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ISSUED / REVISION CHART

[illegible]

AREA CALCULATIONS

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
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SHEET SIZE 24"x36"
SCALE 1" = 10'-0"
ISSUE DATE 2026/03/0

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COVERAGE CALCULATIONS

BUILDING COVERAGE	7543 SF	700.76 m ²
PORCH COVERAGE	983 SF	91.31 m ²
TOTAL	8526 SF	792.06 m ²



BASEMENT

BASEMENT AREA CALCULATIONS

13B UNFINISHED BASEMENT	1312 SF	121.91 m ²
14B UNFINISHED BASEMENT	1232 SF	114.48 m ²
15B UNFINISHED BASEMENT	1232 SF	114.48 m ²
16B UNFINISHED BASEMENT	1227 SF	113.98 m ²
17B UNFINISHED BASEMENT	1227 SF	113.98 m ²
18B UNFINISHED BASEMENT	1312 SF	121.91 m ²
TOTAL	7543 SF	700.75 m²

GROUND FLOOR GFA CALCULATIONS

2A GROUND FLOOR	80 SF	741 m ²
2B GROUND FLOOR	80 SF	740 m ²
3A GROUND FLOOR	80 SF	741 m ²
4A GROUND FLOOR	80 SF	741 m ²
5A GROUND FLOOR	80 SF	741 m ²
6A GROUND FLOOR	80 SF	741 m ²
7A GROUND FLOOR	80 SF	741 m ²
8A GROUND FLOOR	80 SF	741 m ²
9A GROUND FLOOR	80 SF	741 m ²
10A GROUND FLOOR	79 SF	738 m ²
11A GROUND FLOOR	80 SF	741 m ²
12A GROUND FLOOR	80 SF	741 m ²
13B GROUND FLOOR	1153 SF	107.09 m ²
14B GROUND FLOOR	1076 SF	99.95 m ²
15B GROUND FLOOR	1076 SF	99.95 m ²
16B GROUND FLOOR	1076 SF	99.44 m ²
17B GROUND FLOOR	1153 SF	107.09 m ²
18B GROUND FLOOR	1076 SF	99.44 m ²
MECH CHASE	33 SF	3.05 m ²
TOTAL	7587 SF	704.85 m²



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ISSUED / REVISION CHART

[illegible]**NORTHWOODS PHASE 6**

CITY PLAN NO.

PAGE A0.02



1A SECOND FLOOR	603 SF	56.00 m ²
2A SECOND FLOOR	561 SF	52.11 m ²
3A SECOND FLOOR	561 SF	52.11 m ²
4A SECOND FLOOR	538 SF	51.86 m ²
5A SECOND FLOOR	538 SF	51.86 m ²
6A SECOND FLOOR	603 SF	56.00 m ²
7A SECOND FLOOR	603 SF	56.00 m ²
8A SECOND FLOOR	538 SF	51.86 m ²
9A SECOND FLOOR	538 SF	51.86 m ²
10A SECOND FLOOR	561 SF	52.11 m ²
11A SECOND FLOOR	561 SF	52.11 m ²
12A SECOND FLOOR	603 SF	56.00 m ²
MECH (UNFIN)	796 SF	73.94 m ²
TOTAL	7694 SF	713.8 m²

Net Placed	0 SF	0.00 m
01 Ground Floor	7587 SF	704.85 m
02 Second Floor	7684 SF	713.83 m
03 Third Floor	6919 SF	642.76 m
TOTAL	22189 SF	2061.43 m

GROUND FLOOR AREA	78 SF	[7.25 m2]
SECOND FLOOR AREA	558 SF	[51.84 m2]
THIRD FLOOR AREA	561 SF	[52.12 m2]
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]

GROUND FLOOR AREA	1070 SF	[99.41 m2]
SECOND FLOOR AREA	0 SF	[0.00 m2]
THIRD FLOOR AREA	0 SF	[0.00 m2]
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]

GROUND FLOOR AREA	78 SF	[7.25 m2]
SECOND FLOOR AREA	603 SF	[56.02 m2]
THIRD FLOOR AREA	605 SF	[56.21 m2]
TOTAL NET AREA	1286 SF	[119.47 m2]

