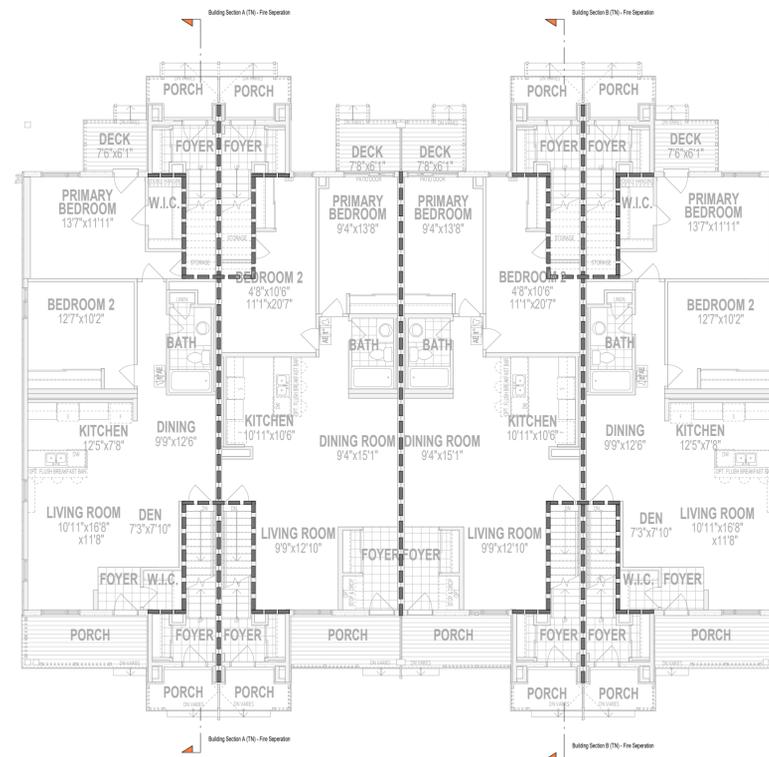
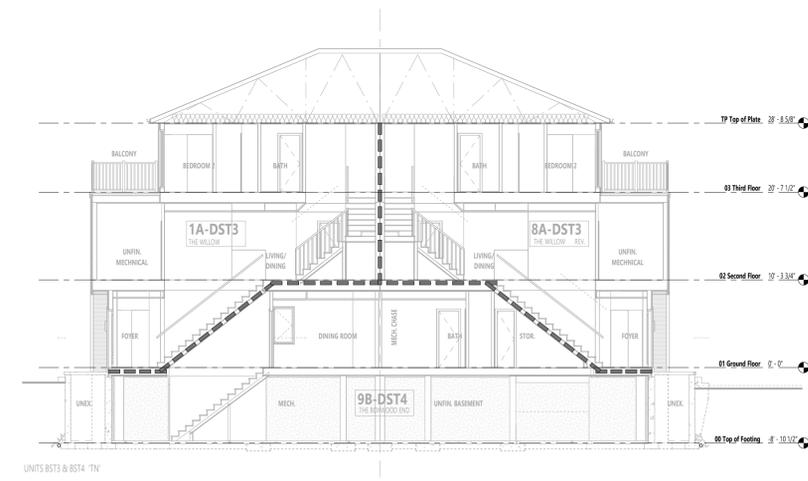


