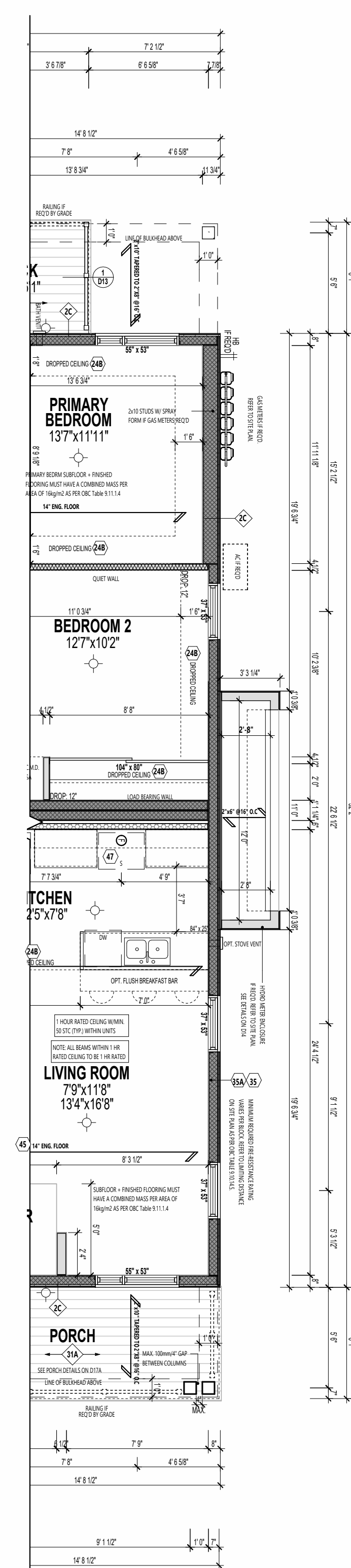
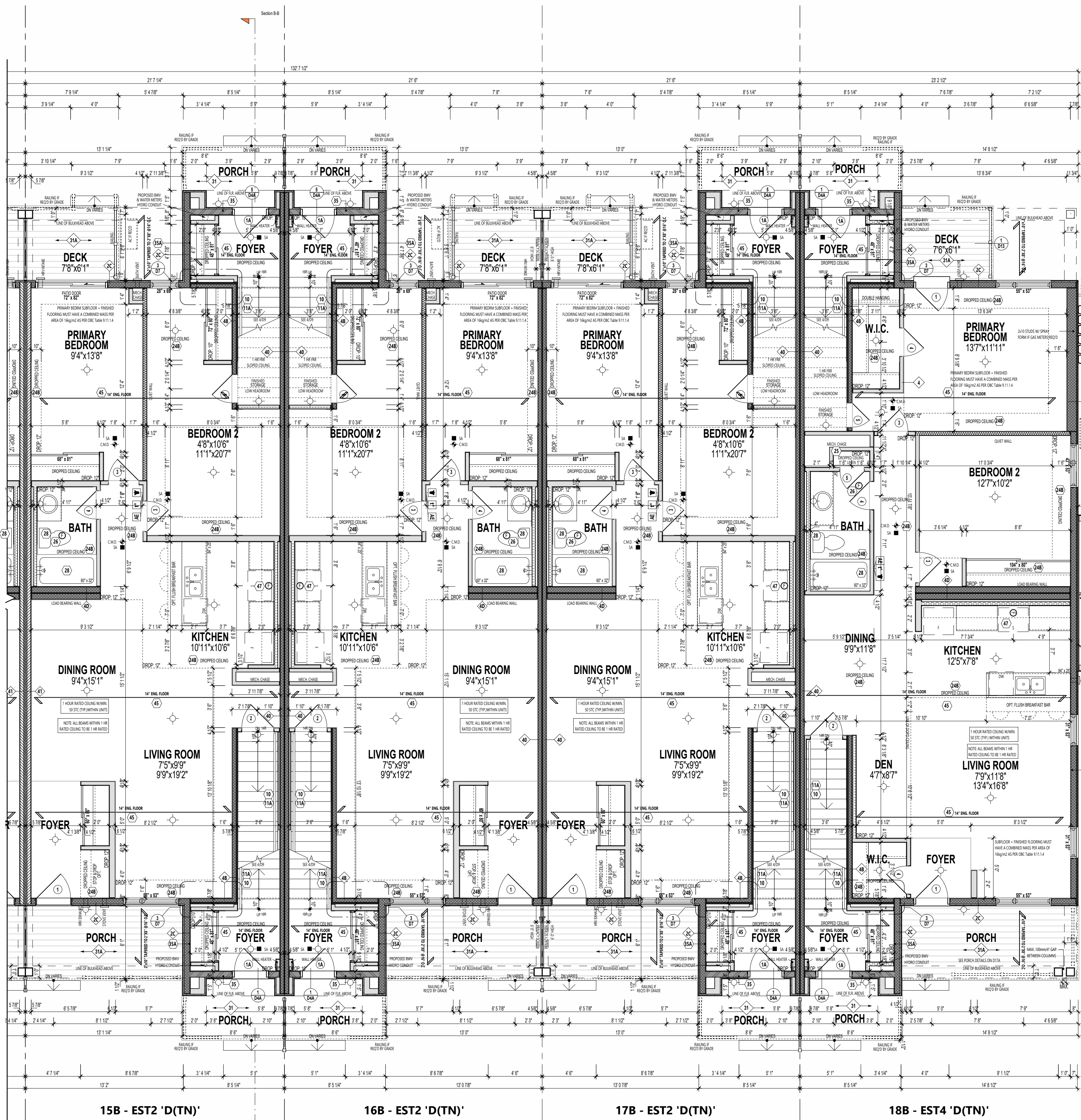
INDICATE THE PROTECTION / LOAD BEARING ELEMENTS BY 5/16x3/11 OF THE ONK02 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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