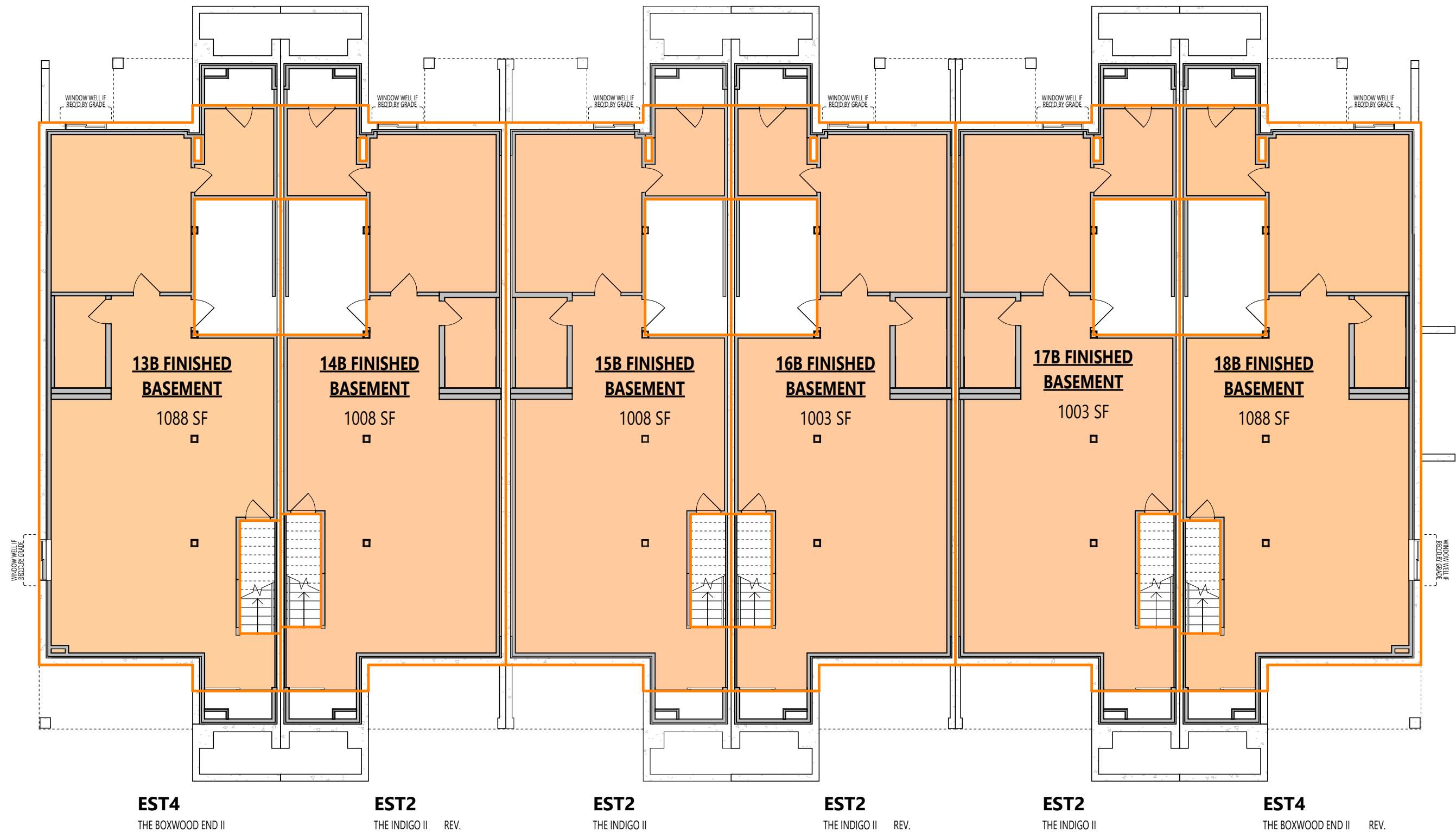
COVERAGE W/OUT PORCH	674 SF	{62.62 m ² }
COVERAGE W/ PORCH	702 SF	{65.22 m ² }

GROUND FLOOR AREA	1153 SF	[107.12 m2]
SECOND FLOOR AREA	0 SF	[0.00 m2]
THIRD FLOOR AREA	0 SF	[0.00 m2]
TOTAL NET AREA	1153 SF	[107.12 m2]

COVERAGE W/OUT PORCH	1163 SF	[108.05 m2]
COVERAGE W/ PORCH	1255 SF	[116.59 m2]



1A THIRD FLOOR	605 SF	56.24 m ²
2A THIRD FLOOR	564 SF	52.35 m ²
3A THIRD FLOOR	564 SF	52.35 m ²
4A THIRD FLOOR	561 SF	52.10 m ²
5A THIRD FLOOR	561 SF	52.10 m ²
6A THIRD FLOOR	605 SF	56.24 m ²
7A THIRD FLOOR	605 SF	56.24 m ²
8A THIRD FLOOR	561 SF	52.10 m ²
9A THIRD FLOOR	561 SF	52.10 m ²
10A THIRD FLOOR	564 SF	52.35 m ²
11A THIRD FLOOR	564 SF	52.35 m ²
12A THIRD FLOOR	605 SF	56.24 m ²
TOTAL	6919 SF	642.76 m ²



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 m ²

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

PPOs AREA CALCULATIONS

ELEVATION D (TN)

NORTHWOODS PHASE 6



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ARCHITECT STAMP

[illegible]

ELEVATION D (TN)

CITY PLAN NO.	CITY FILE NO.
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LEFT ELEVATION

12A LIMITING DISTANCE CALCULATIONS		13B LIMITING DISTANCE CALCULATIONS		1A LIMITING DISTANCE CALCULATIONS	
LIMITING DISTANCE	2.525M	LIMITING DISTANCE	2.525M	LIMITING DISTANCE	2.525M
UNPROTECTED OPENINGS PERMITTED %	1.6%	UNPROTECTED OPENINGS PERMITTED %	1.6%	UNPROTECTED OPENINGS PERMITTED %	1.6%
WALL AREA	672.98 m ² [62.52 m ²]	WALL AREA	563.08 m ² [52.32 m ²]	WALL AREA	661.79 m ² [61.86 m ²]
OPENINGS ALLOWED	94.22 m ² [8.75 m ²]	OPENINGS ALLOWED	78.69 m ² [7.21 m ²]	OPENINGS ALLOWED	92.21 m ² [8.66 m ²]
OPENINGS PROVIDED	42.40 m ² [4.03 m ²]	OPENINGS PROVIDED	40.86 m ² [3.80 m ²]	OPENINGS PROVIDED	42.40 m ² [4.03 m ²]
OPENINGS BALANCE	50.82 m ² [4.72 m ²]	OPENINGS BALANCE	37.83 m ² [3.51 m ²]	OPENINGS BALANCE	49.81 m ² [4.63 m ²]