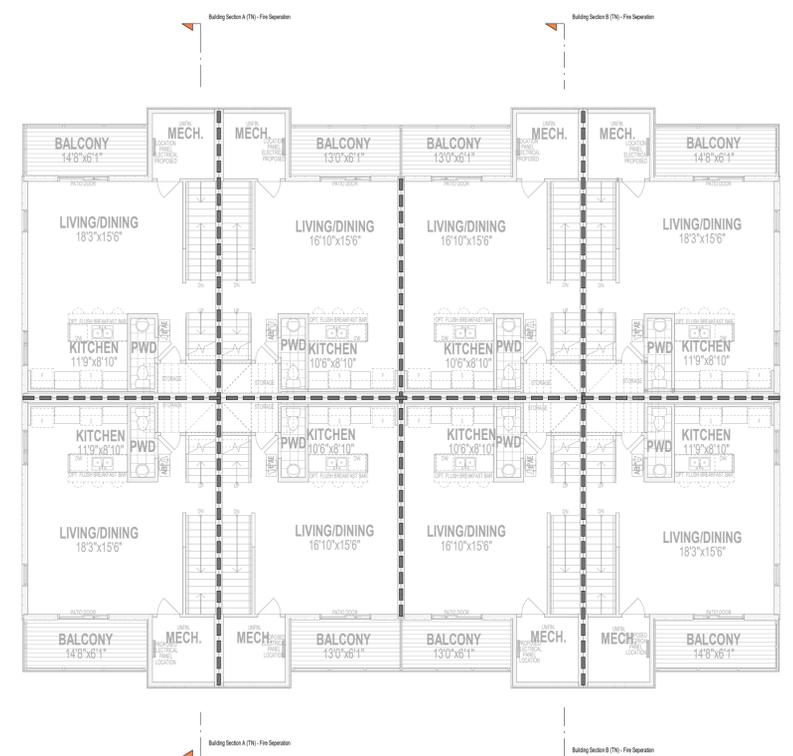
**BASEMENT FIRE SEPERATION PLAN**



**GROUND FLOOR FIRE SEPERATION PLAN**



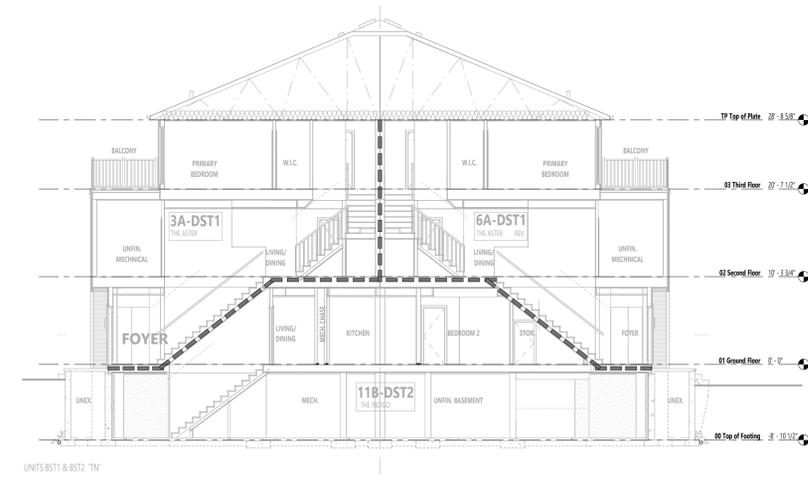
**BUILDING SECTION A-A FIRE SEPERATION**



**SECOND FLOOR FIRE SEPERATION PLAN**



**THIRD FLOOR PLAN - FIRE SEPERATION PLAN**



**BUILDING SECTION B-B FIRE SEPERATION**

**LEGEND**  
 - - - - - 1 HOUR FIRE SEPERATION



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 bim@bimstudio.ca



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**ARCHITECT STAMP**

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**FIRE SEPERATION PLAN**

**TRANSITIONAL (TN)**

**TRADITIONS II**

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.



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NO.	DESCRIPTION	DATE
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**GROUND FLOOR PLAN**

**TRANSITIONAL (TN)**

**TRADITIONS II**

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

**PLAN NOTES**  
ALL WORK SHOWN ON ARCHITECTURAL DRAWINGS IS PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, VENTILATION, GAS PIPING, HVAC, GAS METERS, HYDRO-PNEUMATIC ELECTRICAL AND ANY MECHANICAL EQUIPMENT. BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADDRESSES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

**FLOOR TRUSSES**  
FLOOR TRUSSES TO BE PROVIDED W/ 4" DIA. PRE-DRILLED HOLES @ 1' SPACING FOR ALL TRUSSES. PROVIDE 1/2" DIA. HANGING DIMENSIONS FOR LOCATION & NUMBER OF HOLES REQUIRED.

