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01	ISSUED FOR COORDINATION	2025/11/07
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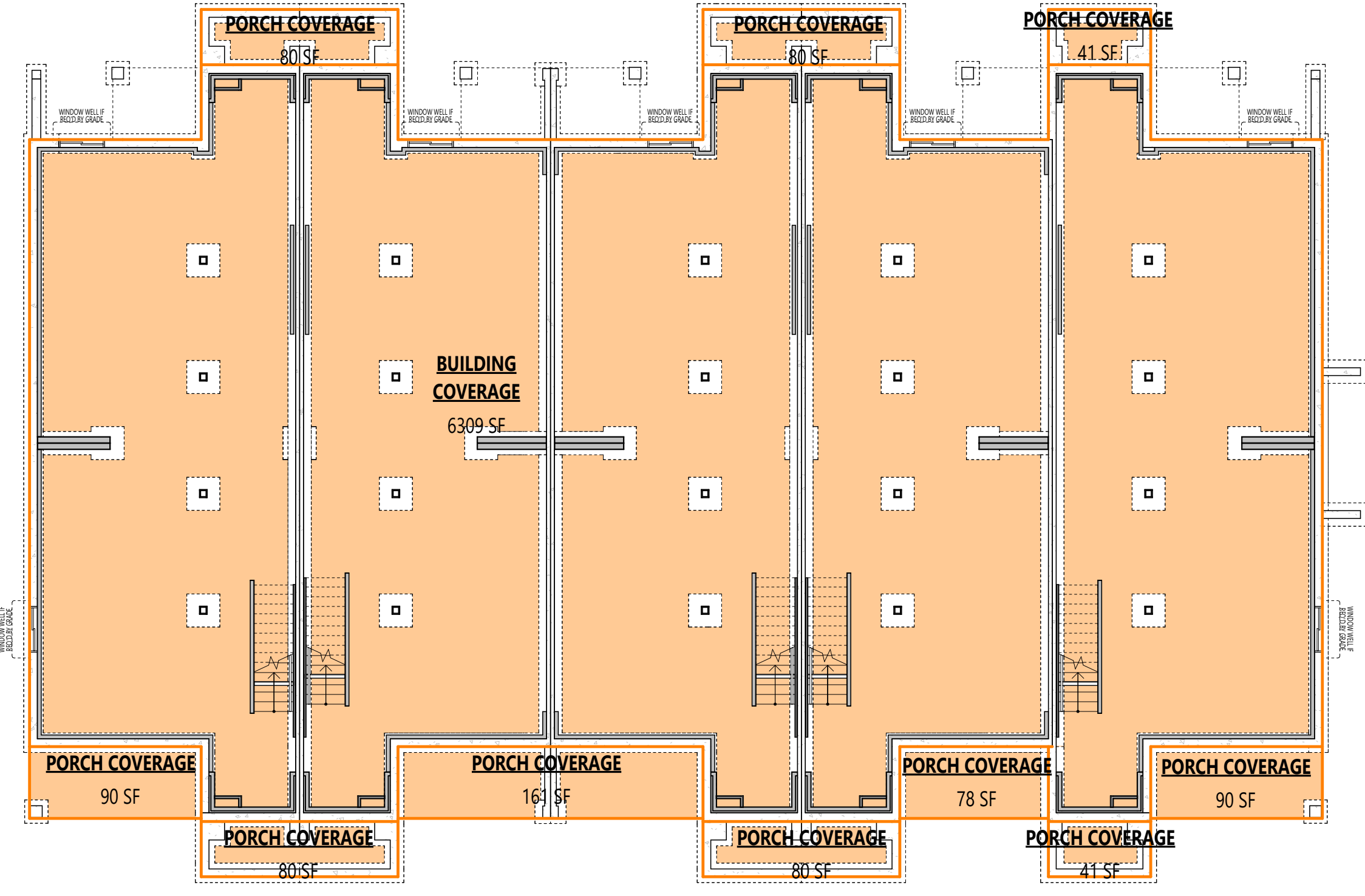
AREA CALCULATIONS

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.

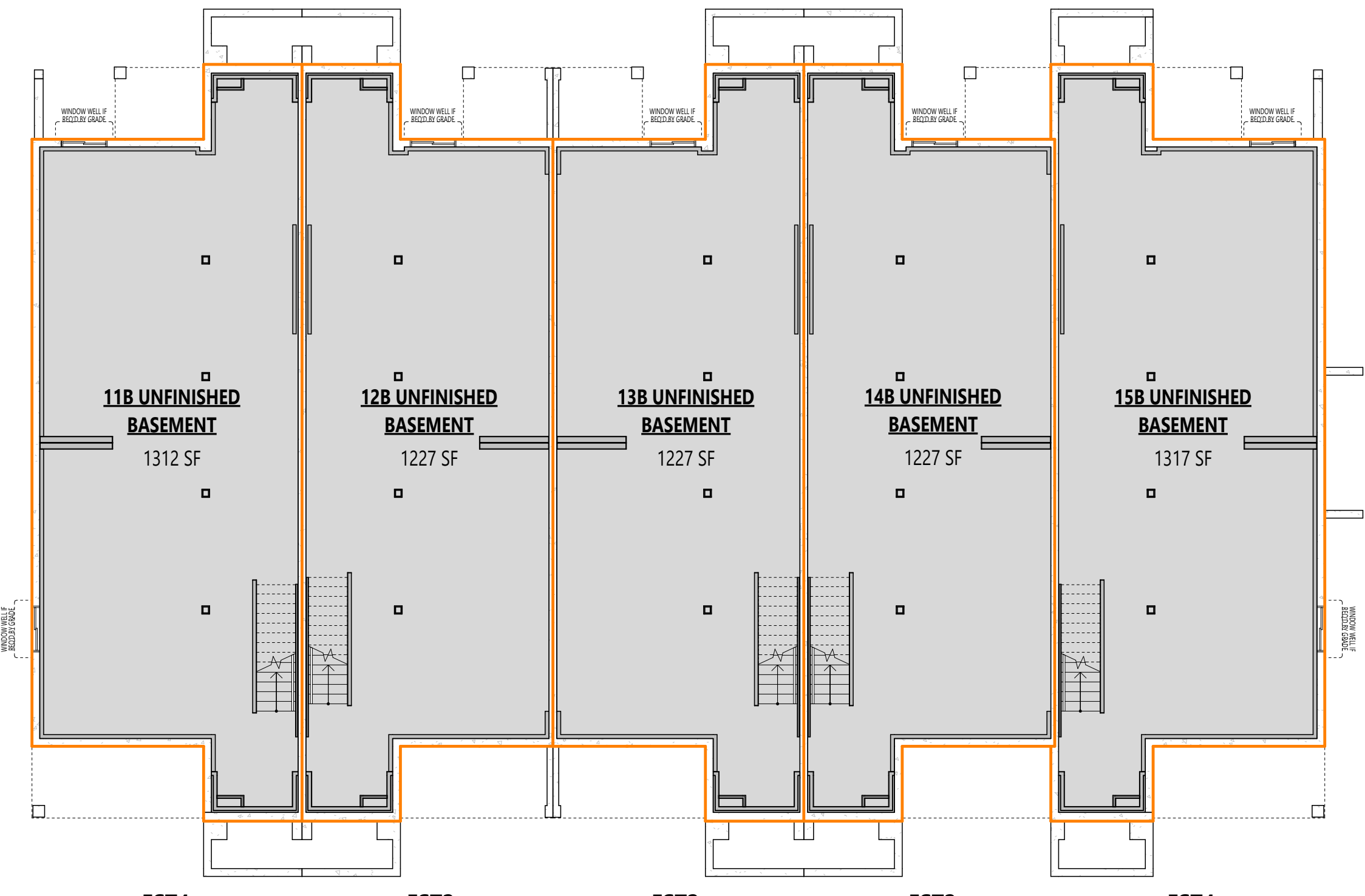
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SCALE 1/4" = 1'-0"
ISSUE DATE 2026/03/02 **PAGE A0.01**



COVERAGE

COVERAGE CALCULATIONS

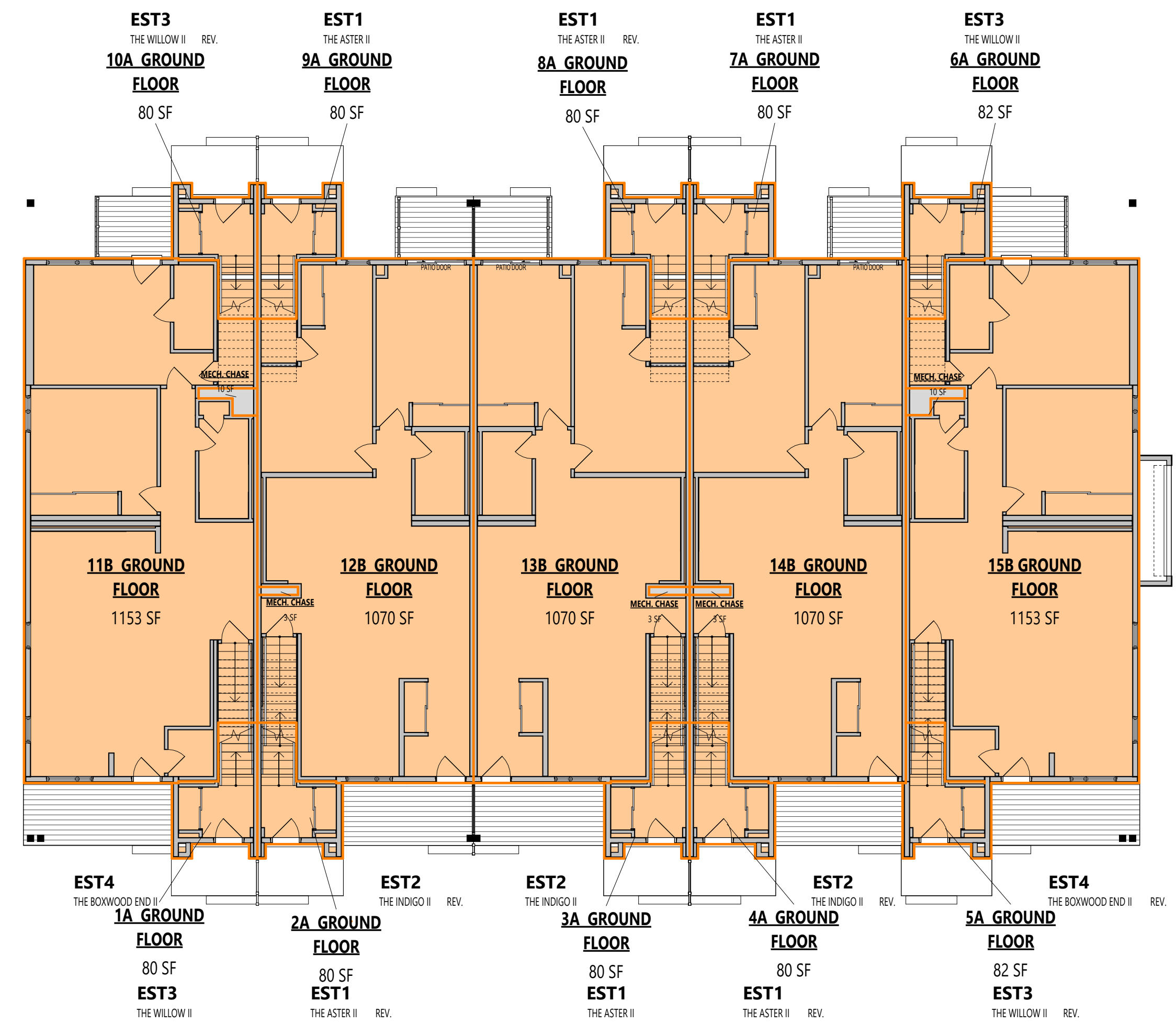
BUILDING COVERAGE	6309 SF	586.17 m ²
PORCH COVERAGE	822 SF	76.40 m ²
TOTAL	7132 SF	662.57 m ²



BASEMENT

BASEMENT AREA CALCULATIONS

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



GROUND FLOOR

GROUND FLOOR GFA CALCULATIONS

1A GROUND FLOOR	80 SF	7.41 m ²
2A GROUND FLOOR	80 SF	7.40 m ²
3A GROUND FLOOR	80 SF	7.41 m ²
4A GROUND FLOOR	80 SF	7.41 m ²
5A GROUND FLOOR	82 SF	7.63 m ²
6A GROUND FLOOR	82 SF	7.63 m ²
7A GROUND FLOOR	80 SF	7.41 m ²
8A GROUND FLOOR	80 SF	7.41 m ²
9A GROUND FLOOR	80 SF	7.41 m ²
10A GROUND FLOOR	80 SF	7.41 m ²
11B GROUND FLOOR	1153 SF	107.09 m ²
12B GROUND FLOOR	1070 SF	99.44 m ²
13B GROUND FLOOR	1070 SF	99.44 m ²
14B GROUND FLOOR	1070 SF	99.44 m ²
15B GROUND FLOOR	1153 SF	107.09 m ²
MECH. CHASE	30 SF	2.75 m ²
TOTAL	6348 SF	589.77 m ²

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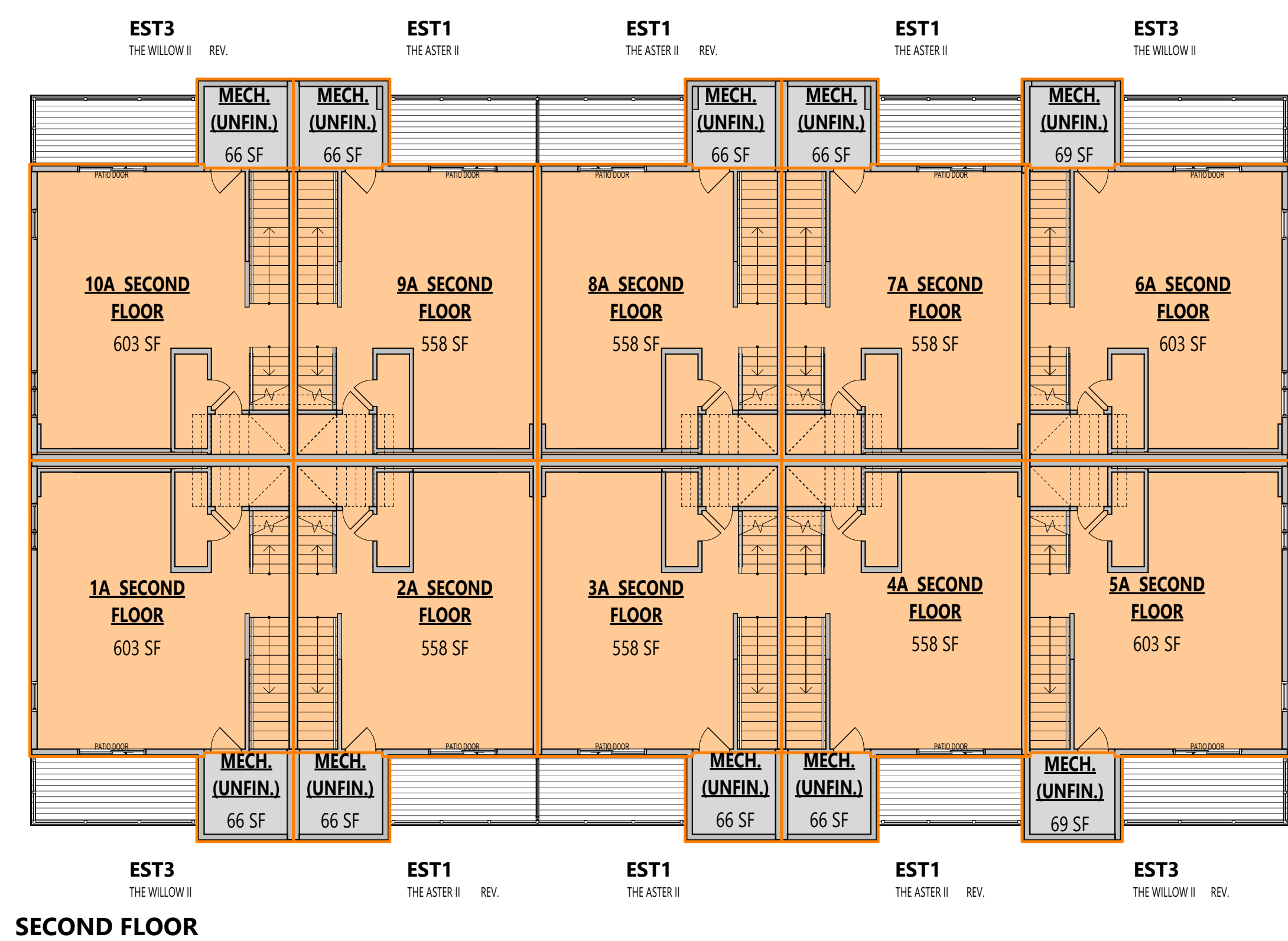
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AREA CALCULATIONS

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.