RIGHT ELEVATION

6A LIMITING DISTANCE CALCULATIONS			18B LIMITING DISTANCE CALCULATIONS			7A LIMITING DISTANCE CALCULATIONS		
LIMITING DISTANCE	2,525M		LIMITING DISTANCE	2,525M		LIMITING DISTANCE	2,525M	
UNPROTECTED OPENINGS PERMITTED %	34%		UNPROTECTED OPENINGS PERMITTED %	34%		UNPROTECTED OPENINGS PERMITTED %	34%	
WALL AREA	665.79 sqt	[0.85 mgt]	WALL AREA	568.08 sqt	[0.52 mgt]	WALL AREA	672.98 sqt	[0.52 mgt]
OPENINGS ALLOWED	93.27 sqt	[0.36 mgt]	OPENINGS ALLOWED	17.31 sqt	[0.07 mgt]	OPENINGS ALLOWED	93.27 sqt	[0.36 mgt]
OPENINGS PROVIDED	43.40 sqt	[4.03 mgt]	OPENINGS PROVIDED	40.06 sqt	[3.90 mgt]	OPENINGS PROVIDED	43.40 sqt	[4.03 mgt]
OPENINGS BALANCE	-49.81 sqt	[4.63 mgt]	OPENINGS BALANCE	37.81 sqt	[3.51 mgt]	OPENINGS BALANCE	50.82 sqt	[4.72 mgt]

LIMITING DISTANCE CALCULATION NOTES

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)

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)

NORTHWOODS PHASE 6

CITY OF OTTAWA

CITY PLAN NO.

SHEET SIZE 24"x36"
SCALE 1/8" = 1'-0"
ISSUE DATE 2026/03/02

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LEFT ELEVATION - UPG

12A UPG LIMITING DISTANCE CALCULATIONS		13B 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	6729 sqft	502.08 sqft	532.26 sqft	WALL AREA	6679 sqft
OPENINGS ALLOWED	87.79 sqft	31.69 sqft	27.31 sqft	OPENINGS ALLOWED	87.86 sqft
OPENINGS PROVIDED	66.57 sqft	43.07 sqft	40.00 sqft	OPENINGS PROVIDED	66.57 sqft
OPENINGS BALANCE	27.65 sqft	(3.11) sqft	(3.11) sqft	OPENINGS BALANCE	26.64 sqft

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	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%



RIGHT ELEVATION - UPG

6A UPG		18B UPG		7A UPG	
LIMITING DISTANCE CALCULATIONS		LIMITING DISTANCE CALCULATIONS		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	665.75 sqm	WALL AREA	362.08 sqm	WALL AREA	677.98 sqm
OPENINGS ALLOWED	93.21 sqm	OPENINGS ALLOWED	78.89 sqm	OPENINGS ALLOWED	94.22 sqm
OPENINGS PROVIDED	66.57 sqm	OPENINGS PROVIDED	43.07 sqm	OPENINGS PROVIDED	66.57 sqm
OPENINGS BALANCE	26.64 sqm	OPENINGS BALANCE	33.71 sqm	OPENINGS BALANCE	27.65 sqm



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01	ISSUED FOR COORDINATION	2026/01/23
02	ISSUED FOR TENDER	2026/03/02