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

**FRAMING/WALL/CEILING CONSTRUCTION**  
MINIMUM OF 1 HOUR FIRE RATED ASSEMBLY  
PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") 1/2" Gypsum BOARD INTERIOR SIDE. INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PRE-FORMED 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 1/2" X 8" 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 25-2.3 OF SUPPLEMENTARY STANDARDS)  
PROVIDE 1/2" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIKING  
(REFER TO S.M.C.C. 81-8105)

**BACKSPLASH CONSTRUCTION**  
MINIMUM OF 1 HOUR FIRE RATED ASSEMBLY  
PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") 1/2" Gypsum BOARD INTERIOR SIDE. INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PRE-FORMED 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 1/2" X 8" 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 25-2.3 OF SUPPLEMENTARY STANDARDS)

**HEADER / RIM JOIST LEVEL**  
45 MINUTE OR 1 HOUR FIRE RATING @ HEADER  
PROVIDE 15mm (5/8") 1/2" Gypsum BOARD BETWEEN JOIST AT THE HEADER OR CONTINUOUSLY ABOVE THE RIM JOIST WHERE FLOOR JOISTS ARE PARALLEL TO RIM 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

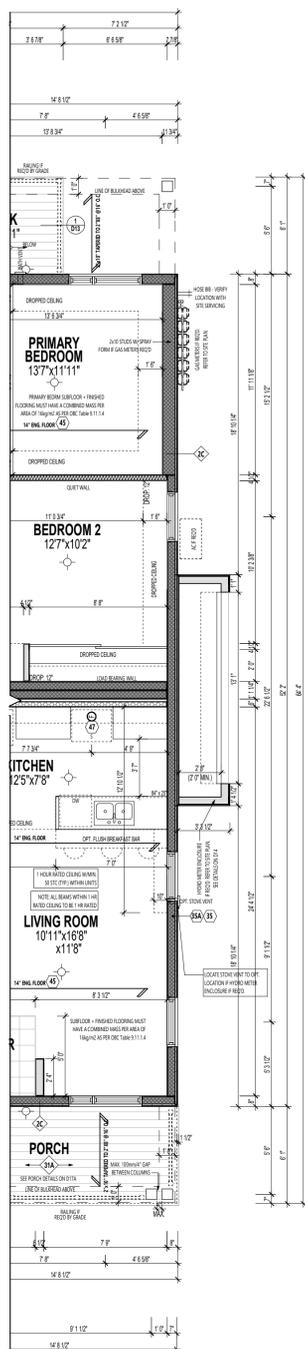
ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REG. BY 9.3.8.1.1 OF THE CODE IS MAINTAINED INCLUDING THE CONTINUITY OF THE FIRE SEPARATION.