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

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

REFER TO HANG DIMS FOR LAYOUT OF MECHANICAL ROOMS, RIMS AND LOCATIONS



GROUND FLOOR PLAN - STANDARD
3/16" = 1'-0"

PARTIAL GROUND FLOOR PLAN (UPG OPTION)

KEY PLAN - GROUND FLOOR



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FINISHES:
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FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" PITCH FOR 1/2" DIA. CABLES AND HANGERS. SEE HANGERS FOR LOCATION & NUMBER OF HOLES REQUIRED.

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

FRAMEWORK / SIDING CONSTRUCTION:
45 MINUTE 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 1/2" 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 1.24 G/CM³ AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASIS, BATHUBS, SHOWERS, ETC. ENGINE 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.C. 81-8-102.

RIM JOIST CONSTRUCTION:
45 MINUTE 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 1/2" 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 1.24 G/CM³ AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASIS, BATHUBS, SHOWERS, ETC. ENGINE 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.C. 81-8-102.

WALL LEGEND

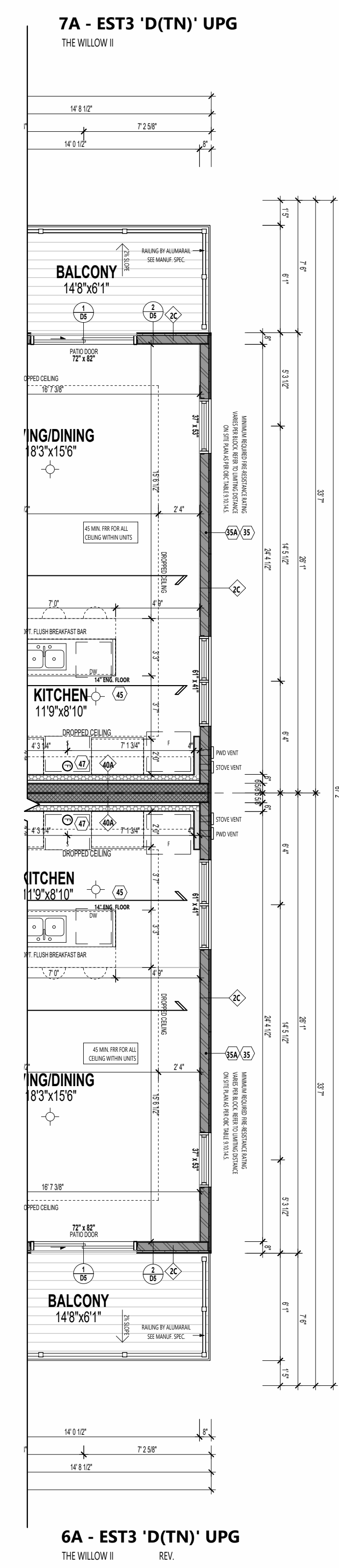
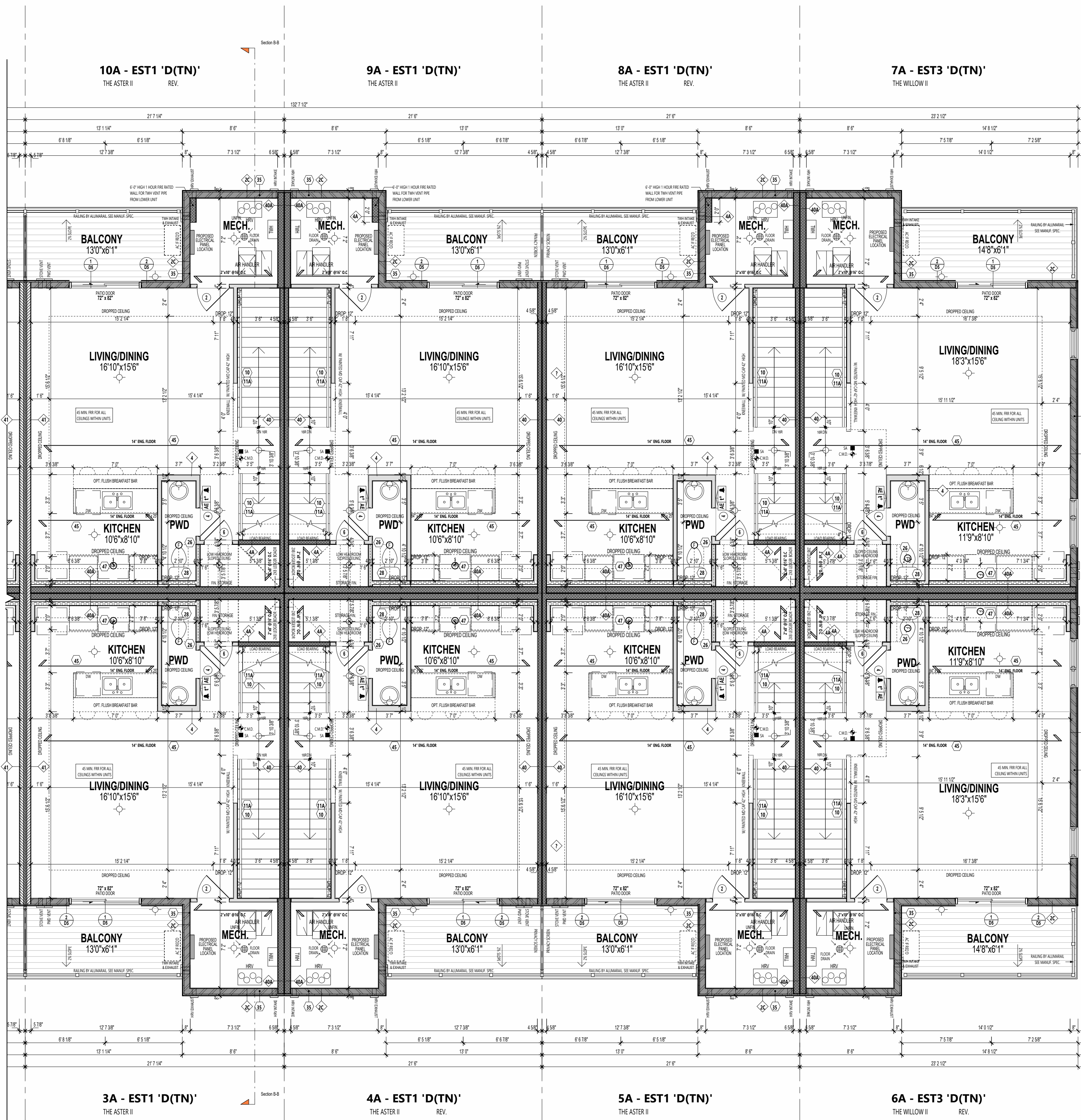
- LOAD BEARING WALL
- MECHANICAL WALL
- 2 HR FIRE RATED ASSEMBLY
- 1 HR FIRE RATED ASSEMBLY
- 45 MIN FIRE RATED ASSEMBLY