EEDS CALCULATION

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA

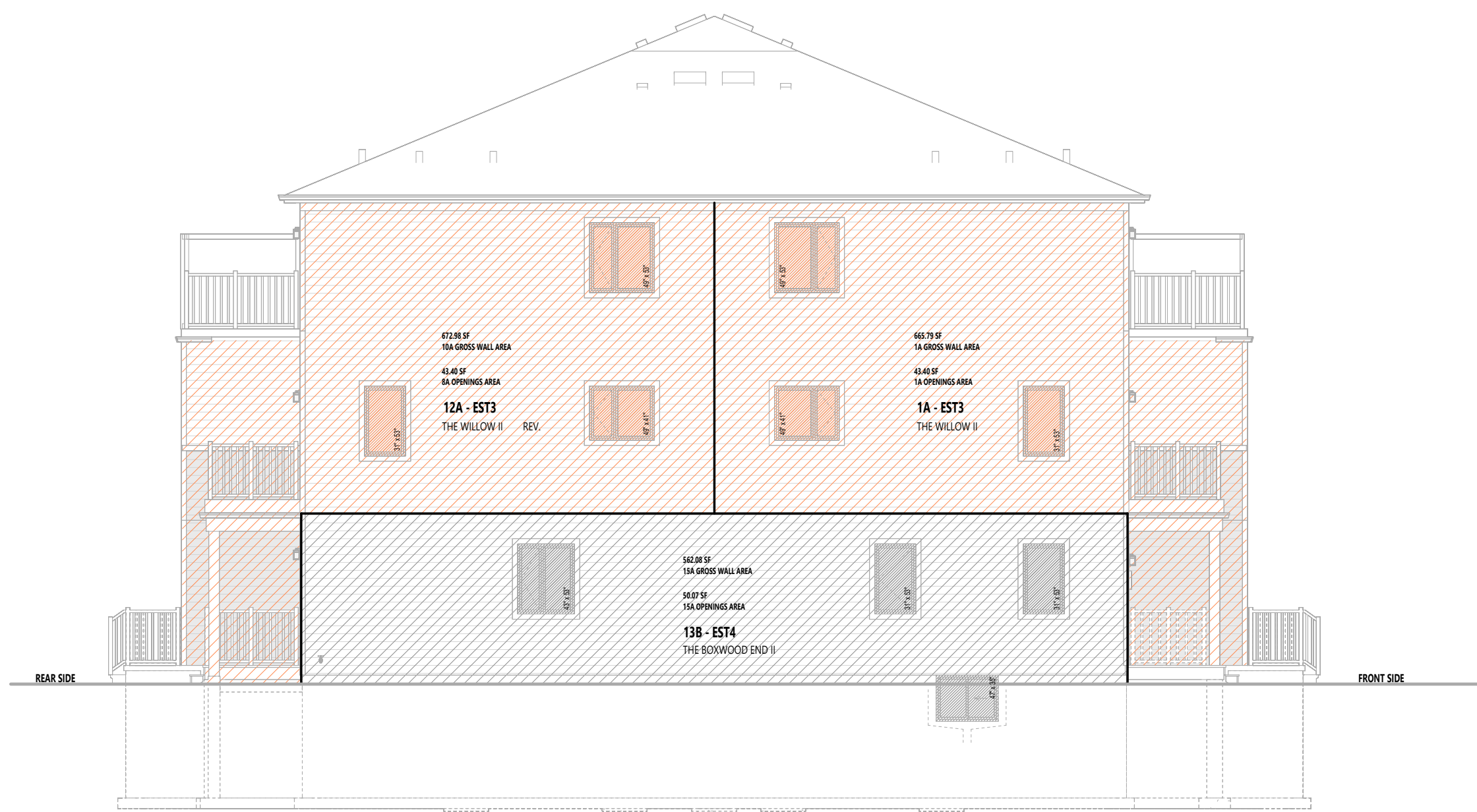
CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24" x 36"
SCALE 1/8" = 1'-0"
ISSUE DATE 2026/03/02

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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%
FRONT	537.47 sqft	122.17 sqft	[49.93 m2] [11.35 m2]
REAR	537.47 sqft	0.00 sqft	[49.93 m2] [0.00 m2]
LEFT	665.79 sqft	43.40 sqft	[61.85 m2] [4.03 m2]
RIGHT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]

2A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2339 SF	122 SF	5.22%
FRONT	503.89 sqft	122.17 sqft	[46.81 m2] [11.35 m2]
REAR	503.89 sqft	0.00 sqft	[46.81 m2] [0.00 m2]
LEFT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]
RIGHT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]

3A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2339 SF	122 SF	5.22%
FRONT	503.89 sqft	122.17 sqft	[46.81 m2] [11.35 m2]
REAR	503.89 sqft	0.00 sqft	[46.81 m2] [0.00 m2]
LEFT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]
RIGHT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]

4A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2339 SF	122 SF	5.22%
FRONT	503.89 sqft	122.17 sqft	[46.81 m2] [11.35 m2]
REAR	503.89 sqft	0.00 sqft	[46.81 m2] [0.00 m2]
LEFT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]
RIGHT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]

5A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2339 SF	122 SF	5.22%
FRONT	503.89 sqft	122.17 sqft	[46.81 m2] [11.35 m2]
REAR	503.89 sqft	0.00 sqft	[46.81 m2] [0.00 m2]
LEFT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]
RIGHT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]

6A 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	[49.93 m2] [11.35 m2]
REAR	537.47 sqft	0.00 sqft	[49.93 m2] [0.00 m2]
LEFT	665.79 sqft	43.40 sqft	[61.85 m2] [4.03 m2]
RIGHT	665.79 sqft	0.00 sqft	[61.85 m2] [0.00 m2]

7A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2421 SF	166 SF	6.84%
FRONT	537.47 sqft	0.00 sqft	[49.93 m2] [0.00 m2]
REAR	537.47 sqft	122.17 sqft	[49.93 m2] [11.35 m2]
LEFT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]
RIGHT	672.98 sqft	43.40 sqft	[62.52 m2] [4.03 m2]

8A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2354 SF	122 SF	5.19%
FRONT	503.89 sqft	0.00 sqft	[46.81 m2] [0.00 m2]
REAR	503.89 sqft	122.17 sqft	[46.81 m2] [11.35 m2]
LEFT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]
RIGHT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]

9A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2354 SF	122 SF	5.19%
FRONT	503.89 sqft	0.00 sqft	[46.81 m2] [0.00 m2]
REAR	503.89 sqft	122.17 sqft	[46.81 m2] [11.35 m2]
LEFT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]
RIGHT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]

10A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2354 SF	122 SF	5.19%
FRONT	503.89 sqft	0.00 sqft	[46.81 m2] [0.00 m2]
REAR	503.89 sqft	122.17 sqft	[46.81 m2] [11.35 m2]
LEFT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]
RIGHT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]

11A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2354 SF	122 SF	5.19%
FRONT	503.89 sqft	122.17 sqft	[46.81 m2] [11.35 m2]
REAR	503.89 sqft	0.00 sqft	[46.81 m2] [0.00 m2]
LEFT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]
RIGHT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]