SECOND FLOOR GFA CALCULATIONS

1A SECOND FLOOR	603 SF	56.00 m ²
2A SECOND FLOOR	558 SF	51.86 m ²
3A SECOND FLOOR	558 SF	51.86 m ²
4A SECOND FLOOR	558 SF	51.86 m ²
5A SECOND FLOOR	603 SF	56.01 m ²
6A SECOND FLOOR	603 SF	56.01 m ²
7A SECOND FLOOR	558 SF	51.86 m ²
8A SECOND FLOOR	558 SF	51.86 m ²
9A SECOND FLOOR	558 SF	51.86 m ²
10A SECOND FLOOR	603 SF	56.00 m ²
MECH. (UNFIN.)	668 SF	62.05 m ²
TOTAL	6429 SF	597.23 m²

GFA CALCULATION

01 Ground Floor	6348 SF	589.77 m ²
02 Second Floor	6429 SF	597.23 m ²
03 Third Floor	5786 SF	537.55 m ²
TOTAL	18563 SF	1724.56 m²

SECOND FLOOR

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 m²]
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)

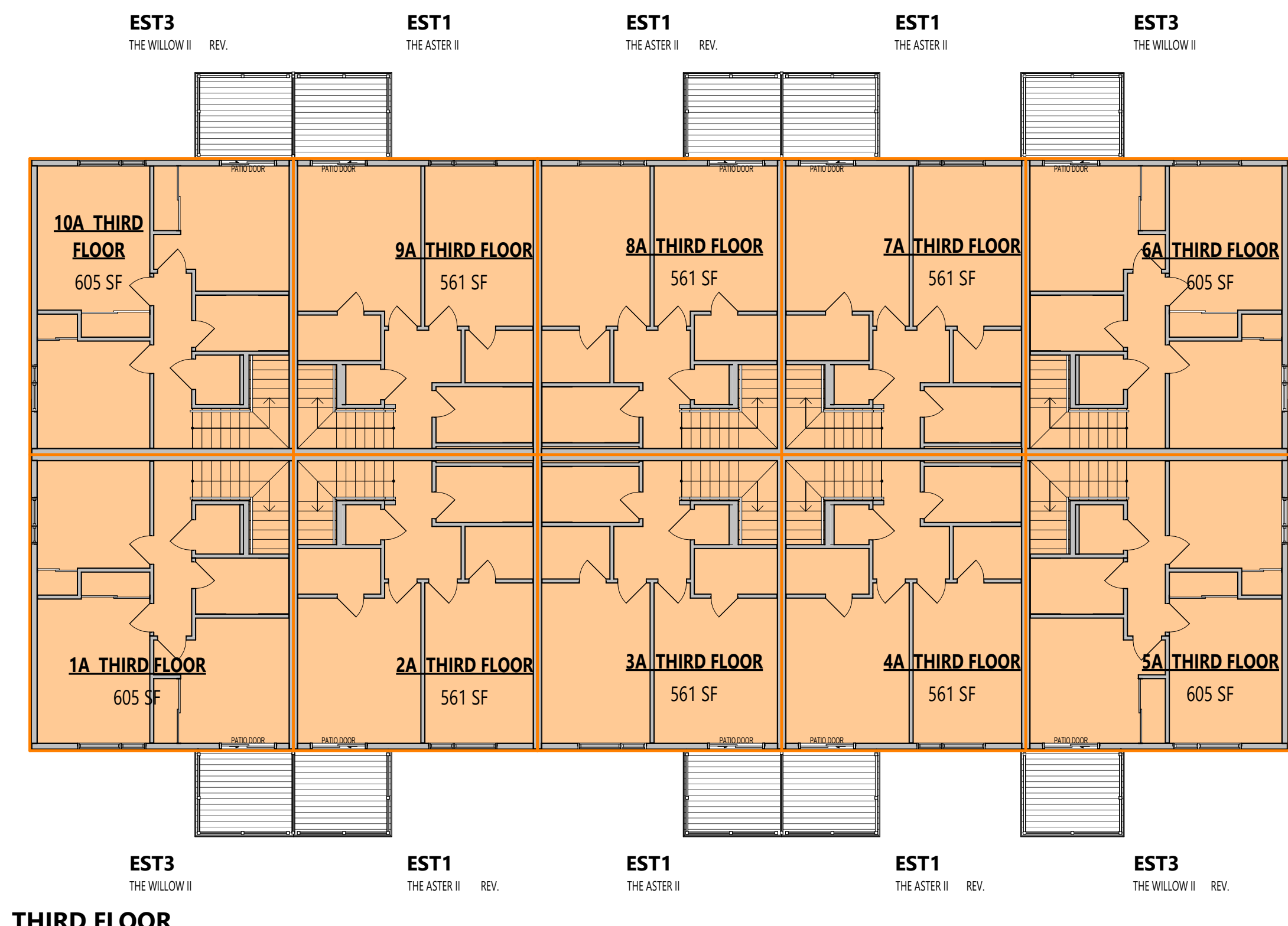
GROUND FLOOR AREA	1070 SF	[99.41 m ²]
SECOND FLOOR AREA	0 SF	[0.00 m ²]
THIRD FLOOR AREA	0 SF	[0.00 m ²]
TOTAL NET AREA	1070 SF	[99.41 m²]
COVERAGE W/OUT PORCH	1074 SF	[99.78 m ²]
COVERAGE W/ PORCH	1155 SF	[107.30 m ²]

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 m²]
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 m²]
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	605 SF	56.24 m ²
6A THIRD FLOOR	605 SF	56.24 m ²
7A THIRD FLOOR	561 SF	52.10 m ²
8A THIRD FLOOR	561 SF	52.10 m ²
9A THIRD FLOOR	561 SF	52.10 m ²
10A THIRD FLOOR	605 SF	56.24 m ²
TOTAL	5786 SF	537.55 m²

THIRD FLOOR

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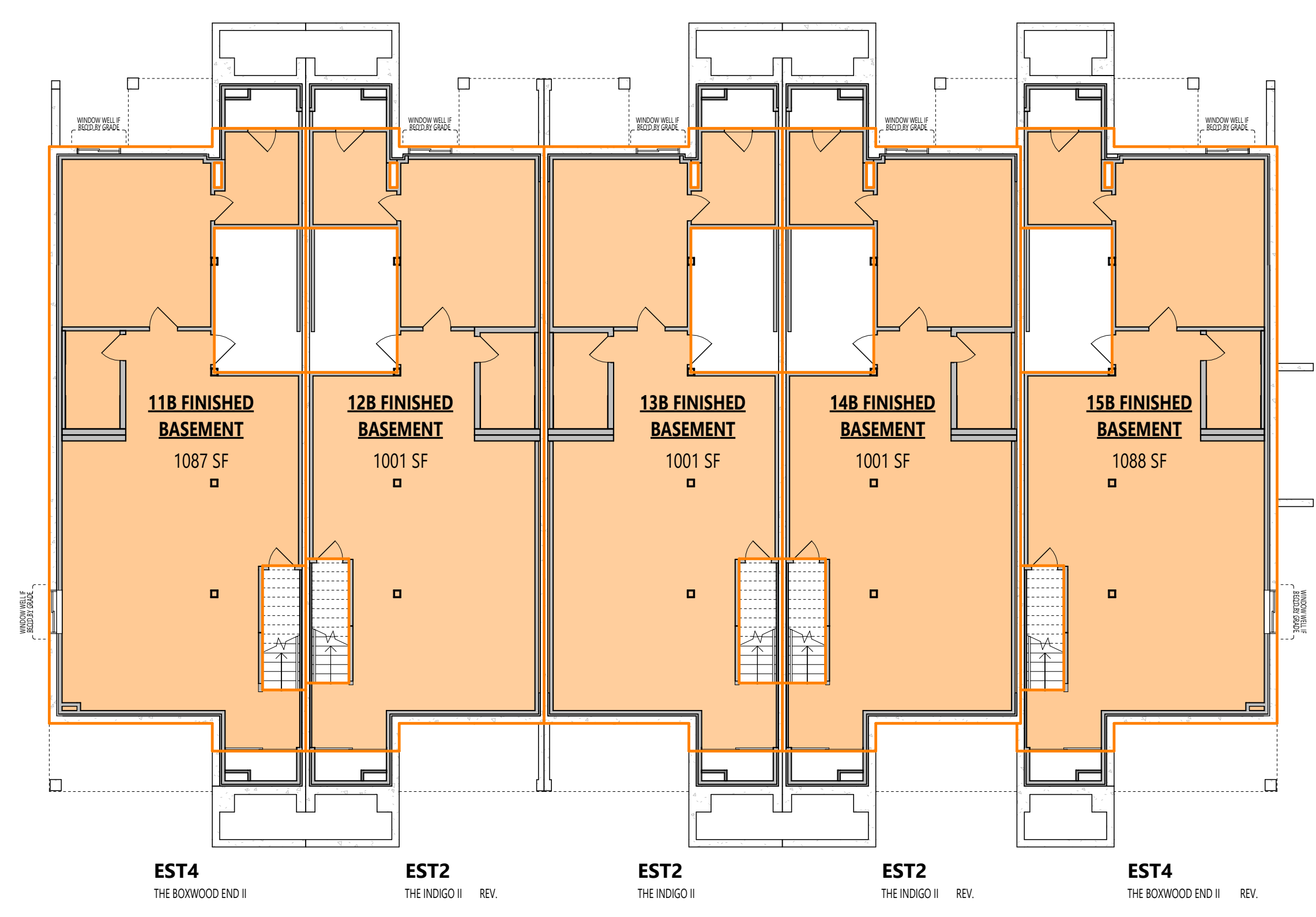
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PPOs AREA CALCULATIONS

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY PLAN NO.	CITY FILE NO.



BASEMENT AREA CALCULATIONS

11B FINISHED BASEMENT	1087 SF	100.94 m ²
12B FINISHED BASEMENT	1001 SF	93.01 m ²
13B FINISHED BASEMENT	1001 SF	93.01 m ²
14B FINISHED BASEMENT	1001 SF	93.01 m ²
15B FINISHED BASEMENT	1088 SF	101.07 m ²
TOTAL	5178 SF	481.05 m²



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LEFT ELEVATION

1A LIMITING DISTANCE CALCULATIONS	2A LIMITING DISTANCE CALCULATIONS	3A LIMITING DISTANCE CALCULATIONS	4A LIMITING DISTANCE CALCULATIONS	5A LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE 12.4M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 537.47 sqft [49.93 m2] OPENINGS ALLOWED 537.47 sqft [49.93 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -415.30 sqft [-38.58 m2]	LIMITING DISTANCE 12.4M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 503.89 sqft [46.81 m2] OPENINGS ALLOWED 503.89 sqft [46.81 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -381.72 sqft [-35.46 m2]	LIMITING DISTANCE 12.4M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 503.89 sqft [46.81 m2] OPENINGS ALLOWED 503.89 sqft [46.81 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -381.72 sqft [-35.46 m2]	LIMITING DISTANCE 12.4M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 500.10 sqft [46.46 m2] OPENINGS ALLOWED 500.10 sqft [46.46 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -377.93 sqft [-35.11 m2]	LIMITING DISTANCE 12.4M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 544.40 sqft [50.58 m2] OPENINGS ALLOWED 544.40 sqft [50.58 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -422.23 sqft [-39.23 m2]
11B LIMITING DISTANCE CALCULATIONS	12B LIMITING DISTANCE CALCULATIONS	13B LIMITING DISTANCE CALCULATIONS	14B LIMITING DISTANCE CALCULATIONS	15B LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE 14.8M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 168.06 sqft [15.61 m2] OPENINGS ALLOWED 168.06 sqft [15.61 m2] OPENINGS PROVIDED 40.74 sqft [3.78 m2] OPENINGS BALANCE -127.32 sqft [-11.83 m2]	LIMITING DISTANCE 14.8M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 149.70 sqft [13.91 m2] OPENINGS ALLOWED 149.70 sqft [13.91 m2] OPENINGS PROVIDED 52.53 sqft [4.88 m2] OPENINGS BALANCE -97.17 sqft [-9.03 m2]	LIMITING DISTANCE 14.8M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 149.70 sqft [13.91 m2] OPENINGS ALLOWED 149.70 sqft [13.91 m2] OPENINGS PROVIDED 52.53 sqft [4.88 m2] OPENINGS BALANCE -97.17 sqft [-9.03 m2]	LIMITING DISTANCE 14.8M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 146.18 sqft [13.58 m2] OPENINGS ALLOWED 146.18 sqft [13.58 m2] OPENINGS PROVIDED 48.88 m2 OPENINGS BALANCE 93.65 sqft [8.70 m2]	LIMITING DISTANCE 14.8M UNPROTECTED OPENINGS PERMITTED % 700% WALL AREA 168.44 sqft [15.65 m2] OPENINGS ALLOWED 168.44 sqft [15.65 m2] OPENINGS PROVIDED 40.74 sqft [3.78 m2] OPENINGS BALANCE -127.70 sqft [-11.86 m2]

10A LIMITING DISTANCE CALCULATIONS	11B LIMITING DISTANCE CALCULATIONS	1A LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE 2.525M UNPROTECTED OPENINGS PERMITTED % 14% WALL AREA 672.98 sqft [62.52 m2] OPENINGS ALLOWED 94.22 sqft [8.75 m2] OPENINGS PROVIDED 43.40 sqft [4.03 m2] OPENINGS BALANCE -50.82 sqft [-4.72 m2]	LIMITING DISTANCE 2.525M UNPROTECTED OPENINGS PERMITTED % 14% WALL AREA 562.08 sqft [52.22 m2] OPENINGS ALLOWED 78.69 sqft [7.31 m2] OPENINGS PROVIDED 40.86 sqft [3.80 m2] OPENINGS BALANCE -37.83 sqft [-3.51 m2]	LIMITING DISTANCE 2.525M UNPROTECTED OPENINGS PERMITTED % 14% WALL AREA 665.79 sqft [61.85 m2] OPENINGS ALLOWED 94.22 sqft [8.75 m2] OPENINGS PROVIDED 43.40 sqft [4.03 m2] OPENINGS BALANCE -49.81 sqft [-4.63 m2]