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

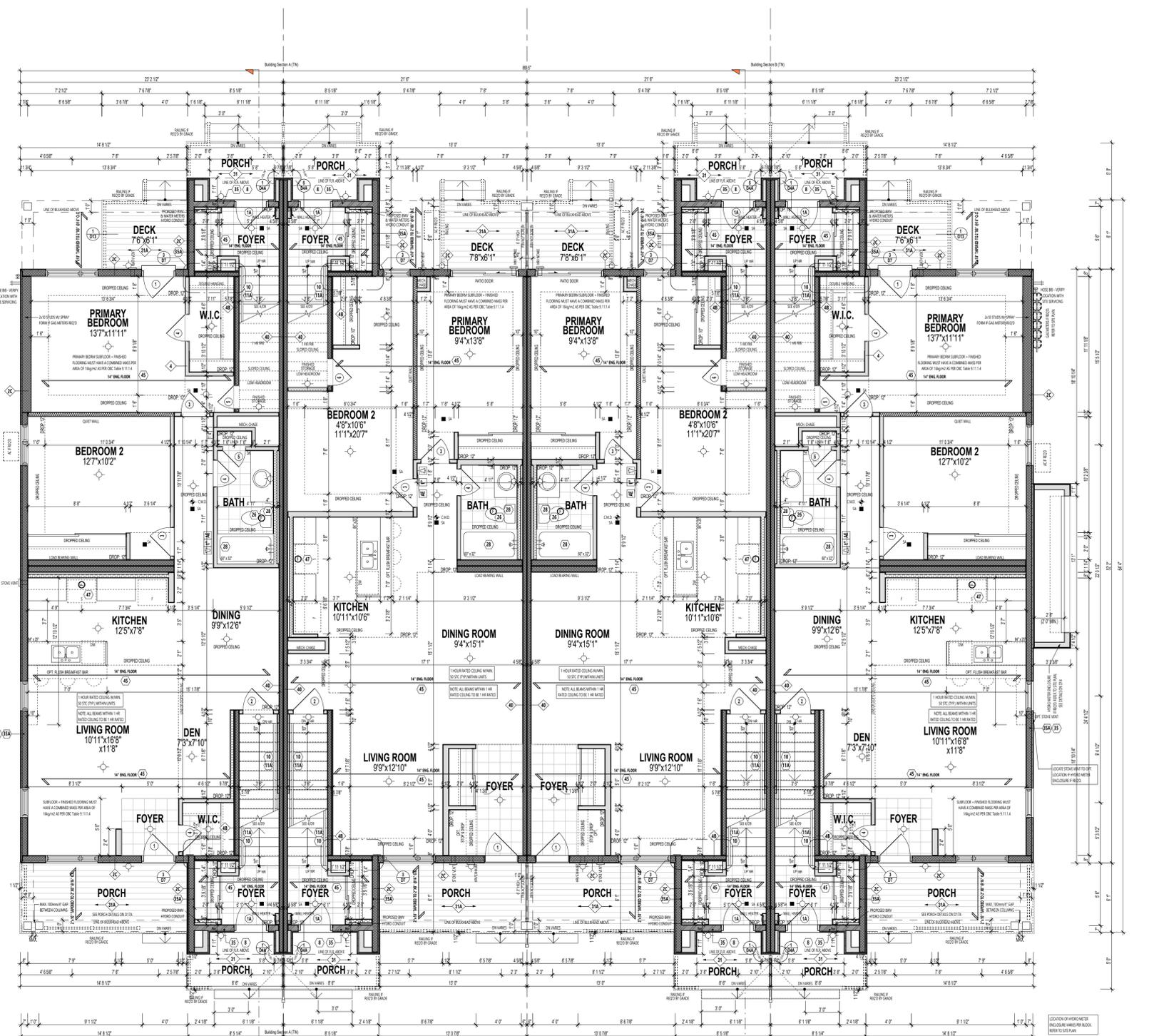
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH CONSTRUCTION DETAILS 00 TO 017.

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

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

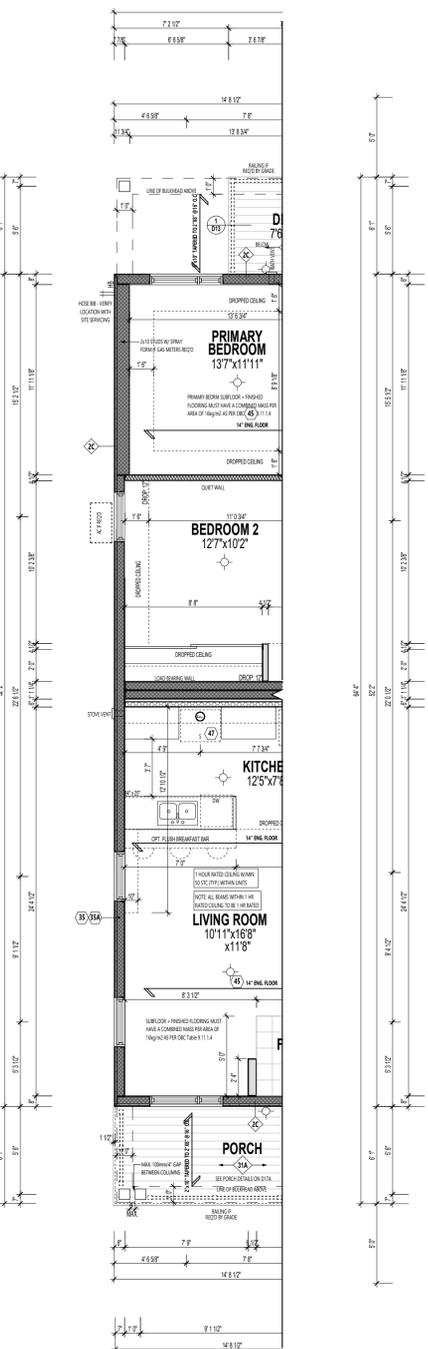


**12B - DST 4 'TN' UPG.**  
THE BOXWOOD END  
REV.



**9B - DST4 'TN'**  
THE BOXWOOD END  
**10B - DST2 'TN'**  
THE INDIGO  
REV.  
**11B - DST2 'TN'**  
THE INDIGO  
**12B - DST4 'TN'**  
THE BOXWOOD END  
REV.