12A EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2421 SF	166 SF	6.84%
FRONT	537.47 sqft	0.00 sqft	[49.93 m2] [0.00 m2]
REAR	537.47 sqft	122.17 sqft	[49.93 m2] [11.35 m2]
LEFT	672.98 sqft	43.40 sqft	[62.52 m2] [4.03 m2]
RIGHT	672.98 sqft	0.00 sqft	[62.52 m2] [0.00 m2]

13B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1460 SF	143 SF	9.79%
FRONT	168.06 sqft	40.74 sqft	[15.61 m2] [3.78 m2]
REAR	168.06 sqft	52.17 sqft	[15.61 m2] [4.85 m2]
LEFT	562.08 sqft	50.07 sqft	[52.22 m2] [4.65 m2]
RIGHT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]

14B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1424 SF	118 SF	8.32%
FRONT	149.70 sqft	52.53 sqft	[13.91 m2] [4.88 m2]
REAR	149.70 sqft	65.85 sqft	[13.91 m2] [6.12 m2]
LEFT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]
RIGHT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]

15B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1424 SF	118 SF	8.32%
FRONT	149.70 sqft	52.53 sqft	[13.91 m2] [4.88 m2]
REAR	149.70 sqft	65.85 sqft	[13.91 m2] [6.12 m2]
LEFT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]
RIGHT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]

16B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1424 SF	118 SF	8.32%
FRONT	149.70 sqft	52.53 sqft	[13.91 m2] [4.88 m2]
REAR	149.70 sqft	65.85 sqft	[13.91 m2] [6.12 m2]
LEFT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]
RIGHT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]

17B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1424 SF	118 SF	8.32%
FRONT	149.70 sqft	52.53 sqft	[13.91 m2] [4.88 m2]
REAR	149.70 sqft	65.85 sqft	[13.91 m2] [6.12 m2]
LEFT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]
RIGHT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]

24B EEDS ENERGY STAR CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1460 SF	143 SF	9.79%
FRONT	168.06 sqft	40.74 sqft	[15.61 m2] [3.78 m2]
REAR	168.06 sqft	52.17 sqft	[15.61 m2] [4.85 m2]
LEFT	562.08 sqft	50.07 sqft	[52.22 m2] [4.65 m2]
RIGHT	562.08 sqft	0.00 sqft	[52.22 m2] [0.00 m2]

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EEDS
CALCULATION -
UPG

ELEVATION D (TN)

NORTHWOODS PHASE 6

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

RIGHT ELEVATION - UPG

12A UPG
EEDS ENERGY STAR
CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2421 SF	189 SF	7.80%
	[224.91 m2]	[17.53 m2]	
FRONT	537.47 sqft	0.00 sqft	
	[49.93 m2]	[0.00 m2]	
REAR	537.47 sqft	122.17 sqft	
	[49.93 m2]	[11.35 m2]	
LEFT	672.98 sqft	66.57 sqft	
	[62.52 m2]	[6.18 m2]	
RIGHT	672.98 sqft	0.00 sqft	
	[62.52 m2]	[0.00 m2]	

13B UPG
EEDS ENERGY STAR
CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1460 SF	145 SF	9.94%
	[135.66 m2]	[13.49 m2]	
FRONT	168.06 sqft	40.74 sqft	
	[15.61 m2]	[3.78 m2]	
REAR	168.06 sqft	52.17 sqft	
	[15.61 m2]	[4.85 m2]	
LEFT	562.08 sqft	52.28 sqft	
	[52.22 m2]	[4.86 m2]	
RIGHT	562.08 sqft	0.00 sqft	
	[52.22 m2]	[0.00 m2]	

1A UPG
EEDS ENERGY STAR
CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2407 SF	189 SF	7.84%
	[223.57 m2]	[17.53 m2]	
FRONT	537.47 sqft	122.17 sqft	
	[49.93 m2]	[11.35 m2]	
REAR	537.47 sqft	0.00 sqft	
	[49.93 m2]	[0.00 m2]	
LEFT	665.79 sqft	66.57 sqft	
	[61.85 m2]	[6.18 m2]	
RIGHT	665.79 sqft	0.00 sqft	
	[61.85 m2]	[0.00 m2]	

6A UPG
EEDS ENERGY STAR
CALCULATIONS

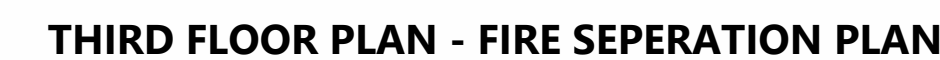
	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2407 SF	189 SF	7.84%
	[223.57 m2]	[17.53 m2]	
FRONT	537.47 sqft	122.17 sqft	
	[49.93 m2]	[11.35 m2]	
REAR	537.47 sqft	0.00 sqft	
	[49.93 m2]	[0.00 m2]	
LEFT	665.79 sqft	0.00 sqft	
	[61.85 m2]	[0.00 m2]	
RIGHT	665.79 sqft	66.57 sqft	
	[61.85 m2]	[6.18 m2]	

18B UPG
EEDS ENERGY STAR
CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	1460 SF	145 SF	9.94%
	[135.66 m2]	[13.49 m2]	
FRONT	168.06 sqft	40.74 sqft	
	[15.61 m2]	[3.78 m2]	
REAR	168.06 sqft	52.17 sqft	
	[15.61 m2]	[4.85 m2]	
LEFT	562.08 sqft	0.00 sqft	
	[52.22 m2]	[0.00 m2]	
RIGHT	562.08 sqft	52.28 sqft	
	[52.22 m2]	[4.86 m2]	