REAR ELEVATION



RIGHT ELEVATION

6A LIMITING DISTANCE CALCULATIONS	7A LIMITING DISTANCE CALCULATIONS	8A LIMITING DISTANCE CALCULATIONS	9A LIMITING DISTANCE CALCULATIONS	10A LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE 25.8M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 544.40 sqft [50.58 m2] OPENINGS ALLOWED 544.40 sqft [50.58 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -422.23 sqft [-39.23 m2]	LIMITING DISTANCE 25.8M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 500.10 sqft [46.46 m2] OPENINGS ALLOWED 500.10 sqft [46.46 m2] OPENINGS PROVIDED 54.42 sqft [5.06 m2] OPENINGS BALANCE -377.93 sqft [-35.11 m2]	LIMITING DISTANCE 25.8M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 503.89 sqft [46.81 m2] OPENINGS ALLOWED 503.89 sqft [46.81 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -381.72 sqft [-35.46 m2]	LIMITING DISTANCE 25.8M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 503.89 sqft [46.81 m2] OPENINGS ALLOWED 503.89 sqft [46.81 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -381.72 sqft [-35.46 m2]	LIMITING DISTANCE 25.8M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 537.47 sqft [49.93 m2] OPENINGS ALLOWED 537.47 sqft [49.93 m2] OPENINGS PROVIDED 122.17 sqft [11.35 m2] OPENINGS BALANCE -415.30 sqft [-38.58 m2]
15B LIMITING DISTANCE CALCULATIONS	14B LIMITING DISTANCE CALCULATIONS	13B LIMITING DISTANCE CALCULATIONS	12B LIMITING DISTANCE CALCULATIONS	11B LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE 28.2M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 168.44 sqft [15.65 m2] OPENINGS ALLOWED 168.44 sqft [15.65 m2] OPENINGS PROVIDED 40.74 sqft [3.78 m2] OPENINGS BALANCE -127.70 sqft [-11.86 m2]	LIMITING DISTANCE 28.2M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 146.18 sqft [13.58 m2] OPENINGS ALLOWED 146.18 sqft [13.58 m2] OPENINGS PROVIDED 54.42 sqft [5.06 m2] OPENINGS BALANCE -97.17 sqft [-9.03 m2]	LIMITING DISTANCE 28.2M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 149.70 sqft [13.91 m2] OPENINGS ALLOWED 149.70 sqft [13.91 m2] OPENINGS PROVIDED 54.42 sqft [5.06 m2] OPENINGS BALANCE -95.29 sqft [-8.81 m2]	LIMITING DISTANCE 28.2M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 149.70 sqft [13.91 m2] OPENINGS ALLOWED 149.70 sqft [13.91 m2] OPENINGS PROVIDED 54.42 sqft [5.06 m2] OPENINGS BALANCE -95.29 sqft [-8.81 m2]	LIMITING DISTANCE 28.2M UNPROTECTED OPENINGS PERMITTED % 100% WALL AREA 168.06 sqft [15.61 m2] OPENINGS ALLOWED 168.06 sqft [15.61 m2] OPENINGS PROVIDED 40.74 sqft [3.78 m2] OPENINGS BALANCE -127.32 sqft [-11.83 m2]

5A LIMITING DISTANCE CALCULATIONS	15B LIMITING DISTANCE CALCULATIONS	6A LIMITING DISTANCE CALCULATIONS
LIMITING DISTANCE 2.525M UNPROTECTED OPENINGS PERMITTED % 14% WALL AREA 665.79 sqft [61.85 m2] OPENINGS ALLOWED 94.22 sqft [8.75 m2] OPENINGS PROVIDED 43.40 sqft [4.03 m2] OPENINGS BALANCE -49.81 sqft [-4.63 m2]	LIMITING DISTANCE 2.525M UNPROTECTED OPENINGS PERMITTED % 14% WALL AREA 562.08 sqft [52.22 m2] OPENINGS ALLOWED 78.69 sqft [7.31 m2] OPENINGS PROVIDED 40.86 sqft [3.80 m2] OPENINGS BALANCE -37.83 sqft [-3.51 m2]	LIMITING DISTANCE 2.525M UNPROTECTED OPENINGS PERMITTED % 14% WALL AREA 672.98 sqft [62.52 m2] OPENINGS ALLOWED 94.22 sqft [8.75 m2] OPENINGS PROVIDED 43.40 sqft [4.03 m2] OPENINGS BALANCE -50.82 sqft [-4.72 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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01	ISSUED FOR COORDINATION	2025/11/07
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LIMITING DISTANCE

ELEVATION D (TN)

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CITY PLAN NO. CITY FILE NO.

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ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2025/11/07
02	ISSUED FOR TENDER	2026/03/02

LIMITING DISTANCE - UPG

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.



LEFT ELEVATION - UPG

10A UPG LIMITING DISTANCE CALCULATIONS		11B UPG LIMITING DISTANCE CALCULATIONS		1A UPG 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	672.98 sqft [62.52 m ²]	WALL AREA	562.08 sqft [52.22 m ²]	WALL AREA	665.79 sqft [61.85 m ²]
OPENINGS ALLOWED	94.22 sqft [8.75 m ²]	OPENINGS ALLOWED	78.89 sqft [7.31 m ²]	OPENINGS ALLOWED	93.21 sqft [8.66 m ²]
OPENINGS PROVIDED	66.57 sqft [6.18 m ²]	OPENINGS PROVIDED	43.07 sqft [4.00 m ²]	OPENINGS PROVIDED	66.57 sqft [6.18 m ²]
OPENINGS BALANCE	27.65 sqft [2.57 m ²]	OPENINGS BALANCE	35.82 sqft [3.31 m ²]	OPENINGS BALANCE	26.64 sqft [2.47 m ²]



RIGHT ELEVATION - UPG

5A UPG LIMITING DISTANCE CALCULATIONS		15B UPG LIMITING DISTANCE CALCULATIONS		6A UPG 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	562.08 sqft [52.22 m ²]	WALL AREA	672.98 sqft [62.52 m ²]
OPENINGS ALLOWED	93.21 sqft [8.66 m ²]	OPENINGS ALLOWED	78.89 sqft [7.31 m ²]	OPENINGS ALLOWED	94.22 sqft [8.75 m ²]
OPENINGS PROVIDED	66.57 sqft [6.18 m ²]	OPENINGS PROVIDED	43.07 sqft [4.00 m ²]	OPENINGS PROVIDED	66.57 sqft [6.18 m ²]
OPENINGS BALANCE	26.64 sqft [2.47 m ²]	OPENINGS BALANCE	35.82 sqft [3.31 m ²]	OPENINGS BALANCE	27.65 sqft [2.57 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 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) (m ²)	LIMITING DISTANCE (m)					
	2.0	2.5	4.0	4.5	6.0	8.0
50	10%	14%	28%	33%	57%	100%
65	10%	13%	25%	31%	50%	66%
100	9%	11%	18%	22%	34%	58%

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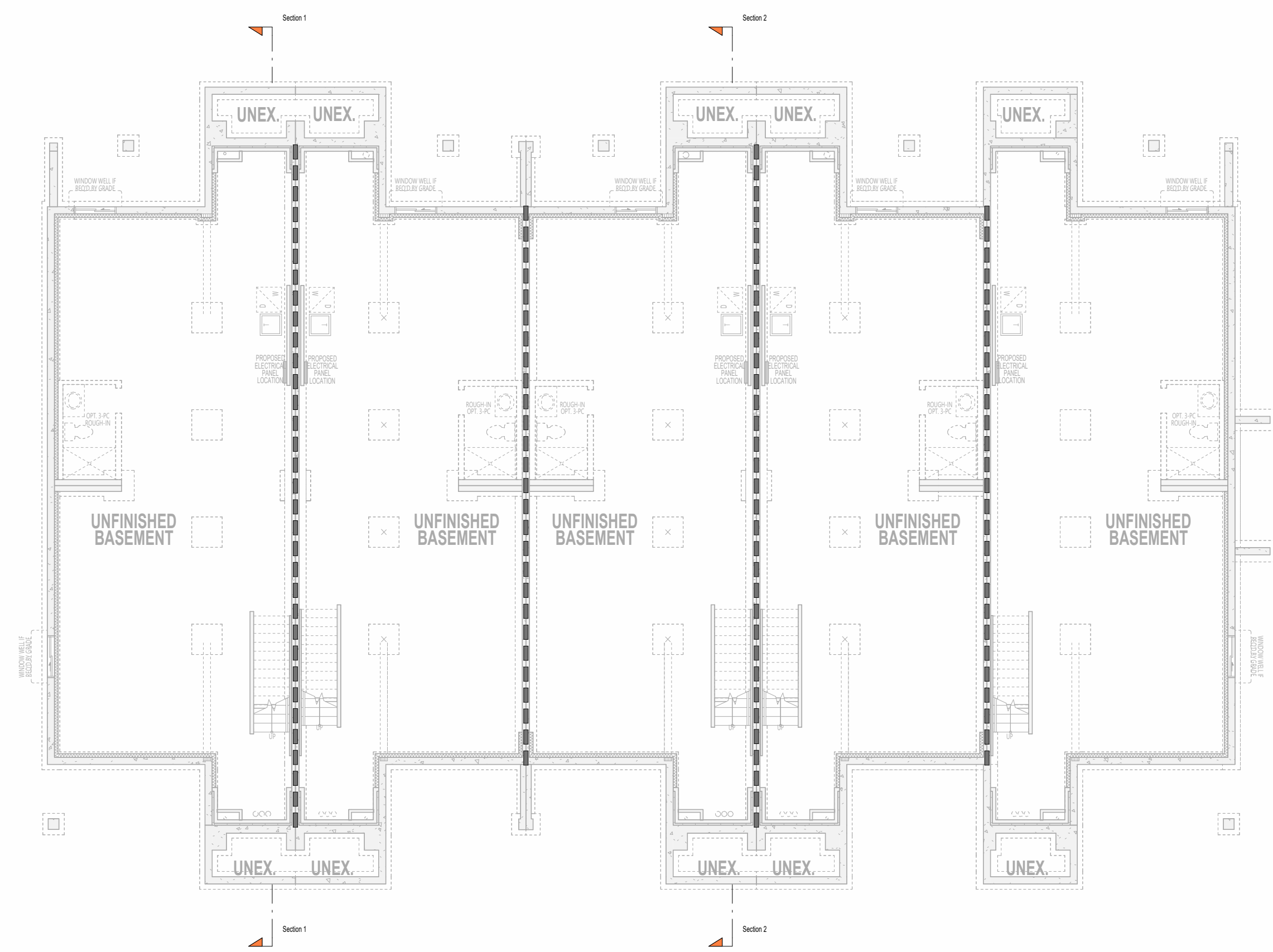
FIRE SEPERATION PLAN

ELEVATION D (TN)