INDICATE THE PROTECTION LOAD BEARING ELEMENTS BY 5/16" x 1/4" OF THE ON-CO'S IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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

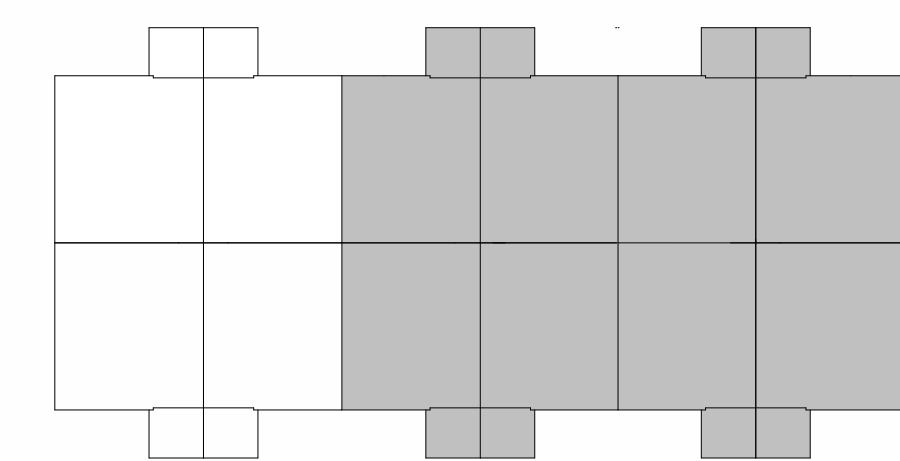
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY A TA ENGINEERING INC. - S-01 TO S-06.

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



DETAILED SECOND FLOOR PLAN - STANDARD
3/16" = 1'-0"

PARTIAL SECOND FLOOR PLAN (UPG OPTION)



KEY PLAN - SECOND FLOOR

DETAILED SECOND FLOOR PLAN

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

SHEET SIZE: 24"x36"
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NOTES:
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FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR ALL TRUSSES. SEE HANG DIMS FOR LOCATION & NUMBER OF HOLES REQUIRED.

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

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

FRAMING / JOIST CONSTRUCTION:
15 MIN. FIRE RATED ASSEMBLY
PROVIDE A CONTINUOUS LAYER OF 15 MIN. 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/m³ AND MEET FULL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASIS, BATHS, SHOWERS, ETC. ENSURE INSULATION IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9-2.3 OF SUPPLEMENTARY STANDARDS

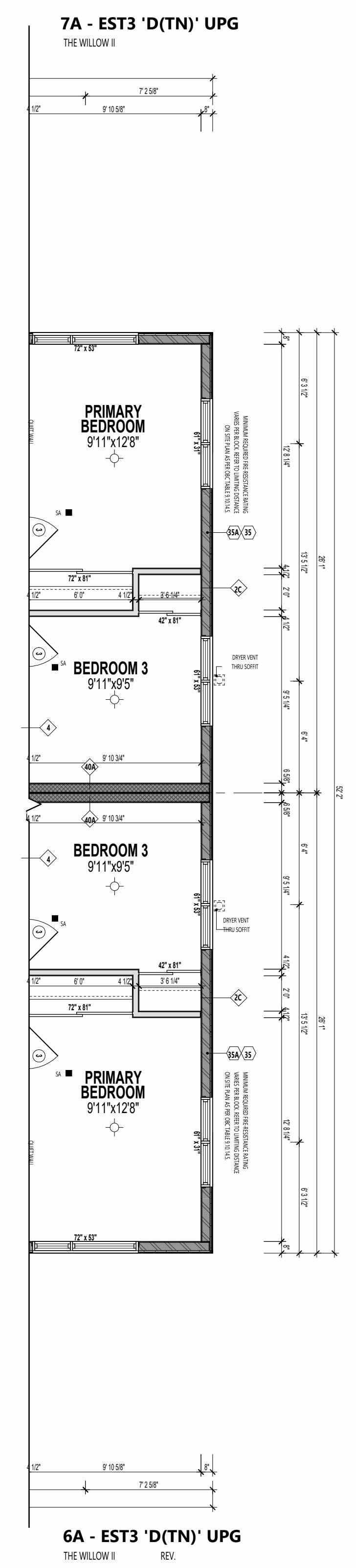
ROOF UNDER CONSTRUCTION:
15 MIN. FIRE RATED ASSEMBLY
45 MIN. MIN. 1.50 kg/m³ FIBRE BASED INSULATION
PROVIDE A CONTINUOUS LAYER OF 15 MIN. TYPE 'X' GYPSUM BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/m³ AND MEET FULL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASIS, BATHS, SHOWERS, ETC. ENSURE INSULATION IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9-2.3 OF SUPPLEMENTARY STANDARDS