7A UPG
EEDS ENERGY STAR
CALCULATIONS

	GROSS WALL AREA	GROSS WINDOW AREA	WINDOW %
TOTAL	2421 SF	189 SF	7.80%
	[224.91 m2]	[17.53 m2]	
FRONT	537.47 sqft	0.00 sqft	
	[49.93 m2]	[0.00 m2]	
REAR	537.47 sqft	122.17 sqft	
	[49.93 m2]	[11.35 m2]	
LEFT	672.98 sqft	0.00 sqft	
	[62.52 m2]	[0.00 m2]	
RIGHT	672.98 sqft	66.57 sqft	
	[62.52 m2]	[6.18 m2]	

[illegible]

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FIRE SEPERATION PLAN

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
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SHEET SIZE 24"x36"
SCALE 1" = 10'-0"
ISSUE DATE 2026/03/02

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DETAILED BASEMENT PLAN

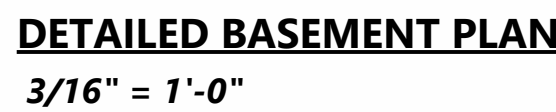
NORTHWOODS PHASE 6

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
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HYDRO CABLES TO RUN UNDER FOOTINGS. COORDINATE WITH PLUMBING & ELECTRICAL.

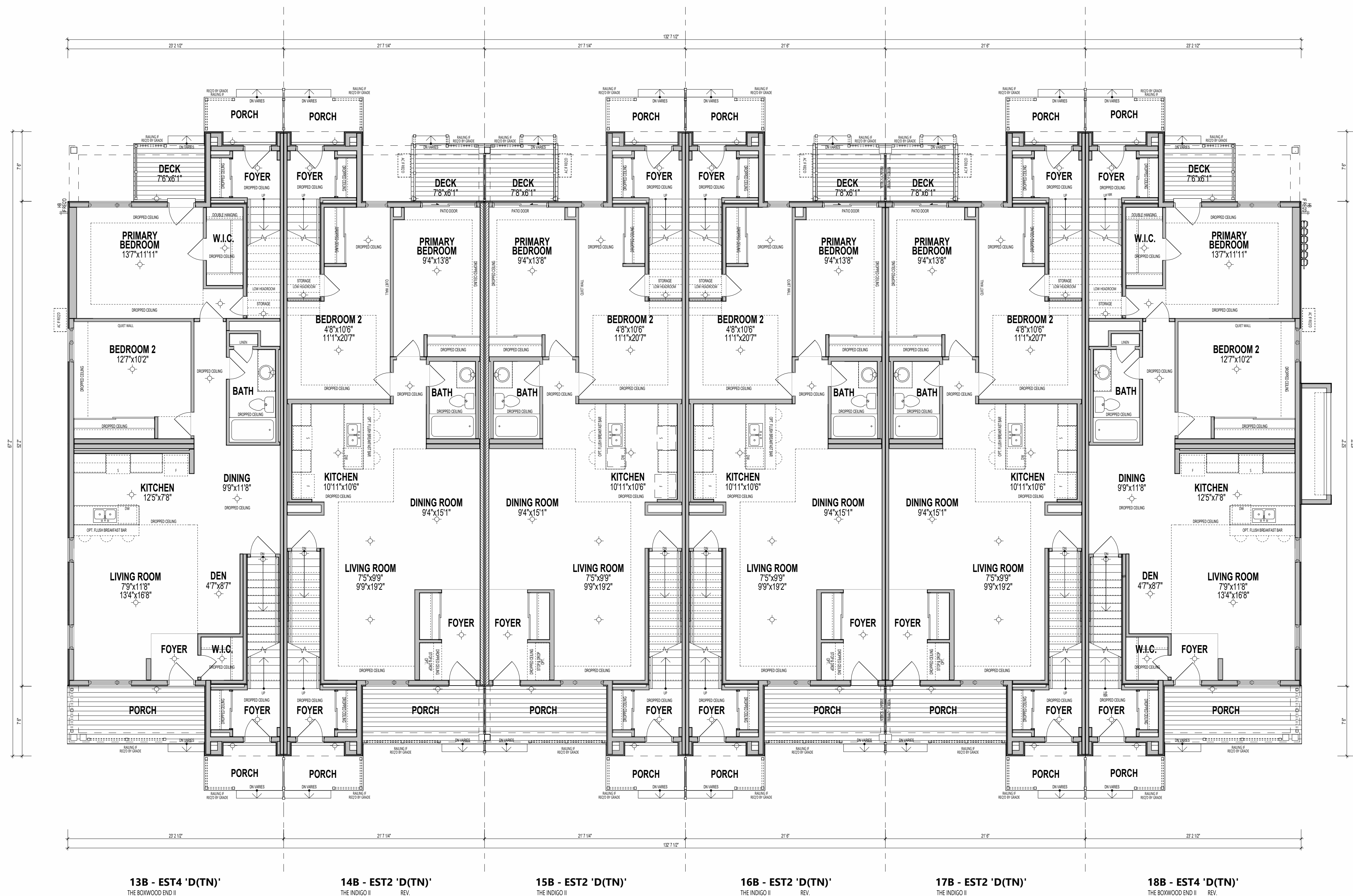


18B - EST4 'D(TN)'
THE BOXWOOD END III REV.