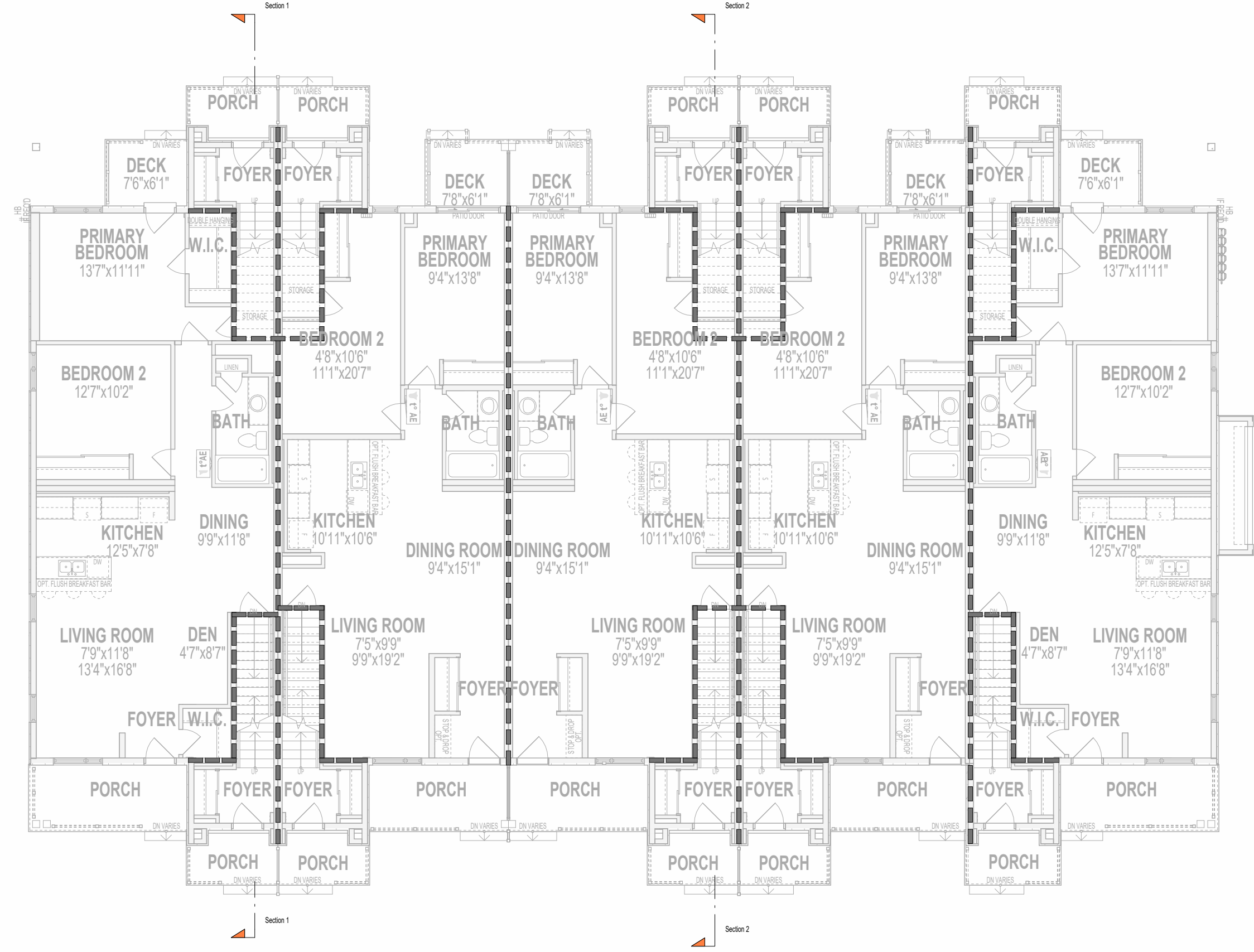
HALF MOON BAY SOUTH PH7

CITY OF OTTAWA

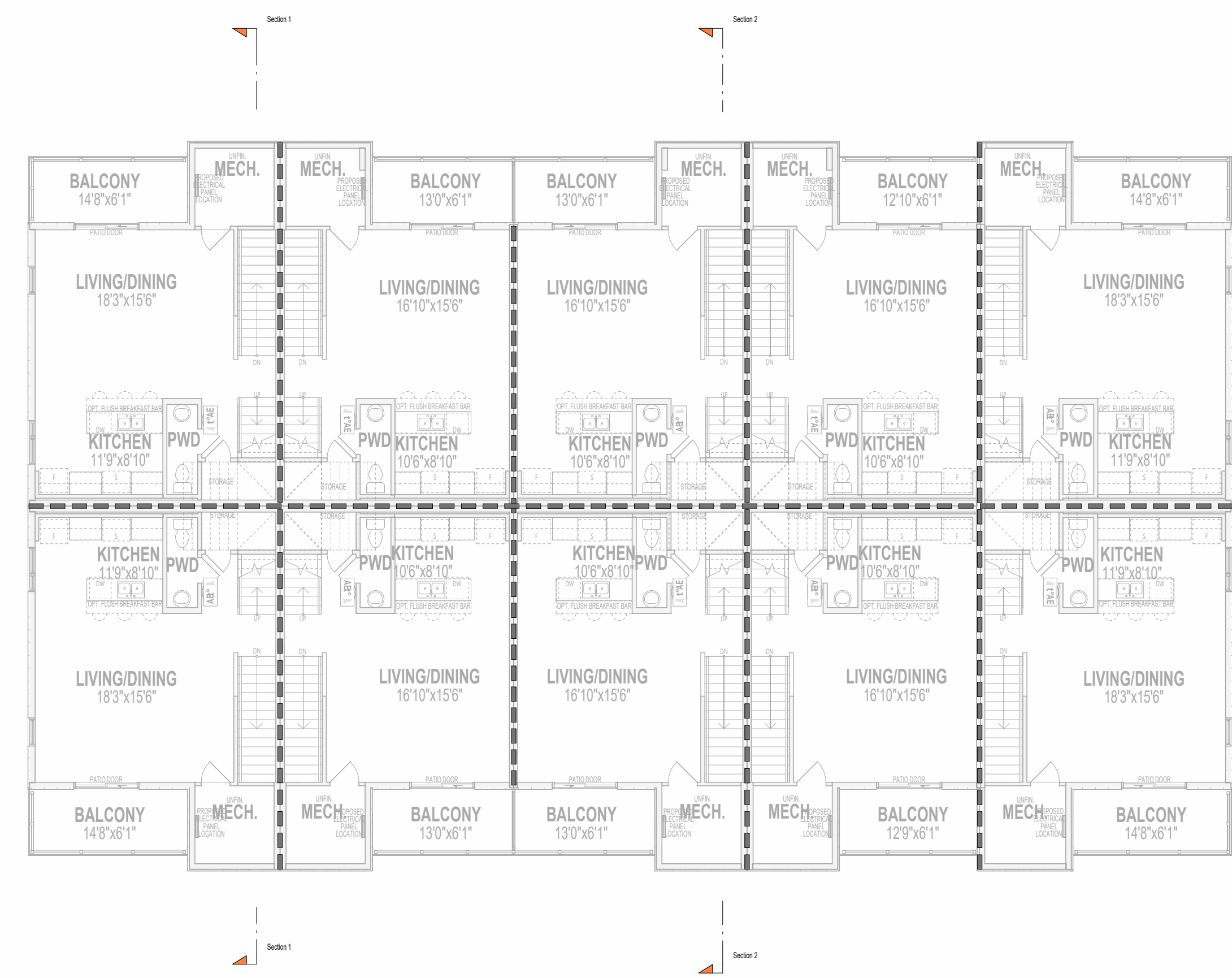
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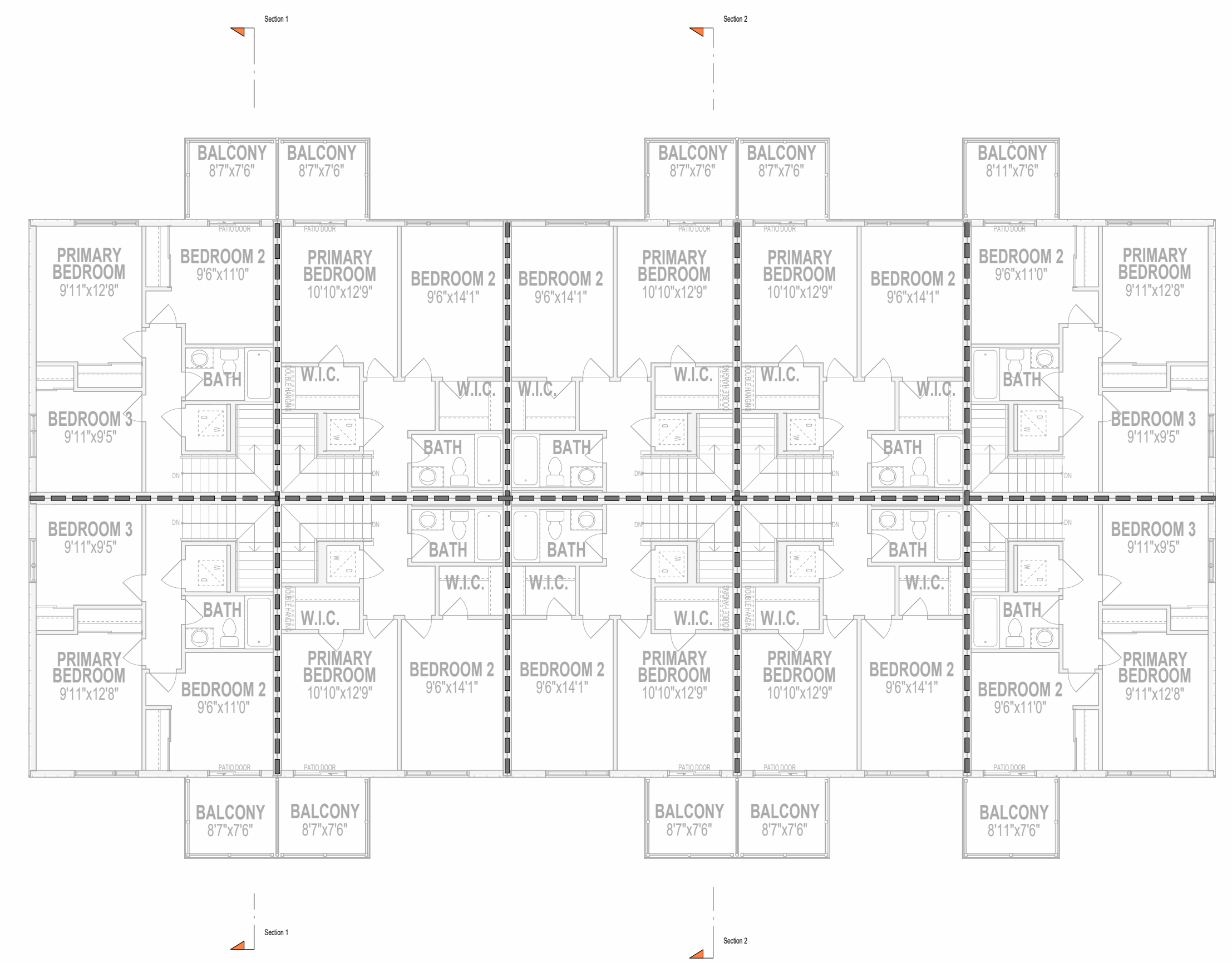
BASEMENT FIRE SEPERATION PLAN



GROUND FLOOR FIRE SEPERATION PLAN



SECOND FLOOR FIRE SEPERATION PLAN



THIRD FLOOR PLAN - FIRE SEPERATION PLAN

FINISHES:
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FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4' O.A. PRE-OUT HOLES @ 8' SPACING FOR 6" O.C. 2x12x10x16x18x20x22x24x26x28x30x32x34x36x38x40x42x44x46x48x50x52x54x56x58x60x62x64x66x68x70x72x74x76x78x80x82x84x86x88x90x92x94x96x98x100x102x104x106x108x110x112x114x116x118x120x122x124x126x128x130x132x134x136x138x140x142x144x146x148x150x152x154x156x158x160x162x164x166x168x170x172x174x176x178x180x182x184x186x188x190x192x194x196x198x200x202x204x206x208x210x212x214x216x218x220x222x224x226x228x230x232x234x236x238x240x242x244x246x248x250x252x254x256x258x260x262x264x266x268x270x272x274x276x278x280x282x284x286x288x290x292x294x296x298x300x302x304x306x308x310x312x314x316x318x320x322x324x326x328x330x332x334x336x338x340x342x344x346x348x350x352x354x356x358x360x362x364x366x368x370x372x374x376x378x380x382x384x386x388x390x392x394x396x398x400x402x404x406x408x410x412x414x416x418x420x422x424x426x428x430x432x434x436x438x440x442x444x446x448x450x452x454x456x458x460x462x464x466x468x470x472x474x476x478x480x482x484x486x488x490x492x494x496x498x500x502x504x506x508x510x512x514x516x518x520x522x524x526x528x530x532x534x536x538x540x542x544x546x548x550x552x554x556x558x560x562x564x566x568x570x572x574x576x578x580x582x584x586x588x590x592x594x596x598x600x602x604x606x608x610x612x614x616x618x620x622x624x626x628x630x632x634x636x638x640x642x644x646x648x650x652x654x656x658x660x662x664x666x668x670x672x674x676x678x680x682x684x686x688x690x692x694x696x698x700x702x704x706x708x710x712x714x716x718x720x722x724x726x728x730x732x734x736x738x740x742x744x746x748x750x752x754x756x758x760x762x764x766x768x770x772x774x776x778x780x782x784x786x788x790x792x794x796x798x800x802x804x806x808x810x812x814x816x818x820x822x824x826x828x830x832x834x836x838x840x842x844x846x848x850x852x854x856x858x860x862x864x866x868x870x872x874x876x878x880x882x884x886x888x890x892x894x896x898x900x902x904x906x908x910x912x914x916x918x920x922x924x926x928x930x932x934x936x938x940x942x944x946x948x950x952x954x956x958x960x962x964x966x968x970x972x974x976x978x980x982x984x986x988x990x992x994x996x998x1000x1002x1004x1006x1008x1010x1012x1014x1016x1018x1020x1022x1024x1026x1028x1030x1032x1034x1036x1038x1040x1042x1044x1046x1048x1050x1052x1054x1056x1058x1060x1062x1064x1066x1068x1070x1072x1074x1076x1078x1080x1082x1084x1086x1088x1090x1092x1094x1096x1098x1100x1102x1104x1106x1108x1110x1112x1114x1116x1118x1120x1122x1124x1126x1128x1130x1132x1134x1136x1138x1140x1142x1144x1146x1148x1150x1152x1154x1156x1158x1160x1162x1164x1166x1168x1170x1172x1174x1176x1178x1180x1182x1184x1186x1188x1190x1192x1194x1196x1198x1200x1202x1204x1206x1208x1210x1212x1214x1216x1218x1220x1222x1224x1226x1228x1230x1232x1234x1236x1238x1240x1242x1244x1246x1248x1250x1252x1254x1256x1258x1260x1262x1264x1266x1268x1270x1272x1274x1276x1278x1280x1282x1284x1286x1288x1290x1292x1294x1296x1298x1300x1302x1304x1306x1308x1310x1312x1314x1316x1318x1320x1322x1324x1326x1328x1330x1332x1334x1336x1338x1340x1342x1344x1346x1348x1350x1352x1354x1356x1358x1360x1362x1364x1366x1368x1370x1372x1374x1376x1378x1380x1382x1384x1386x1388x1390x1392x1394x1396x1398x1400x1402x1404x1406x1408x1410x1412x1414x1416x1418x1420x1422x1424x1426x1428x1430x1432x1434x1436x1438x1440x1442x1444x1446x1448x1450x1452x1454x1456x1458x1460x1462x1464x1466x1468x1470x1472x1474x1476x1478x1480x1482x1484x1486x1488x1490x1492x1494x1496x1498x1500x1502x1504x1506x1508x1510x1512x1514x1516x1518x1520x1522x1524x1526x1528x1530x1532x1534x1536x1538x1540x1542x1544x1546x1548x1550x1552x1554x1556x1558x1560x1562x1564x1566x1568x1570x1572x1574x1576x1578x1580x1582x1584x1586x1588x1590x1592x1594x1596x1598x1600x1602x1604x1606x1608x1610x1612x1614x1616x1618x1620x1622x1624x1626x1628x1630x1632x1634x1636x1638x1640x1642x1644x1646x1648x1650x1652x1654x1656x1658x1660x1662x1664x1666x1668x1670x1672x1674x1676x1678x1680x1682x1684x1686x1688x1690x1692x1694x1696x1698x1700x1702x1704x1706x1708x1710x1712x1714x1716x1718x1720x1722x1724x1726x1728x1730x1732x1734x1736x1738x1740x1742x1744x1746x1748x1750x1752x1754x1756x1758x1760x1762x1764x1766x1768x1770x1772x1774x1776x1778x1780x1782x1784x1786x1788x1790x1792x1794x1796x1798x1800x1802x1804x1806x1808x1810x1812x1814x1816x1818x1820x1822x1824x1826x1828x1830x1832x1834x1836x1838x1840x1842x1844x1846x1848x1850x1852x1854x1856x1858x1860x1862x1864x1866x1868x1870x1872x1874x1876x1878x1880x1882x1884x1886x1888x1890x1892x1894x1896x1898x1900x1902x1904x1906x1908x1910x1912x1914x1916x1918x1920x1922x1924x1926x1928x1930x1932x1934x1936x1938x1940x1942x1944x1946x1948x1950x1952x1954x1956x1958x1960x1962x1964x1966x1968x1970x1972x1974x1976x1978x1980x1982x1984x1986x1988x1990x1992x1994x1996x1998x2000x2002x2004x2006x2008x2010x2012x2014x2016x2018x2020x2022x2024x2026x2028x2030x2032x2034x2036x2038x2040x2042x2044x2046x2048x2050x2052x2054x2056x2058x2060x2062x2064x2066x2068x2070x2072x2074x2076x2078x2080x2082x2084x2086x2088x2090x2092x2094x2096x2098x2100x2102x2104x2106x2108x2110x2112x2114x2116x2118x2120x2122x2124x2126x2128x2130x2132x2134x2136x2138x2140x2142x2144x2146x2148x2150x2152x2154x2156x2158x2160x2162x2164x2166x2168x2170x2172x2174x2176x2178x2180x2182x2184x2186x2188x2190x2192x2194x2196x2198x2200x2202x2204x2206x2208x2210x2212x2214x2216x2218x2220x2222x2224x2226x2228x2230x2232x2234x2236x2238x2240x2242x2244x2246x2248x2250x2252x2254x2256x2258x2260x2262x2264x2266x2268x2270x2272x2274x2276x2278x2280x2282x2284x2286x2288x2290x2292x2294x2296x2298x2300x2302x2304x2306x2308x2310x2312x2314x2316x2318x2320x2322x2324x2326x2328x2330x2332x2334x2336x2338x2340x2342x2344x2346x2348x2350x2352x2354x2356x2358x2360x2362x2364x2366x2368x2370x2372x2374x2376x2378x2380x2382x2384x2386x2388x2390x2392x2394x2396x2398x2400x2402x2404x2406x2408x2410x2412x2414x2416x2418x2420x2422x2424x2426x2428x2430x2432x2434x2436x2438x2440x2442x2444x2446x2448x2450x2452x2454x2456x2458x2460x2462x2464x2466x2468x2470x2472x2474x2476x2478x2480x2482x2484x2486x2488x2490x2492x2494x2496x2498x2500x2502x2504x2506x2508x2510x2512x2514x2516x2518x2520x2522x2524x2526x2528x2530x2532x2534x2536x2538x2540x2542x2544x2546x2548x2550x2552x2554x2556x2558x2560x2562x2564x2566x2568x2570x2572x2574x2576x2578x2580x2582x2584x2586x2588x2590x2592x2594x2596x2598x2600x2602x2604x2606x2608x2610x2612x2614x2616x2618x2620x2622x2624x2626x2628x2630x2632x2634x2636x2638x2640x2642x2644x2646x2648x2650x2652x2654x2656x2658x2660x2662x2664x2666x2668x2670x2672x2674x2676x2678x2680x2682x2684x2686x2688x2690x2692x2694x2696x2698x2700x2702x2704x2706x2708x2710x2712x2714x2716x2718x2720x2722x2724x2726x2728x2730x2732x2734x2736x2738x2740x2742x2744x2746x2748x2750x2752x2754x2756x2758x2760x2762x2764x2766x2768x2770x2772x2774x2776x2778x2780x2782x2784x2786x2788x2790x2792x2794x2796x2798x2800x2802x2804x2806x2808x2810x2812x2814x2816x2818x2820x2822x2824x2826x2828x2830x2832x2834x2836x2838x2840x2842x2844x2846x2848x2850x2852x2854x2856x2858x2860x2862x2864x2866x2868x2870x2872x2874x2876x2878x2880x2882x2884x2886x2888x2890x2892x2894x2896x2898x2900x2902x2904x2906x2908x2910x2912x2914x2916x2918x2920x2922x2924x2926x2928x2930x2932x2934x2936x2938x2940x2942x2944x2946x2948x2950x2952x2954x2956x2958x2960x2962x2964x2966x2968x2970x2972x2974x2976x2978x2980x2982x2984x2986x2988x2990x2992x2994x2996x2998x3000x3002x3004x3006x3008x3010x3012x3014x3016x3018x3020x3022x3024x3026x3028x3030x3032x3034x3036x3038x3040x3042x3044x3046x3048x3050x3052x3054x3056x3058x3060x3062x3064x3066x3068x3070x3072x3074x3076x3078x3080x3082x3084x3086x3088x3090x3092x3094x3096x3098x3100x3102x3104x3106x3108x3110x3112x3114x3116x3118x3120x3122x3124x3126x3128x3130x3132x3134x3136x3138x3140x3142x3144x3146x3148x3150x3152x3154x3156x3158x3160x3162x3164x3166x3168x3170x3172x3174x3176x3178x3180x3182x3184x3186x3188x3190x3192x3194x3196x3198x3200x3202x3204x3206x3208x3210x3212x3214x3216x3218x3220x3222x3224x3226x3228x3230x3232x3234x3236x3238x3240x3242x3244x3246x3248x3250x3252x3254x3256x3258x3260x3262x3264x3266x3268x3270x3272x3274x3276x3278x3280x3282x3284x3286x3288x3290x3292x3294x3296x3298x3300x3302x3304x3306x3308x3310x3312x3314x3316x3318x3320x3322x3324x3326x3328x3330x3332x3334x3336x3338x3340x3342x3344x3346x3348x3350x3352x3354x3356x3358x3360x3362x3364x3366x3368x3370x3372x3374x3376x3378x3380x3382x3384x3386x3388x3390x3392x3394x3396x3398x3400x3402x3404x3406x3408x3410x3412x3414x3416x3418x3420x3422x3424x3426x3428x3430x3432x3434x3436x3438x3440x3442x3444x3446x3448x3450x3452x3454x3456x3458x3460x3462x3464x3466x3468x3470x3472x3474x3476x3478x3480x3482x3484x3486x3488x3490x3492x3494x3496x3498x3500x3502x3504x3506x3508x3510x3512x3514x3516x3518x3520x3522x3524x3526x3528x3530x3532x3534x3536x3538x3540x3542x3544x3546x3548x3550x3552x3554x3556x3558x3560x3562x3564x3566x3568x3570x3572x3574x3576x3578x3580x3582x3584x3586x3588x3590x3592x3594x3596x3598x3600x3602x3604x3606x3608x3610x3612x3614x3616x3618x3620x3622x3624x3626x3628x3630x3632x3634x3636x3638x3640x3642x3644x3646x3648x3650x3652x3654x3656x3658x3660x3662x3664x3666x3668x3670x3672x3674x3676x3678x3680x3682x3684x3686x3688x3690x3692x3694x3696x3698x3700x3702x3704x3706x3708x3710x3712x3714x3716x3718x3720x3722x3724x3726x3728x3730x3732x3734x3736x3738x3740x3742x3744x3746x3748x3750x3752x3754x3756x3758x3760x3762x3764x3766x3768x3770x3772x3774x3776x3778x3780x3782x3784x3786x3788x3790x3792x3794x3796x3798x3800x3802x3804x3806x3808x3810x3812x3814x3816x3818x3820x3822x3824x3826x3828x3830x3832x3834x3836x3838x3840x3842x3844x3846x3848x3850x3852x3854x3856x3858x3860x3862x3864x3866x3868x3870x3872x3874x3876x3878x3880x3882x3884x3886x3888x3890x3892x3894x3896x3898x3900x3902x3904x3906x3908x3910x3912x3914x3916x3918x3920x3922x3924x3926x3928x3930x3932x3934x3936x3938x3940x3942x3944x3946x3948x3950x3952x3954x3956x3958x3960x3962x3964x3966x3968x3970x3972x3974x3976x3978x3980x3982x3984x3986x3988x3990x3992x3994x3996x3998x4000x4002x4004x4006x4008x4010x4012x4014x4016x4018x4020x4022x4024x4026x4028x4030x4032x4034x4036x4038x4040x4042x4044x4046x4048x4050x4052x4054x4056x4058x4060x4062x4064x4066x4068x4070x4072x4074x4076x4078x4080x4082x4084x4086x4088x4090x4092x4094x4096x4098x4100x4102x4104x4106x4108x4110x4112x4114x4116x4118x4120x4122x4124x4126x4128x4130x4132x4134x4136x4138x4140x4142x4144x4146x4148x4150x4152x4154x4156x4158x4160x4162x4164x4166x4168x4170x4172x4174x4176x4178x4180x4182x4184x4186x4188x4190x4192x4194x4196x4198x4200x4202x4204x4206x4208x4210x4212x4214x4216x4218x4220x4222x4224x4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FRAMING:
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, HYDRANT, 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" SPACING FOR 6" DIA. DUCTS WITH HANG RODS. SEE HANG RODS FOR LOCATION & NUMBER OF HOLES REQUIRED.