**GROUND FLOOR PLAN - STANDARD**



**9B - DST4 'TN' UPG.**  
THE BOXWOOD END

**PARTIAL GROUND FLOOR PLAN (UPG OPTION)**











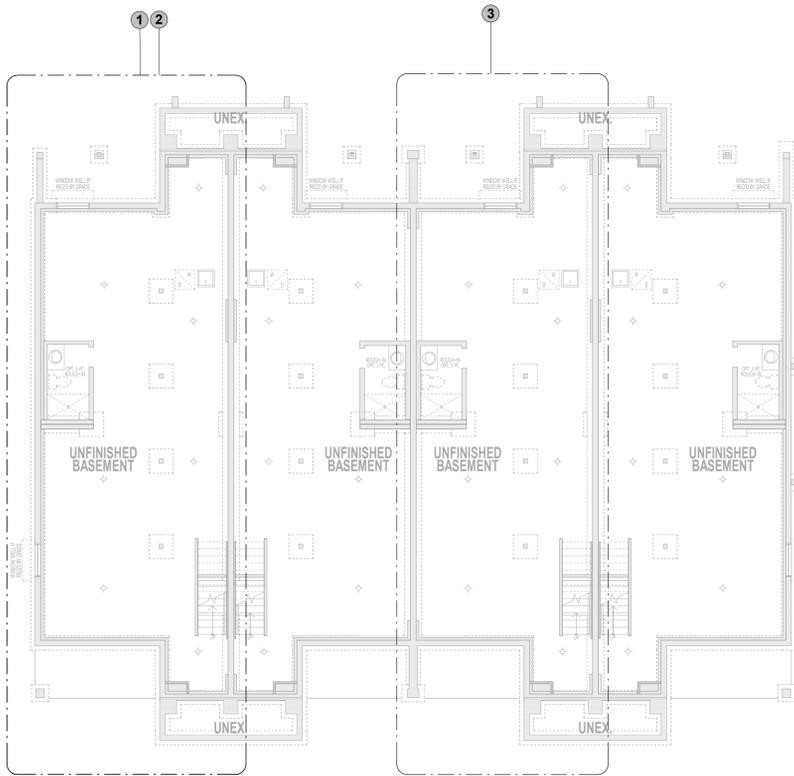




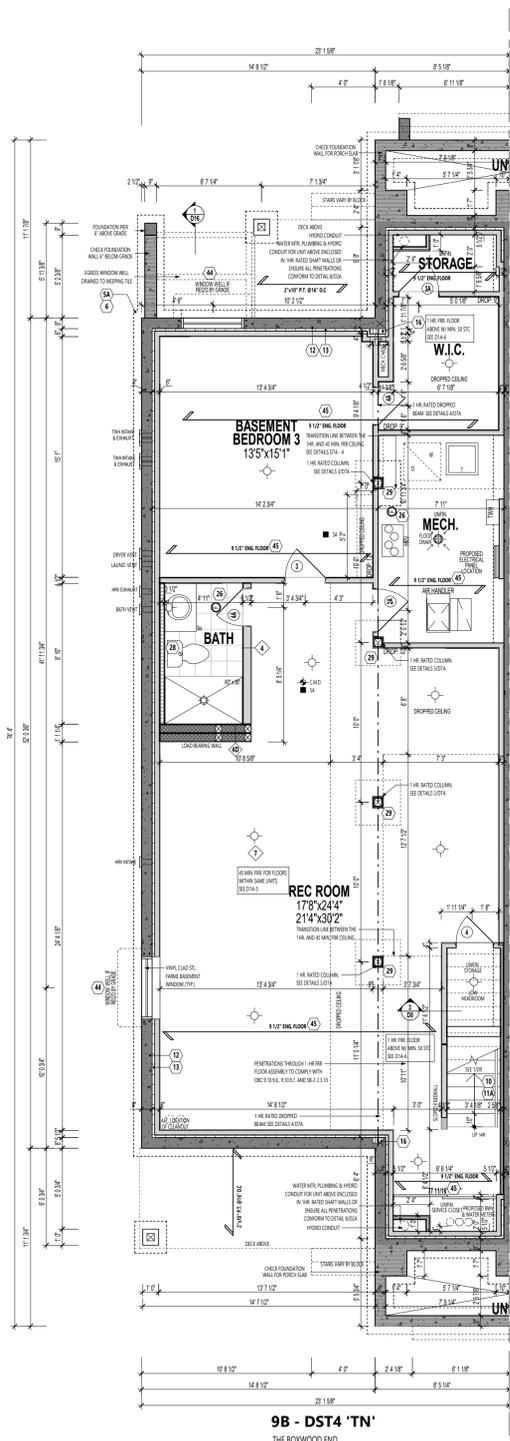




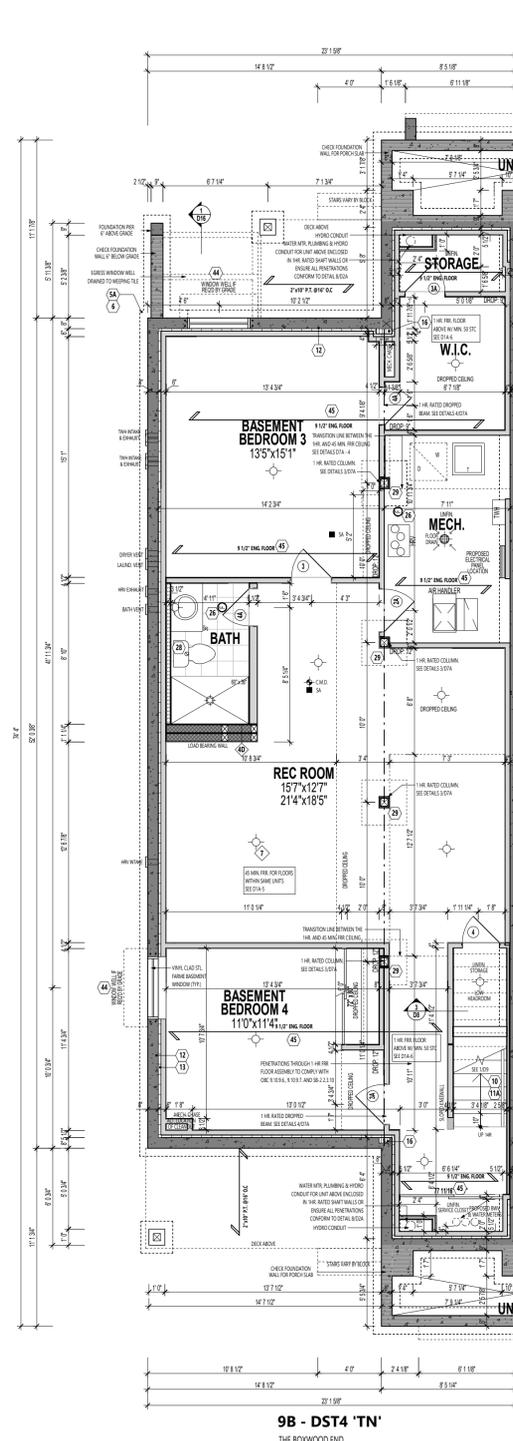




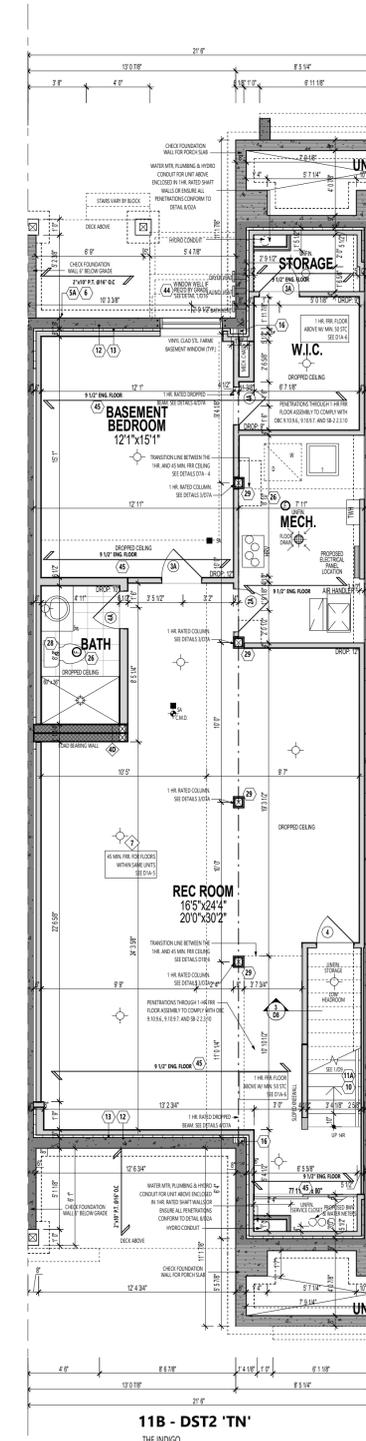
**BASEMENT KEY PLAN**



**1 Partial Basement Floor Plan (Finished Bedroom 3 & Rec Room in Basement Option)**  
 3/16" = 1'-0"  
 (2246 SF total net area which includes 1093 SF finished basement area)



**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**  
 1. SEE DRAWING ON ARCHITECTURAL DRAWINGS IS PROPOSED LOCATION ONLY. MECHANICAL AND ELECTRICAL ENGINEERS ARE RESPONSIBLE FOR THE DESIGN AND LOCATION OF ALL MECHANICAL, VENTILATION, GAS PIPING, VENTS, GAS METERS, HYDRO-PNEUMATIC ELECTRICAL AND MECHANICAL EQUIPMENT. BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADDRESSES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

**FLOOR TRUSSES**  
 FOR FLOOR TRUSSES TO BE PROVIDED BY 4" DIA. PRE-CUT HOLES @ 1' SPACING WITH 1/2" DIA. HUBS FOR HANG BOLTS. SEE HANG BOLTS 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.