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SCALED FOR CONSTRUCTION. CONTRACTOR TO
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REQUIRED TO PERFORM THE WORK AND REPORT
ANY DISCREPANCIES WITH THE CONTRACT
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OUT IN CONFORMANCE WITH THE CODE AND
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MAY SATISFY THE REQUIREMENTS OF THE CODE
AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT
THE WORK REPRESENTED BY THESE PLANS.

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ELEVATION D (TN)

CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

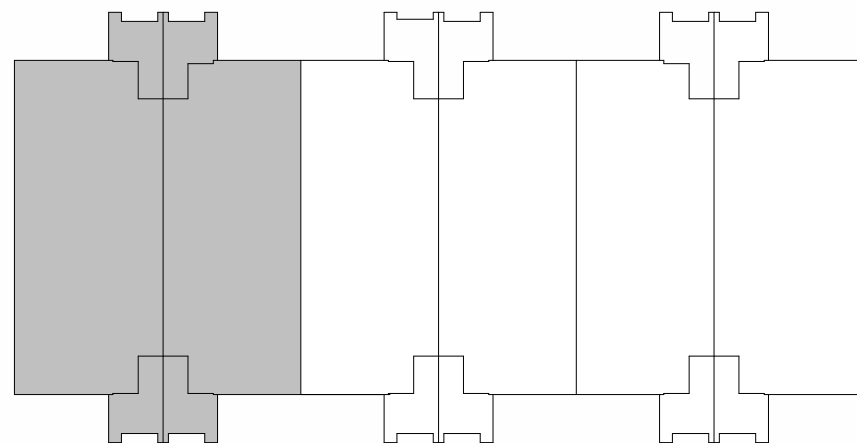
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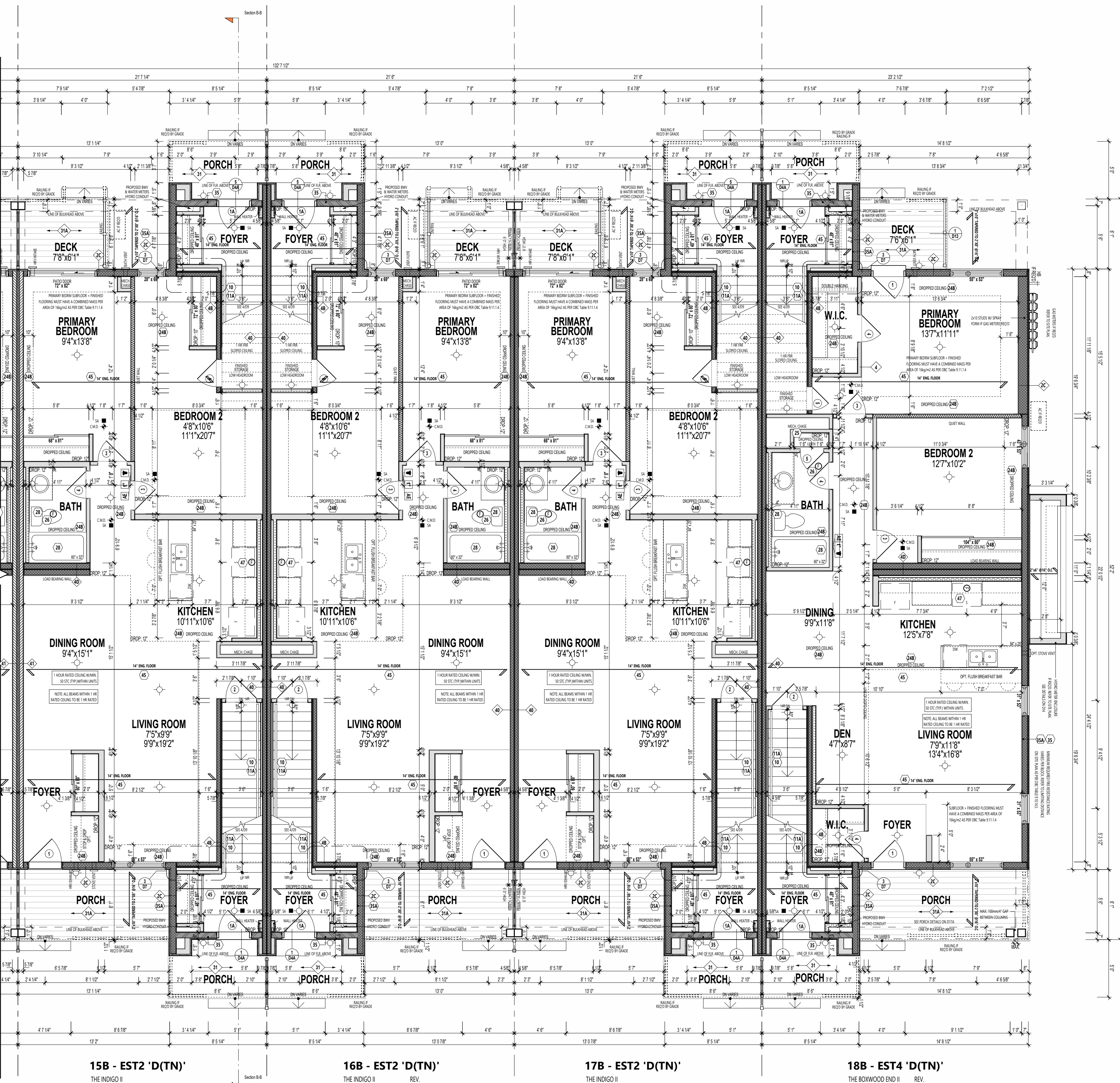
PARTIAL GROUND FLOOR PLAN
(UPG OPTION)