FLOOR FRAMING:
FOR FLOOR FRAMING AND REFER TO FLOOR JOIST MANUFACTURER'S SHOP DRAWINGS. 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 1.25 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 CHASIS, BATHUBS, SHOWERS, ETC. ENGINE INSULATION TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS.
PROVIDE 1/4" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
REFER TO S.M.E.C. #14-100.

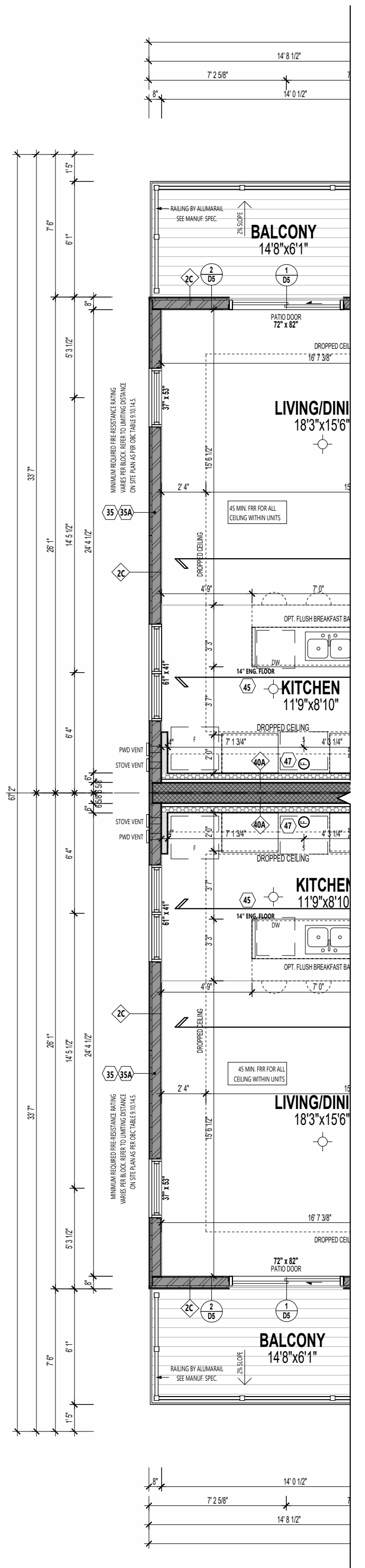
RISK / FIRE CONSTRUCTION:
45 MINUTE 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 1/2" TYPE 'X' GYPSUM BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.25 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 CHASIS, BATHUBS, SHOWERS, ETC. ENGINE INSULATION TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS.
PROVIDE 1/4" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING.
REFER TO S.M.E.C. #14-100.

WALL LEGEND

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

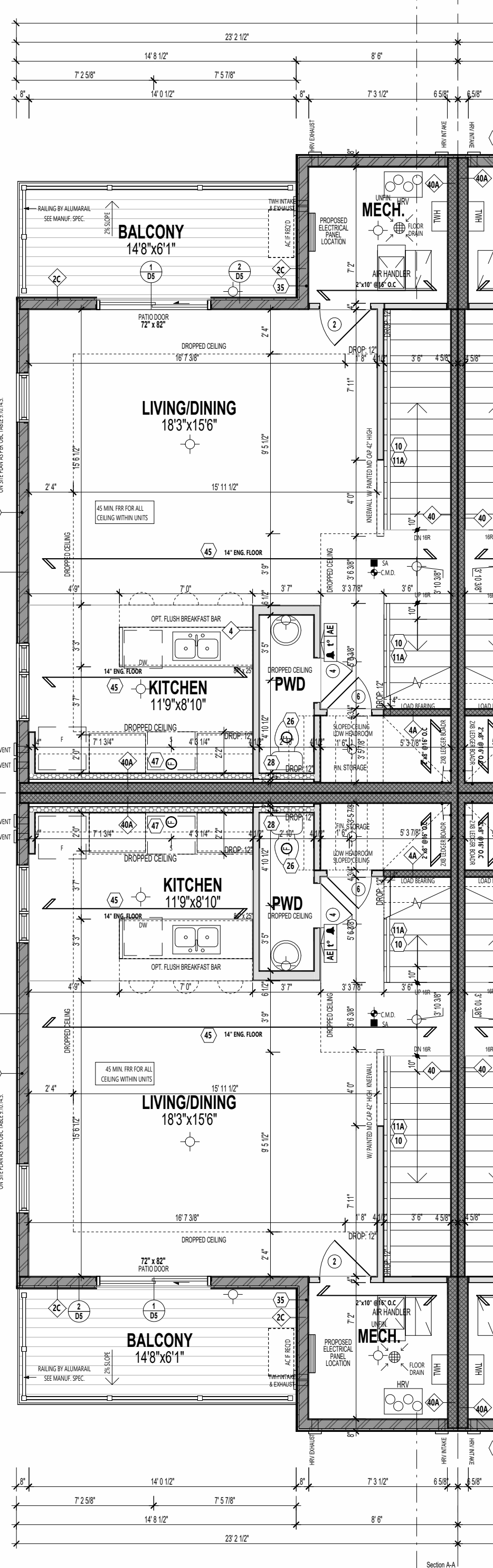
INDICATE THE PROTECTION / LOAD BEARING ELEMENTS BY 5/16" x 1/4" OF THE ORIGIN IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.
IF FIRE SEPARATION OR RESISTANCE RATINGS ARE OTHER THAN DETAILED, PROVIDE SPEC TO INSPECTOR ON SITE.
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH CONSTRUCTION DETAILS GO TO D17
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL DRAWINGS BY A TA ENGINEERING INC. - S-01 TO S-08
REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, RUNS AND LOCATIONS

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



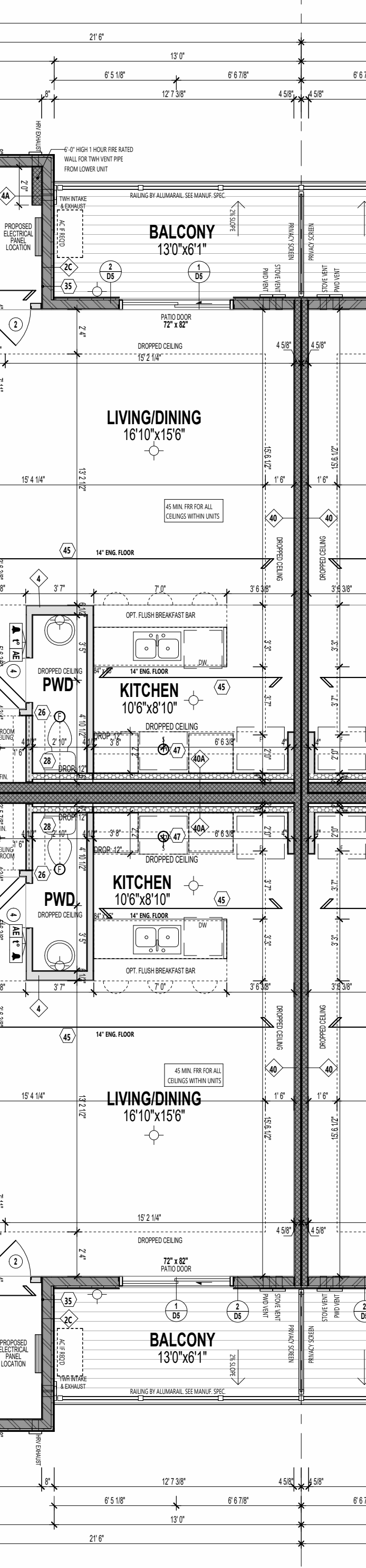
1A - EST3 'D(TN)' UPG.
THE WILLOW II
REV.

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



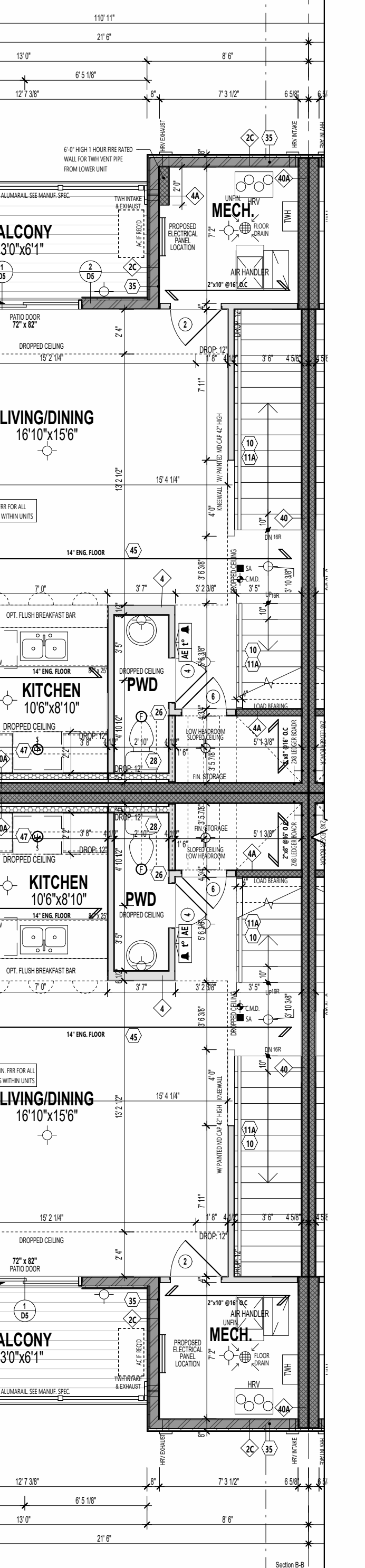
1A - EST3 'D(TN)'
THE WILLOW II
REV.