HEADLINE JOIST LEVEL:
15 MIN. FIRE RATED ASSEMBLY
PROVIDE 15 MIN. TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADS OR CONTINUOUSLY ALONG THE RUN JOIST WHEN FLOOR JOISTS ARE WALLS TO BEAPOST TO MAXIMIZE 45 MINUTE OR 1 HOUR FIRE RATING.

WALL LEGEND

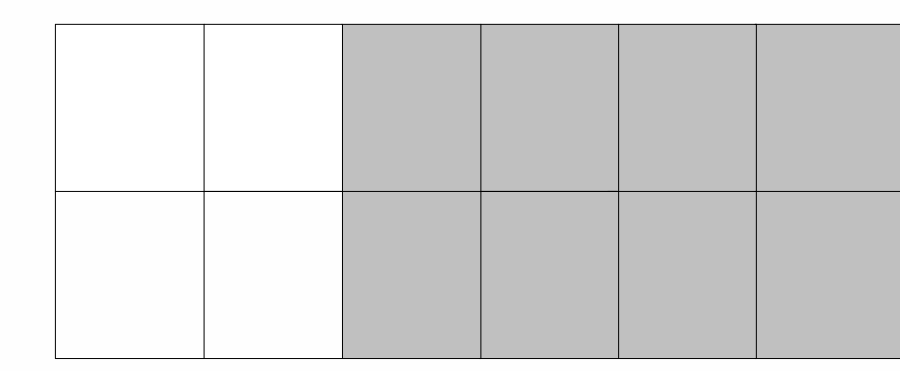
[Symbol]	LOAD BEARING WALL
[Symbol]	MECHANICAL WALL
[Symbol]	2 HR FIRE RATED ASSEMBLY
[Symbol]	1 HR FIRE RATED ASSEMBLY
[Symbol]	45 MIN. FIRE RATED ASSEMBLY

ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY 9.10.3.1(1) OF THE O.C.G.C. IS MAINTAINED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.
IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAIL, PROVIDE SPEC 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 AN ENGINEERING INC. - 5-01 TO 5-8.
REFER TO HANG DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, RENS AND LOCATIONS.



DETAILED THIRD FLOOR PLAN - STANDARD
3/16" = 1'-0"

PARTIAL THIRD FLOOR PLAN (UPG OPTION)