**FRAMING / SIDING CONSTRUCTION** (15) (16) (17) (18)  
 EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 15 MINUTE TYPE X GYPSUM BOARD INTERIOR SIDE INSTALLED TO ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PRE-FORMED 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 G INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, SHOWERS, ETC. ENGINE INSULATION & TYPE X G IS INSTALLED IN GARAGE EXTERIOR WALLS (REFER TO SECTION 25-2.3 OF SUPPLEMENTARY STANDARDS). PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING (REFER TO B.M.C. 81-8-105)

**BLACK WATER CONSTRUCTION** (15) (16) (17) (18)  
 EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 15 MINUTE TYPE X GYPSUM BOARD INTERIOR SIDE INSTALLED TO ALL EDGES ARE SUPPORTED, TAPPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PRE-FORMED 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 G INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHS, SHOWERS, ETC. ENGINE INSULATION & TYPE X G IS INSTALLED IN GARAGE EXTERIOR WALLS (REFER TO SECTION 25-2.3 OF SUPPLEMENTARY STANDARDS). PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING (REFER TO B.M.C. 81-8-105)

**HEADER / RIM JOIST LEVEL** (15) (16) (17) (18)  
 45 MINUTE OR 1 HOUR FIRE RATING @ HEADER PROVIDE 15 MINUTE TYPE X GYPSUM BOARD BETWEEN JOIST AT THE INTERSECTION OF CONTINUOUSLY RUNNING RIM JOIST WITH FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

**WALL LEGEND**

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

ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REG BY 9.3.8.8.8 OF THE CODE IS MAINTAINED 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 CONSTRUCTION DETAILS 00 TO 017

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, RUNS AND LOCATIONS.

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

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

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

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NO.	DESCRIPTION	DATE
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**PRE-PLANNED OPTIONS**

**TRANSITIONAL (TN)**

**TRADITIONS II**

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

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

**PAGE A4.00**

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**PRE-PLANNED OPTIONS**

**TRANSITIONAL (TN)**

**TRADITIONS II**

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

**PLAN NOTES**  
M.E.C. DRAWING 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 METERS, HYDRO-PNEUMATIC, ELECTRICAL AND ANY MECHANICAL EQUIPMENT. BUILDER AND SUBCONTRACTOR TO ENSURE THE INSTALLATION ADDRESSES TO ALL APPLICABLE CODES AND LOCAL UTILITY AUTHORITIES.