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



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

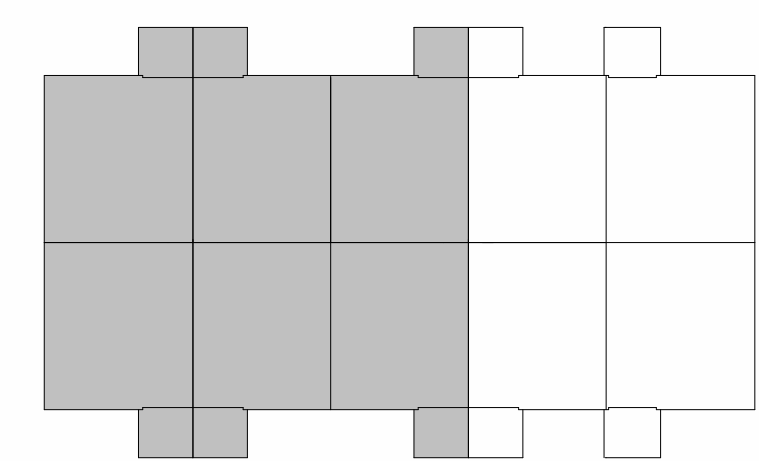
8A - EST1 'D(TN)'
THE ASTER II
REV.



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

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

PARTIAL SECOND FLOOR PLAN (UPG OPTION)



KEY PLAN - SECOND FLOOR

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ARCHITECT STAMP

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01	ISSUED FOR COORDINATION	2025/11/07
02	ISSUED FOR TENDER	2026/03/02

DETAILED
SECOND FLOOR
PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.



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FLOOR TRUSSES: FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR 2" DIA. DUCTS PER MAIN DESIGN. SEE HVAC DWGS 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.

ROOF FRAMING: ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUT-L-UP BEAMS, GUSSET 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 / SIKING CONSTRUCTION: PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE 'Y' OPSISIM BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.20 kg/m² 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. ENSURE INSULATION IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS. PROVIDE 1/2" EXTERIOR GRADE OPSISIM BOARD SHEATHING BEHIND SIKING. REFER TO B.M.C. 8.1 & 10.1.

ROOF VENT CONSTRUCTION: 45 MINUTE OR 1 HOUR FIRE RATED BATH PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE 'Y' OPSISIM BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.20 kg/m² 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. ENSURE INSULATION IS TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS.

HEADER / FINISH LEVEL: 45 MINUTE OR 1 HOUR FIRE RATED BATH PROVIDE 15mm (5/8") TYPE 'Y' OPSISIM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RUN JOIST WHEN FLOOR JOISTS ARE WALLS TO MIN JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

WALL LEGEND table with symbols for 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.10.1(1) OF THE OREGON IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

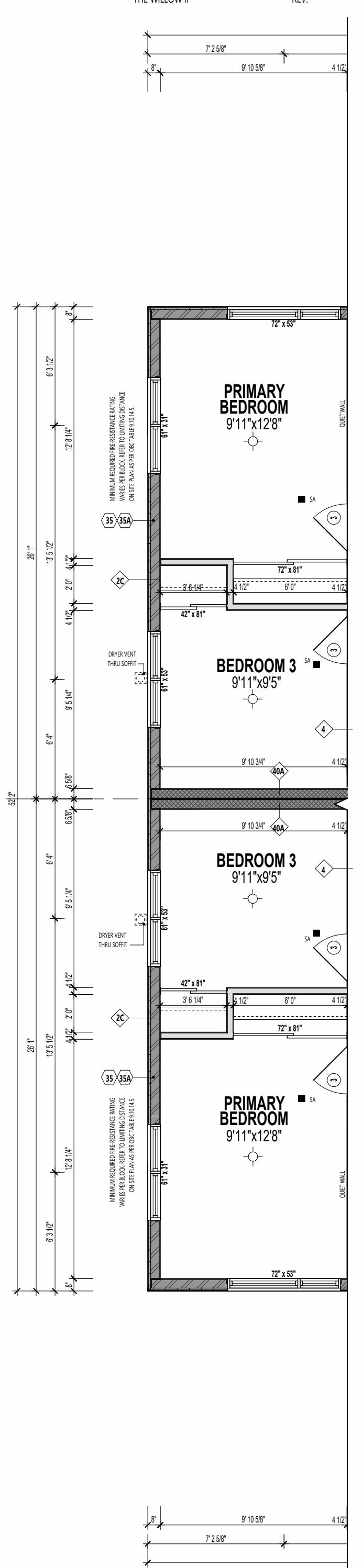
IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAILED, PROVIDE SPECS TO INSPECTOR ON SITE.

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH CONSTRUCTION DETAILS GO TO 010.

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

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

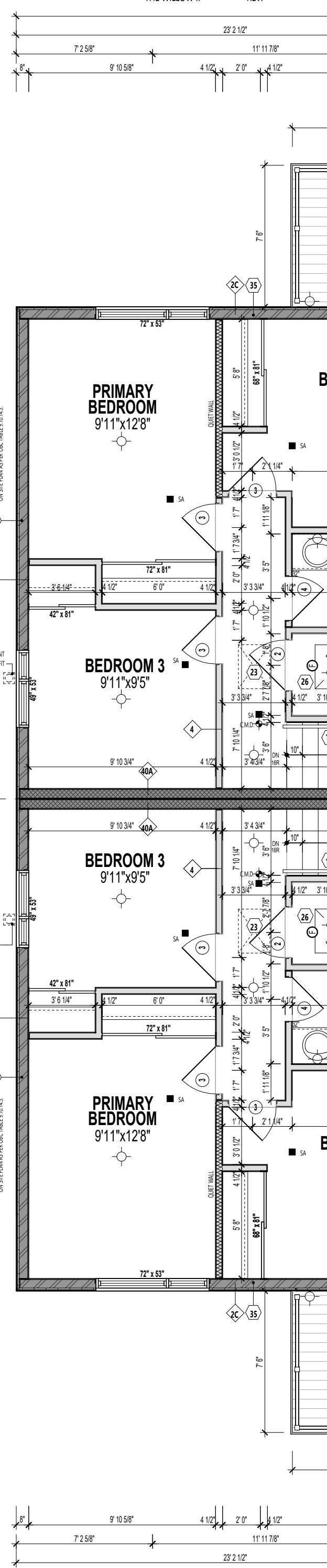
10A - EST3 'D(TN)' UPG. THE WILLOW II REV.



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

PARTIAL THIRD FLOOR PLAN (UPG OPTION)

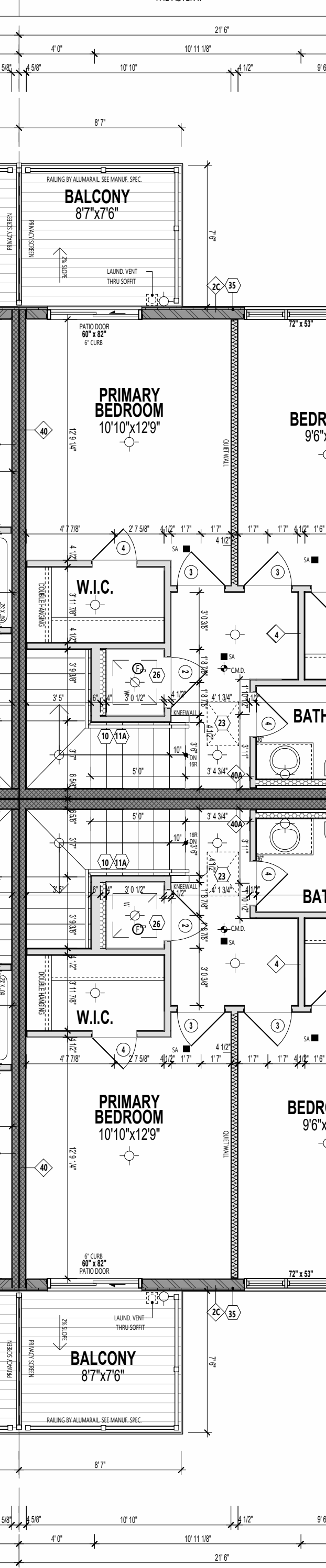
10A - EST3 'D(TN)' THE WILLOW II REV.



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

PARTIAL THIRD FLOOR PLAN - STANDARD

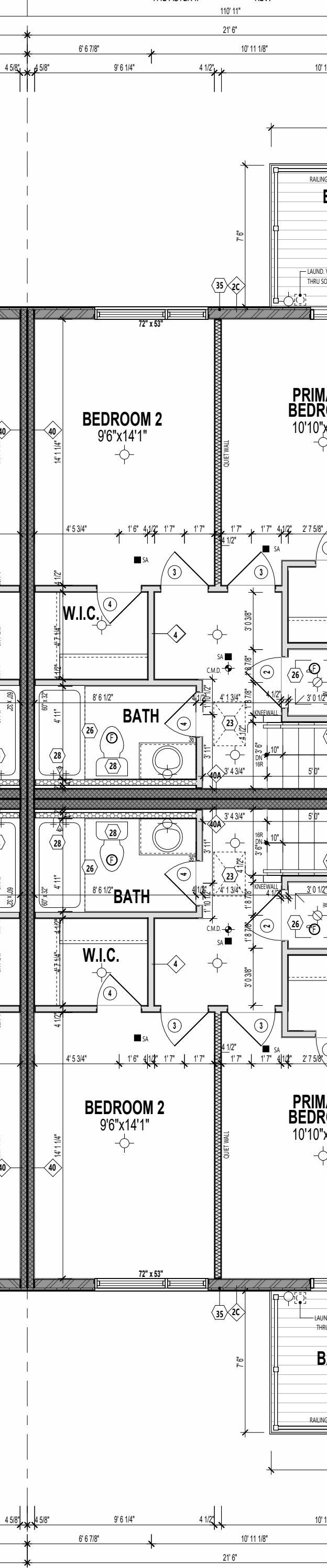
9A - EST1 'D(TN)' THE ASTER II REV.



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

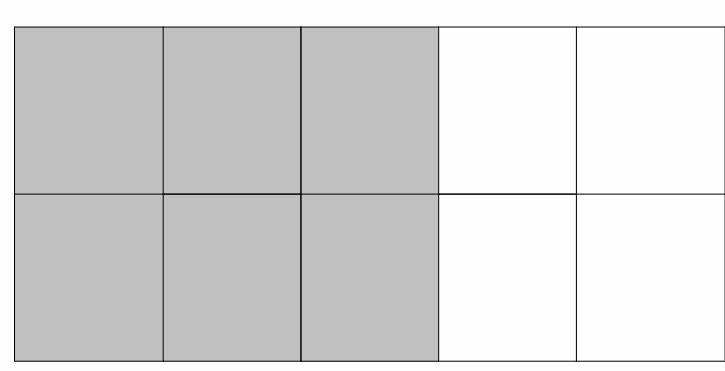
PARTIAL THIRD FLOOR PLAN - STANDARD

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



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

PARTIAL THIRD FLOOR PLAN - STANDARD



KEY PLAN - THIRD FLOOR

ISSUED / REVISION CHART

Table with 2 columns: Description and Date. Row 1: 01 ISSUED FOR COORDINATION 2025/11/07. Row 2: 02 ISSUED FOR TENDER 2026/03/02.

DETAILED THIRD FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.



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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 CONFORMS TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED W/ 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR ALL DUCTS PER HANG CODES. SEE HANG DWGS 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.

ROOF FRAMING:
ALL LAMINATED VENEER LUMBER (LVL) BEAMS, BUT-LIP BEAMS, GUSSET 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 / SIDING CONSTRUCTION:
15 MIN. (15) (15)
PROVIDE A CONTINUOUS LAYER OF 15 MIN. (5/8") TYPE 'X' GYPSUM BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPERED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/m² 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. 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 E.M.C. # 4-105.

ROOF VENTILATION CONSTRUCTION:
45 MINUTE (45) (45)
45 MINUTE (45) 1.5 HOUR FIRE RATED RIGID INSULATION BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPERED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/m² 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. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS.

HEADLINE FIRE RATED LEVEL:
15 MINUTE (15) (15)
45 MINUTE (45) 1.5 HOUR FIRE RATED RIGID INSULATION BOARD INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPERED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/m² 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. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS.
REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS.

WALL LEGEND

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

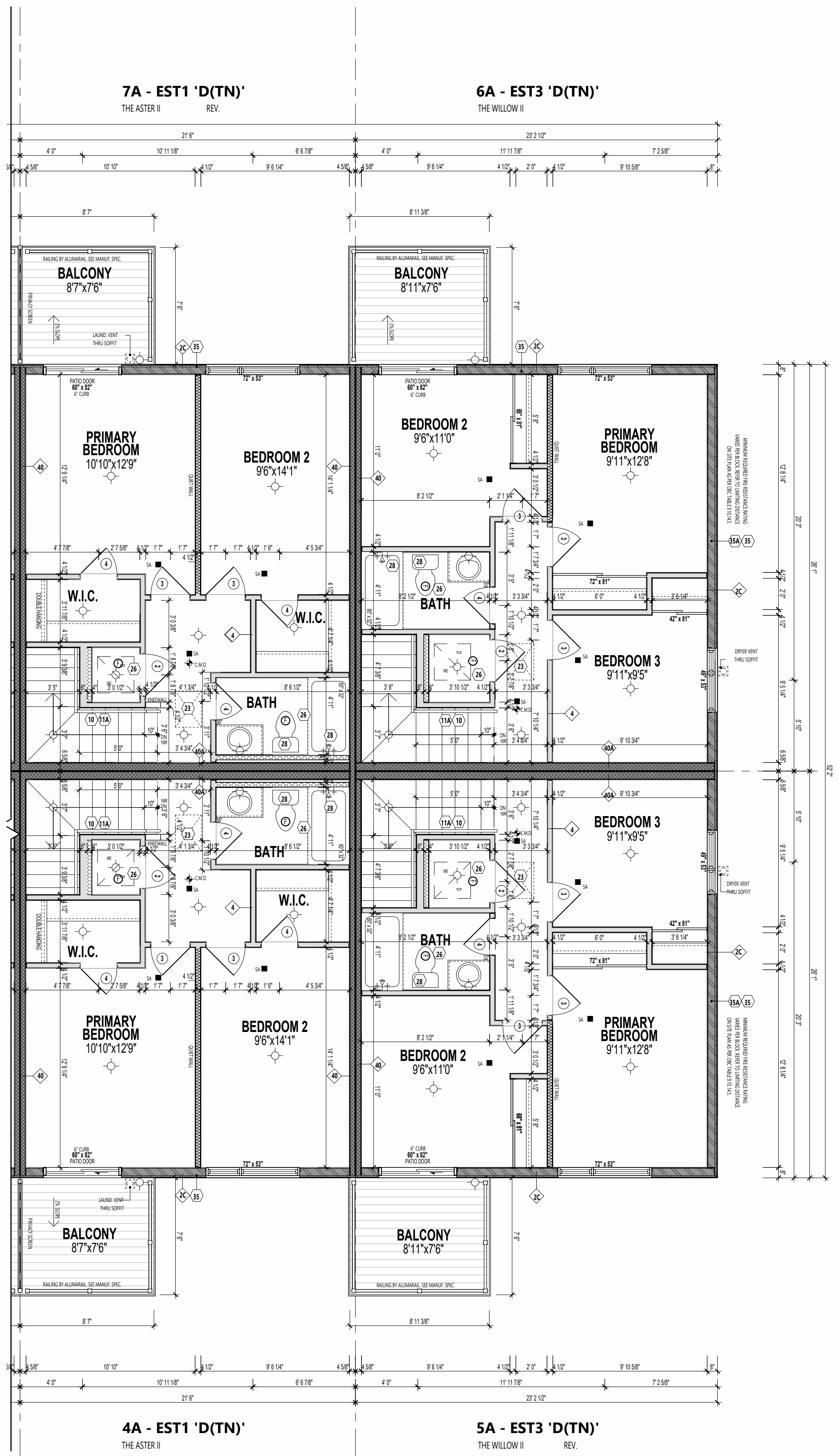
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IF FIRE SEPARATIONS OR RESISTANCE RATINGS ARE OTHER THAN DETAIL, PROVIDE SPECS TO INSPECTOR ON SITE.