KEY PLAN - THIRD FLOOR

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ARCHITECT STAMP

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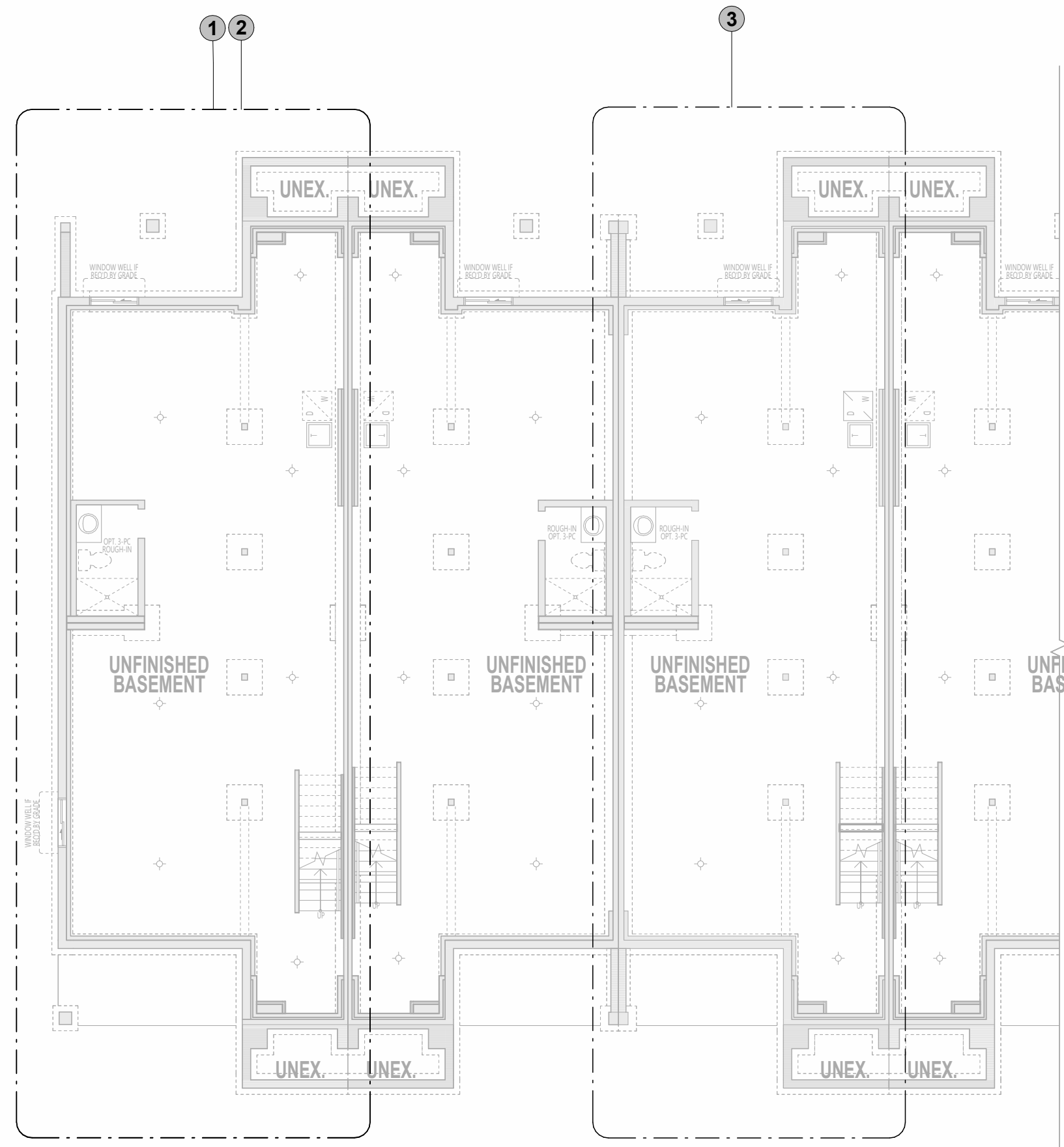