**FLOOR TRUSSES**  
FLOOR TRUSSES TO BE PROVIDED W/ 4" DIA. PRE-OUT HOLES @ 1' SPACING FOR FLEX DUCTS PER HVAC DESIGN. SEE HVAC DRAWING FOR LOCATION & NUMBER OF HOLES REQUIRED.

**FLOOR FRAMING**  
FOR FLOOR FRAMING, 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.

**FRAMEWORK / SIDING CONSTRUCTION**  
**MINIMUM OF 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, TAPED AND FILLED SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 122 kg/500M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' B INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE REGULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS (REFER TO SECTION SA-2.3 OF SUPPLEMENTARY STANDARDS). PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING (REFER TO M.E.C. ET-4-105).

**BRICK VENEER CONSTRUCTION**  
**MINIMUM OF 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, TAPED AND FILLED SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 122 kg/500M. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE TYPE 'X' B INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENSURE REGULATION & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS (REFER TO SECTION SA-2.3 OF SUPPLEMENTARY STANDARDS).

**HEADER / RIM JOIST LEVEL**  
**MINIMUM OF 1 HOUR FIRE RATED**  
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
	1 HR FIRE RATED ASSEMBLY
	45 MIN. FIRE RATED ASSEMBLY

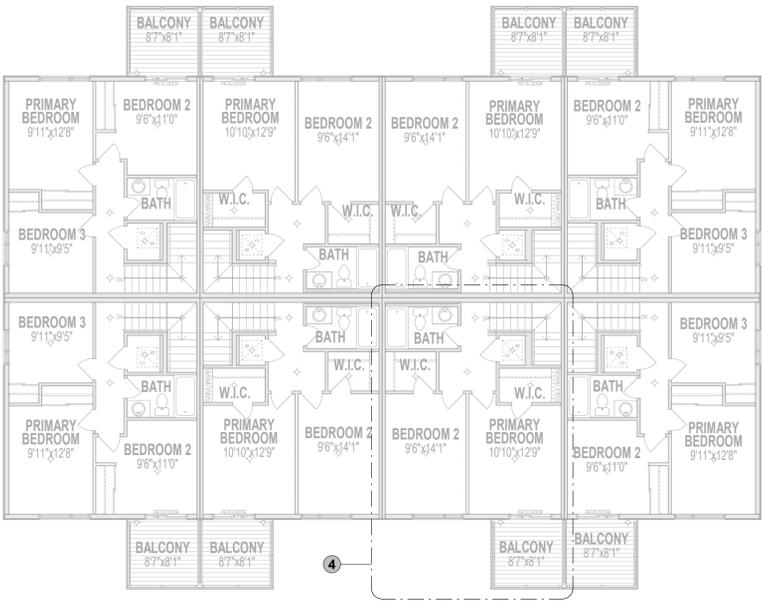
ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY S.10.8.1(1) OF THE OBC2012 IS INSTALLED ENSURING THE CONTINUITY OF THE FIRE SEPARATION.

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

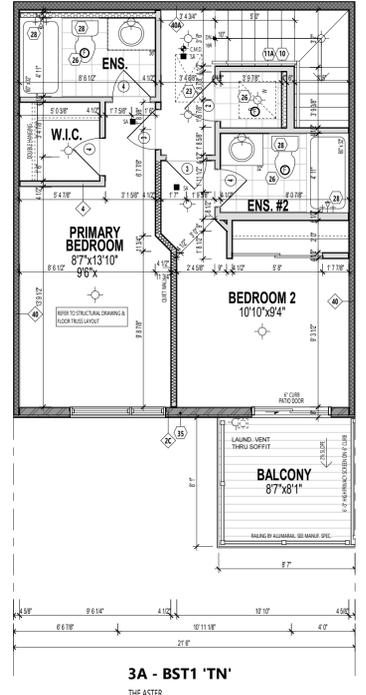
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH CONSTRUCTION DETAILS OR TO DIT.

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, RISES AND LOCATIONS.



**THIRD FLOOR KEY PLAN**



**3A - BST1 'TN'**  
THE ASTER  
Partial Third Floor Plan  
(Double Ensuite Option)  
3/16" = 1'-0"