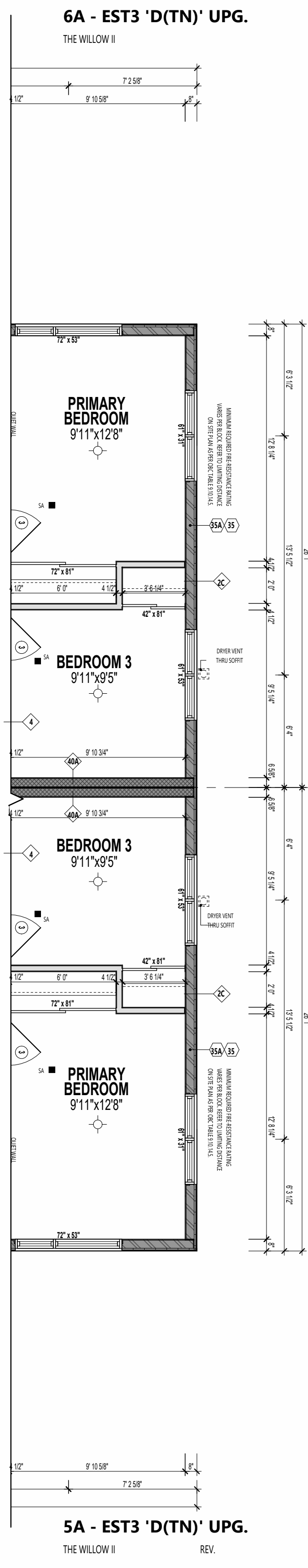
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH CONSTRUCTION DETAILS GO TO D17.

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

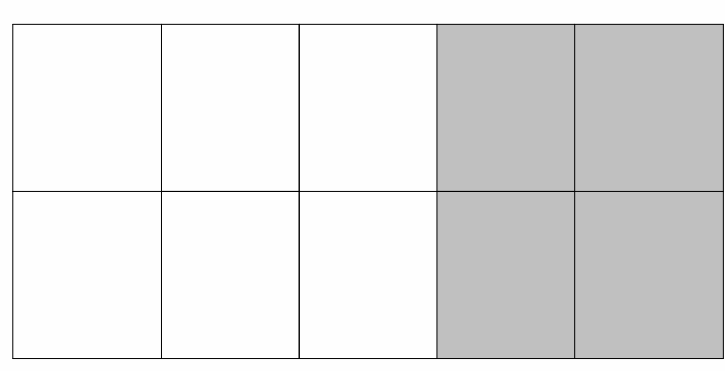
REFER TO HVAC DRAWINGS FOR LAYOUT OF MECHANICAL ROOMS, RIGS AND LOCATIONS.



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	2025/11/07
02	ISSUED FOR TENDER	2026/03/02

DETAILED THIRD FLOOR PLAN

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.

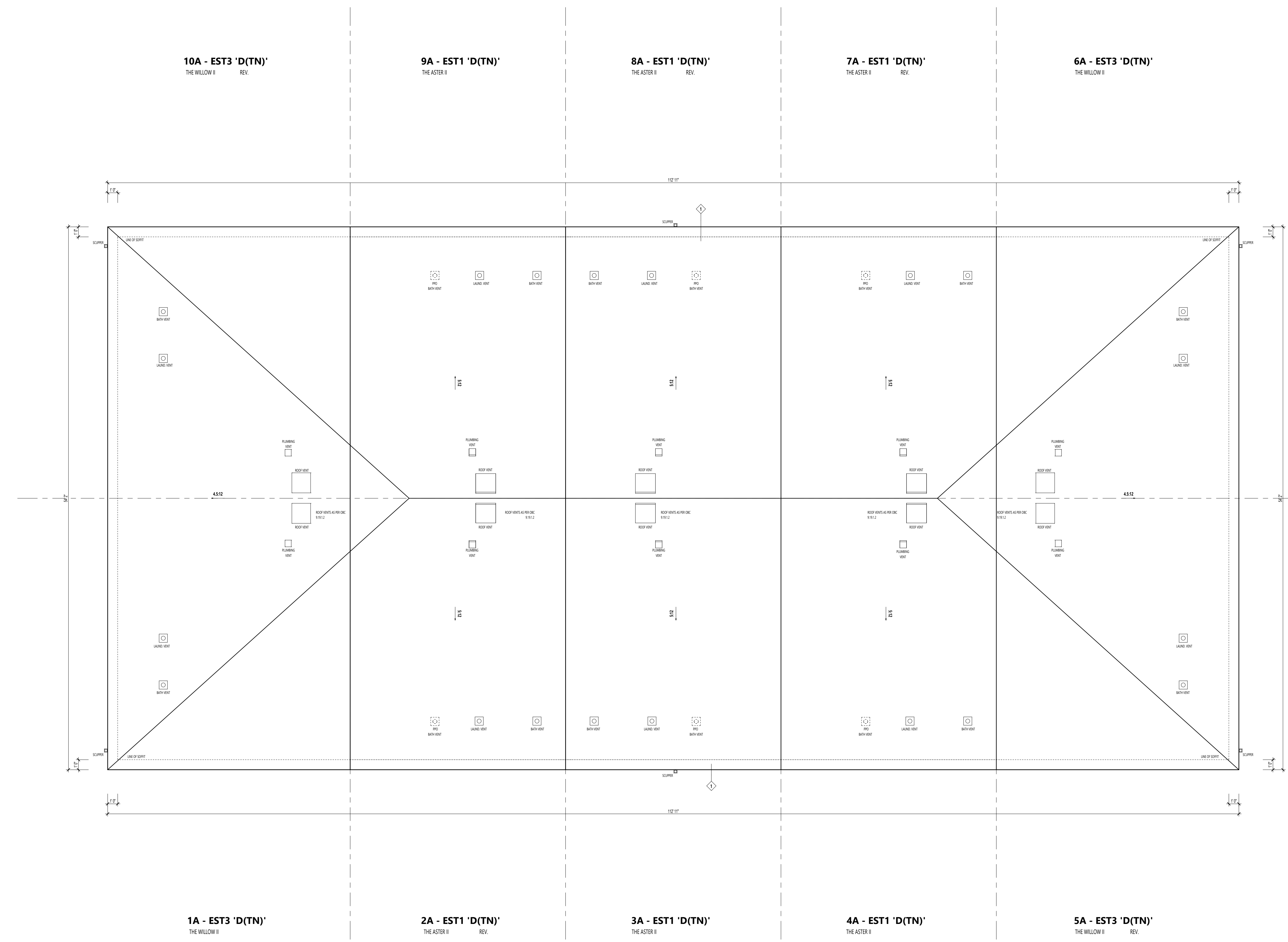
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ARCHITECT STAMP

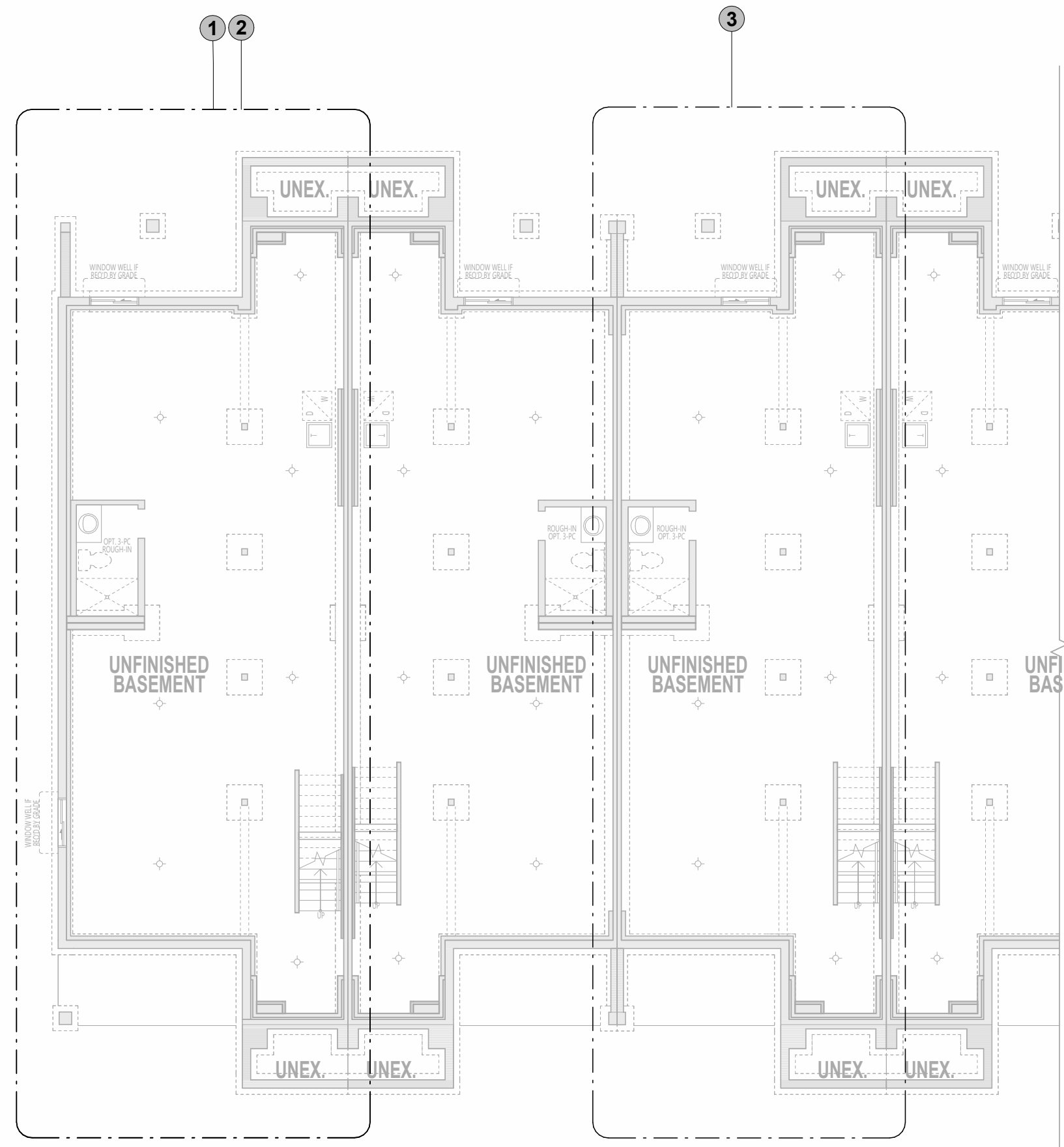
ISSUED / REVISION CHART	
01	ISSUED FOR COORDINATION 2025/11/07
02	ISSUED FOR TENDER 2026/03/02

ROOF PLAN

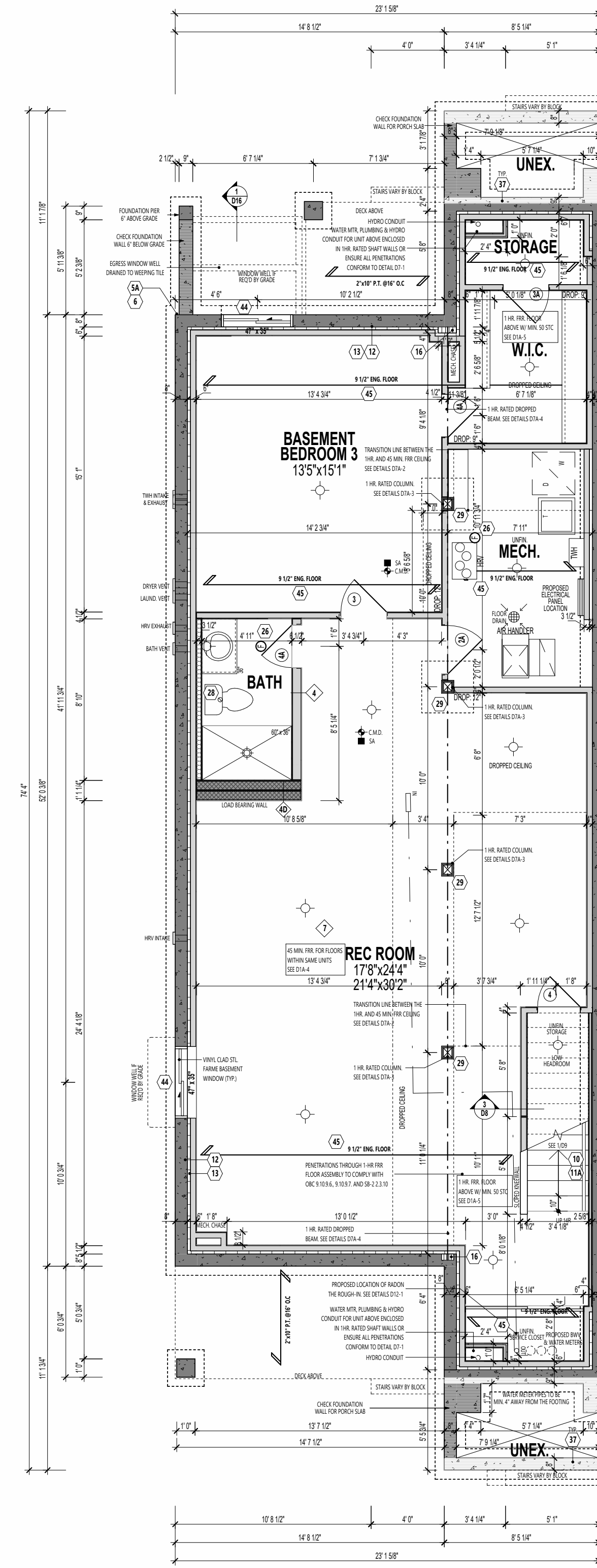
ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
 CITY PLAN NO. CITY FILE NO.