01	ISSUED FOR COORDINATION	2026/01/21
02	ISSUED FOR TENDER	2026/03/02

DETAILED THIRD FLOOR PLAN

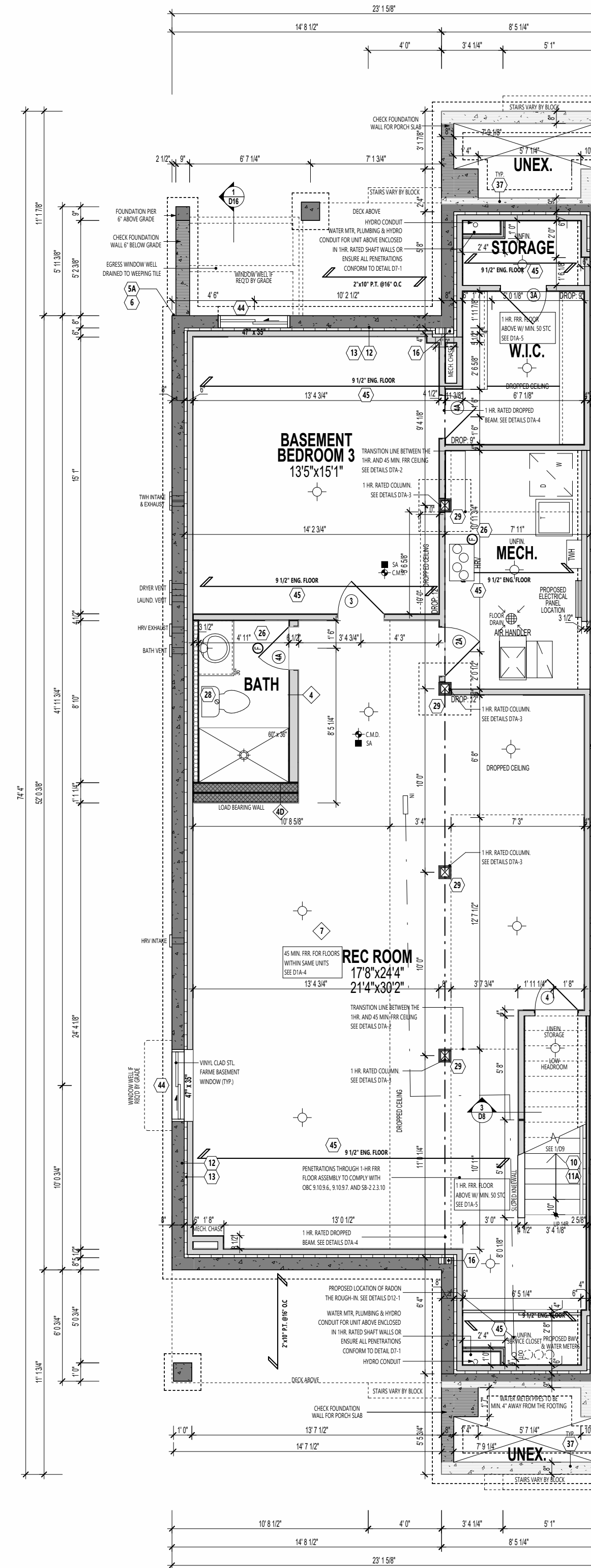
ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.

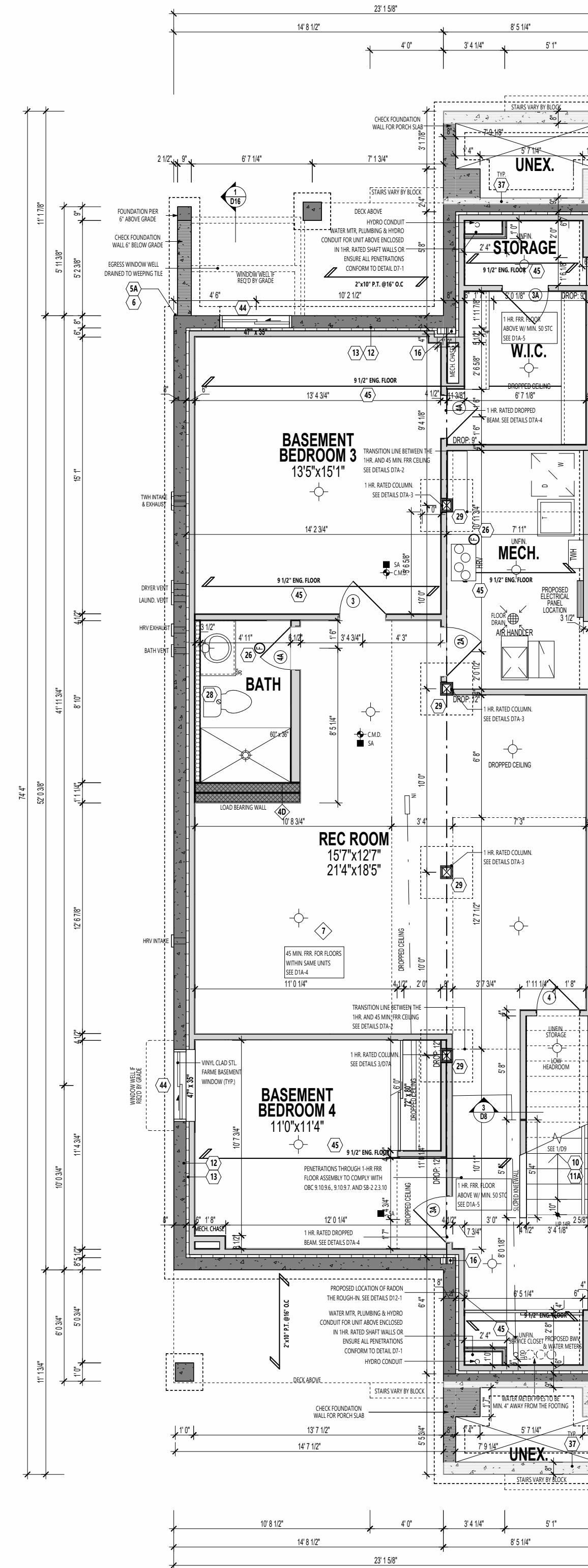


BASEMENT KEY PLAN



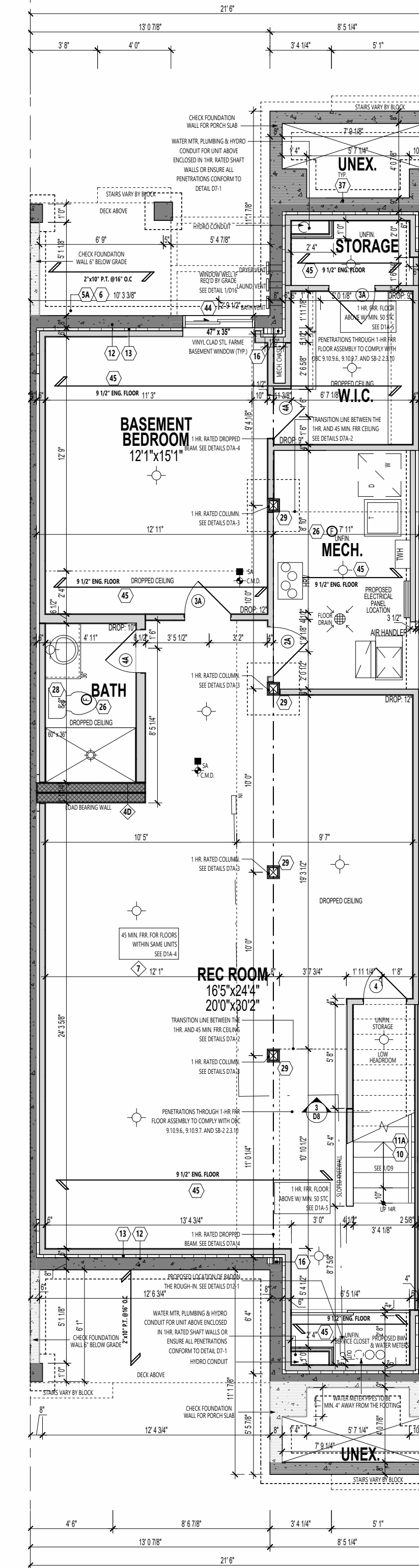
13B - EST4 'D(TN)'
THE BOYWOOD END II

① **Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)**
3/16" = 1'-0"
(2241 SF total net area which includes 1088 SF finished basement area)



13B - EST4 'D(TN)'
THE BOYWOOD END II

② **Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)**
3/16" = 1'-0"
(2241 SF total net area which includes 1088 SF finished basement area)



15B - EST2 'D(TN)'
THE INDIGO II

③ **Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)**
3/16" = 1'-0"
(2074 SF total net area which includes 1003 SF finished basement area)

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR 6X6. CHECK WITH MAIN DESIGN. SEE HANG DIMS FOR LOCATION & NUMBER OF HOLES (R/O).
FLOOR FRAMING:
FOR FLOOR FRAMING AND REFER TO BLOCK, JOIST MANUFACTURER'S SHOP DRAWINGS FOR ALL TRUSS JOIST INFORMATION AND DETAILS UNLESS OTHERWISE NOTED.

FRAMEWORK / SIDING CONSTRUCTION:
45 MINUTE 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 FLEED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.2 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 CHASSE, BATHUBS, SHOWERS, ETC. ENDS INSULATION @ TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9.2.3 OF SUPPLEMENTARY STANDARDS.
PROVIDE 1/4" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
REFER TO S.M.C. #14-100.

WALL LEGEND:

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

INSURE THE PROTECTION OF LOAD BEARING ELEMENTS:
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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, RUNS AND LOCATIONS.
SEE S-03 FOR FOOTINGS AND PAD SIZES AND REINFORCEMENT.
INSURE BACKWATER VALVES DO NOT SERVE MORE THAN ONE DWELLING UNIT.
HYDRANT CABLES TO RUN UNDER FOOTINGS. COORDINATE WITH PLUMBING & ELECTRICAL.

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ARCHITECT STAMP

ISSUED / REVISION CHART

NO.	ISSUED FOR	DATE
01	ISSUED FOR COORDINATION	2026/01/21
02	ISSUED FOR TENDER	2026/03/02

PRE-PLANNED OPTIONS

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