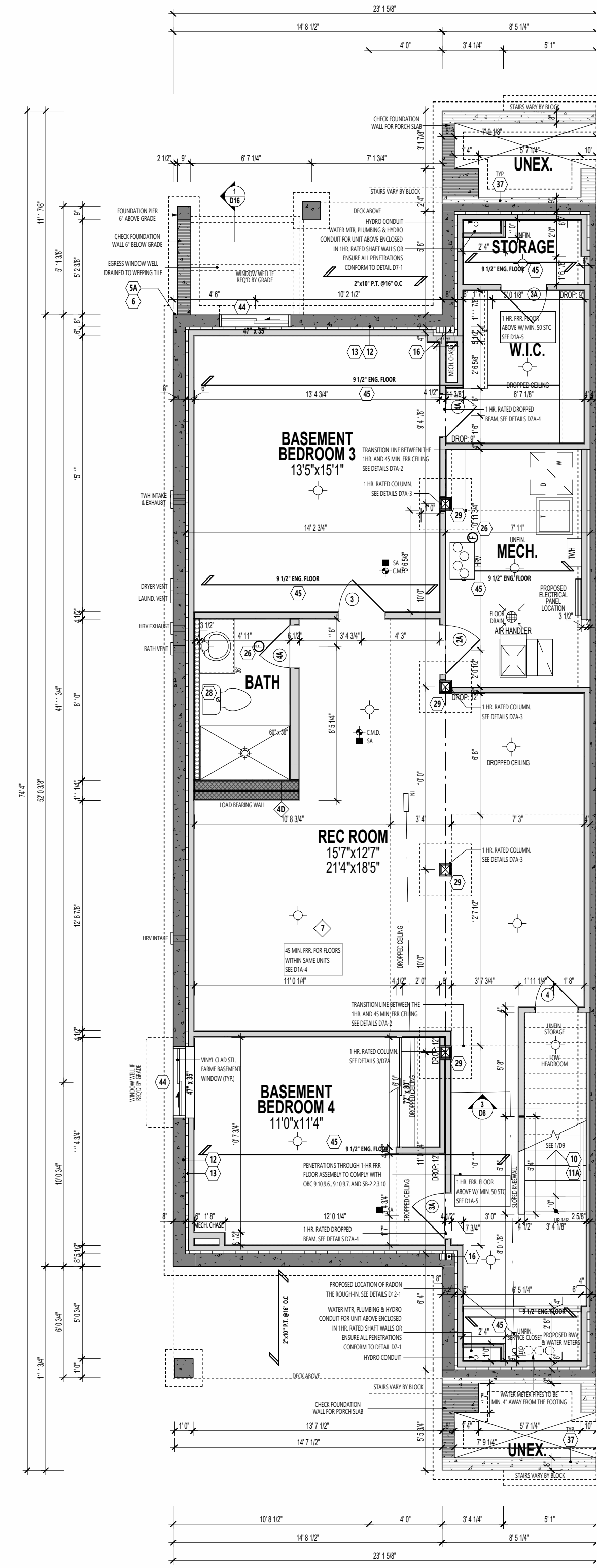


BASEMENT KEY PLAN



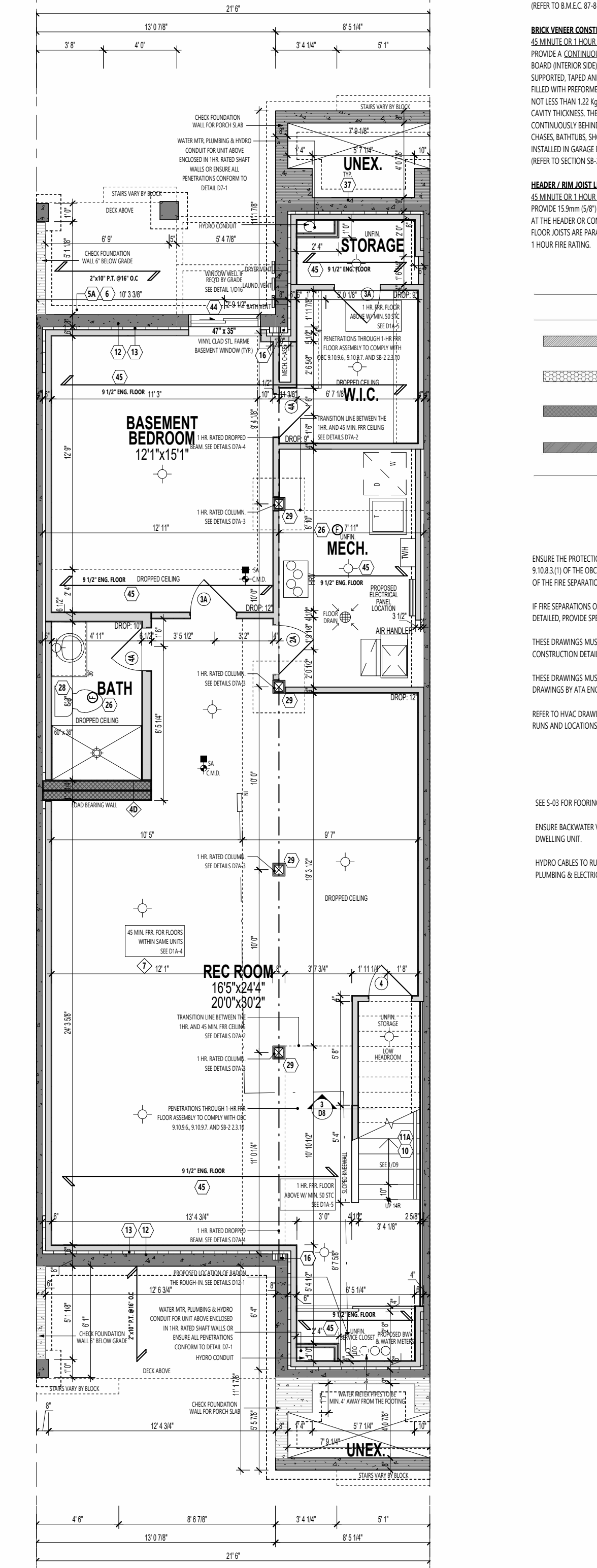
11B - EST-4 'D(TN)'
THE BOYWOOD END II

① Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)
3/16" = 1'-0"
(2240 SF total net area which includes 1087 SF finished basement area)



11B - EST-4 'D(TN)'
THE BOYWOOD END II

② Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)
3/16" = 1'-0"
(2240 SF total net area which includes 1087 SF finished basement area)



13B - EST-2 'D(TN)'
THE INDOGG II

③ Partial Basement Floor Plan (Finished Bedroom 3 & Bath in Basement Option)
3/16" = 1'-0"
(2072 SF total net area which includes 1001 SF finished basement area)

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 6" DIA. DUCTS PER MAIN ROOMS. SEE HANG DIMS FOR LOCATION & NUMBER OF HOLES (R.O.D.).

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 1/2" X 8" FIRE RATED WALL PROVIDE A CONTINUOUS LAYER OF 15 MIN 5/8" TYPE 'X' GIPSUM 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 1.2 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, BATHUBS, SHOWERS, ETC. ENDS INSULATION IN TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION SB-2.3 OF SUPPLEMENTARY STANDARDS. PROVIDE 1/4" EXTERIOR GRADE GIPSUM BOARD SHEATHING BEHIND SIDING. REFER TO S.M.E.C. #1-8-100.

WALL LEGEND

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

INSURE THE PROTECTION OF LOAD BEARING ELEMENTS (R.O.D.) BY 5/8" DIA. 1/2" O.C. OR 2" IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH STRUCTURAL CONSTRUCTION DETAILS GO 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.

SEE S-03 FOR FOOTINGS AND PAD SIZES AND REINFORCEMENT.

INSURE 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 DISCLAIMER
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ARCHITECT STAMP

ISSUED / REVISION CHART

NO.	ISSUED FOR	DATE
01	ISSUED FOR COORDINATION	2025/11/07
02	ISSUED FOR TENDER	2026/03/02

PRE-PLANNED OPTIONS

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: 2026/03/02

PAGE A4.00



STUDIO

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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, METER, 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" SPACING FOR 1/2" DIA. DUCTS PER HANG ROOM. SEE HANG DWGS FOR LOCATION & NUMBER OF HOLES REQ'D. TYP.

FLOOR FRAMING:
FOR FLOOR FRAMING AND 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 ROOF TRUSS MANUFACTURER. REFER TO ROOF TRUSS SHOP DRAWINGS FOR ALL ROOF FRAMING INFORMATION UNLESS OTHERWISE NOTED ON ARCHITECTURAL DRAWINGS.

FRAMING / SIDING CONSTRUCTION:
45 MINUTE 1 1/2" (38.1mm) 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/m² 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. 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 SIDING. REFER TO E.M.C. 81 & 102.

BRICK VENEER CONSTRUCTION:
45 MINUTE 1 1/2" (38.1mm) 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/m² 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. ENSURE INSULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS.

HEADER / FIN. JOIST LEVEL:
45 MINUTE 1 1/2" (38.1mm) TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RUN JOIST WHEN FLOOR JOISTS ARE WALLS TO BEA JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

WALL LEGEND

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

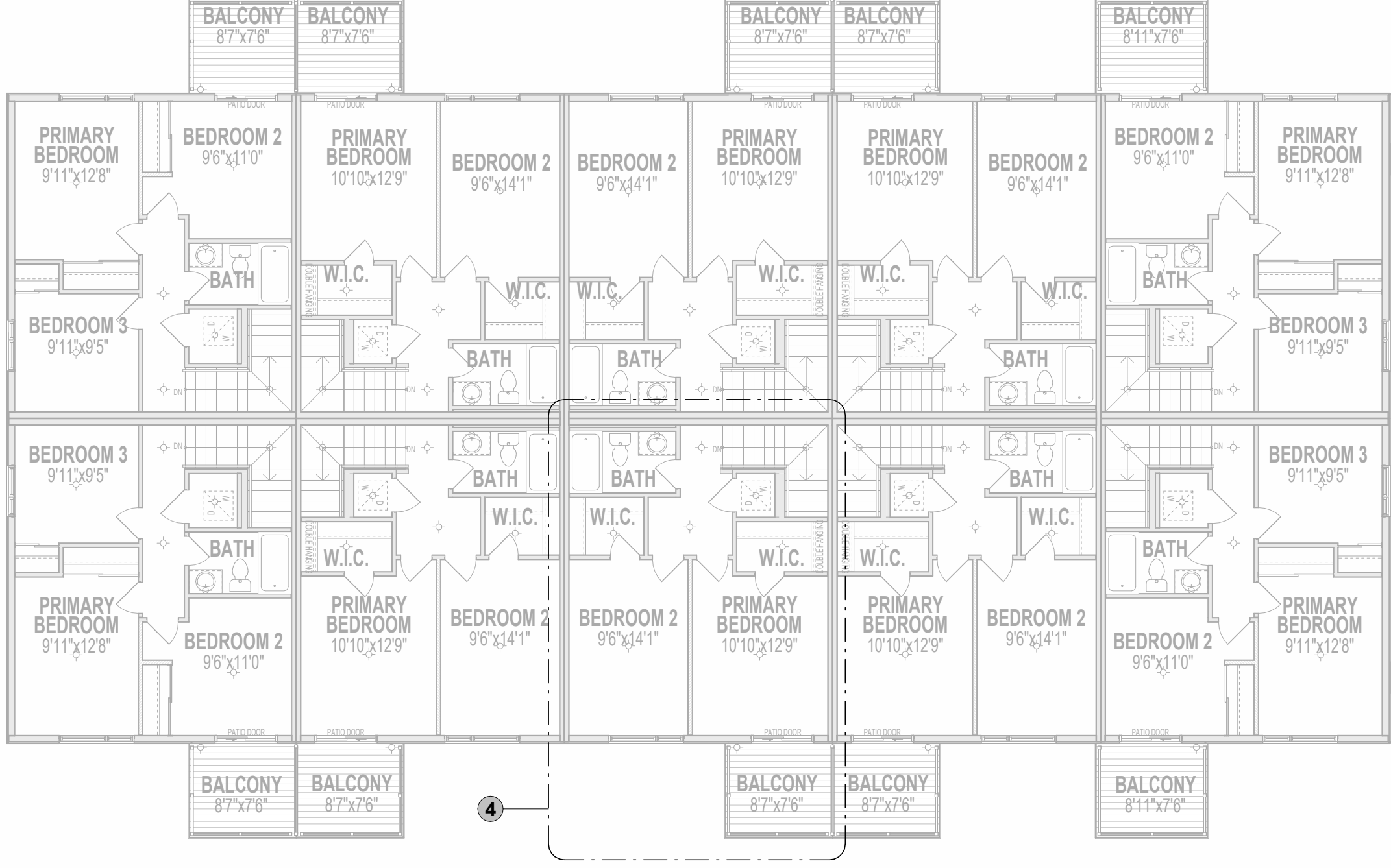
ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY S.10.8.3.1(1) OF THE OREGON IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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

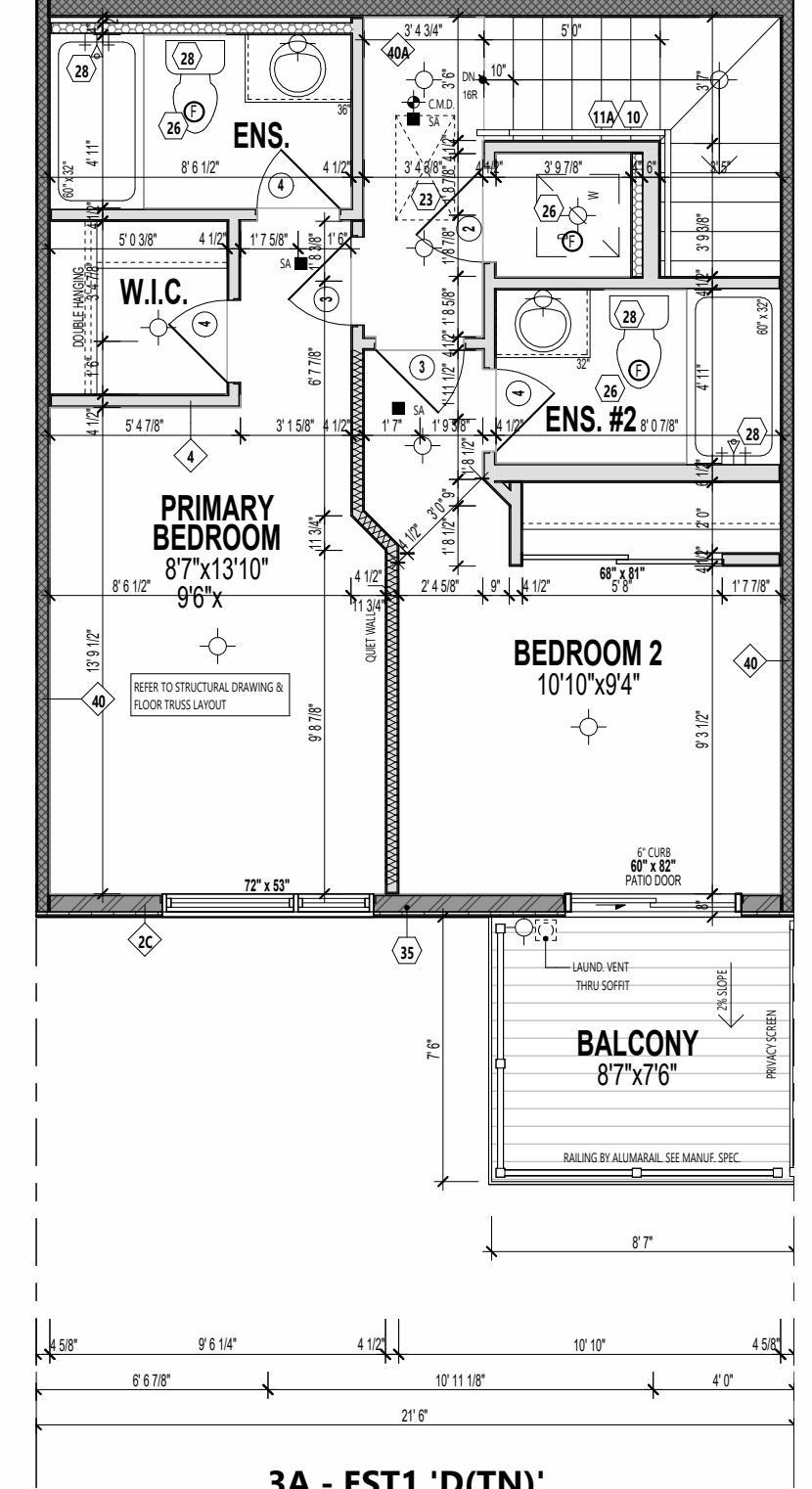
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH CONSTRUCTION DETAILS GO TO D17.

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

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



THIRD FLOOR KEY PLAN



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

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

ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2025/11/07
02	ISSUED FOR TENDER	2026/03/02

**PRE-PLANNED
OPTIONS**

ELEVATION D (TN)

HALF MOON BAY SOUTH PH7

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.