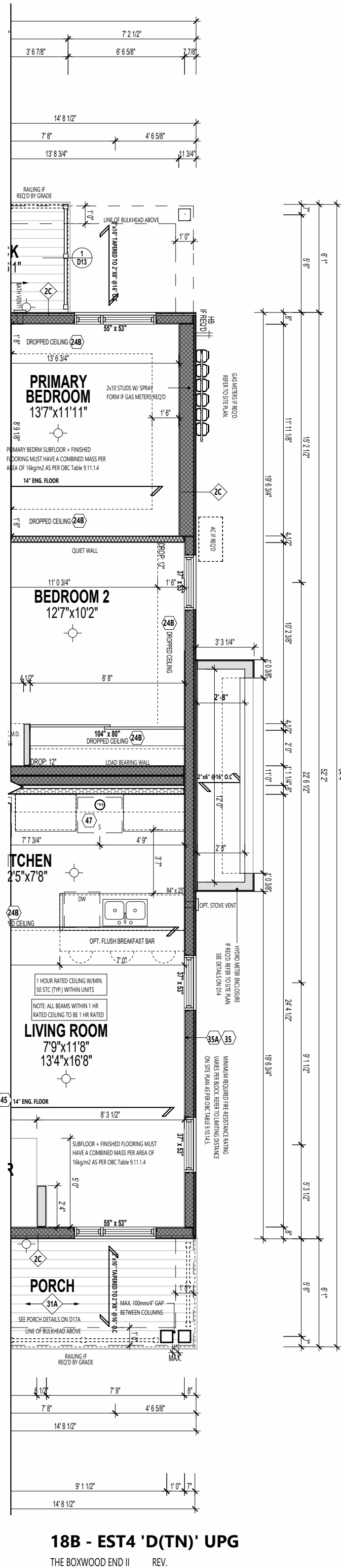
DETAILED GROUND FLOOR PLAN - STANDARD

$$3/16'' = 1'-0''$$


KEY PLAN - GROUND FLOOR

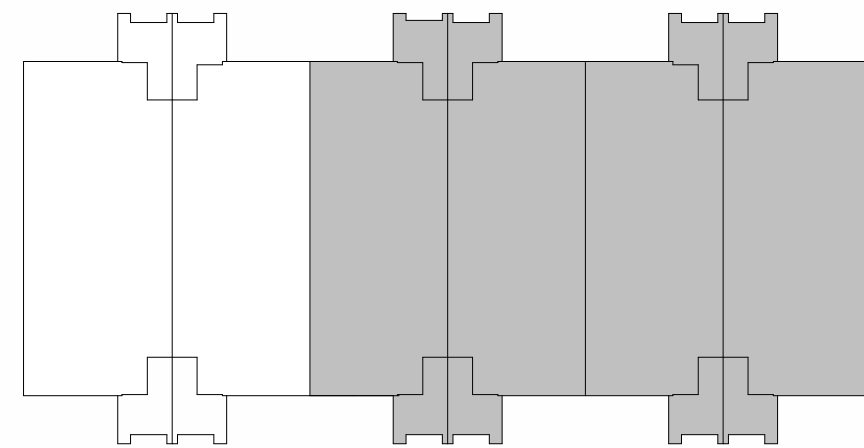


GROUND FLOOR PLAN - STANDARD
3/16" = 1'-0"



18B - EST4 'D(TN)' UPG
THE BOKWOOD END II REV.

PARTIAL GROUND FLOOR PLAN (UPG OPTION)



KEY PLAN - GROUND FLOOR

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FLOOR TRUSSES:
FLOOR TRUSSES TO BE PROVIDED IN 4" DIA. PRE-CUT HOLES @ 8" SPACING FOR FLOOR ONLY. TRUSS HANG DIMENSIONS FOR LOCATION & NUMBER OF HOLES REQUIRED 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.

FRAMEWORK / SIDING CONSTRUCTION:
PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE 'Y' OSB/PM 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/500MM 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, BATHROOMS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'Y' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS. PROVIDE 1/2" EXTERIOR GRADE OSB/PM BOARD SHEATHING BEHIND SIDING. (REFER TO S.M.E.C. 81-4-105)

BACK VENER CONSTRUCTION:
PROVIDE A CONTINUOUS LAYER OF 15mm (5/8") TYPE 'Y' OSB/PM 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/500MM 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, BATHROOMS, SHOWERS, ETC. ENSURE INSULATION & TYPE 'Y' IS INSTALLED IN GARAGE EXTERIOR WALLS. REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS.

HEADER / RIM JOIST LEVEL:
PROVIDE 15mm (5/8") TYPE 'Y' OSB/PM 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

[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 (RIGID BY 5.10.3.3.1) OF THE OSB/PM 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 - CONSTRUCTION DETAILS: 00 TO 017

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

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



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ARCHITECT STAMP

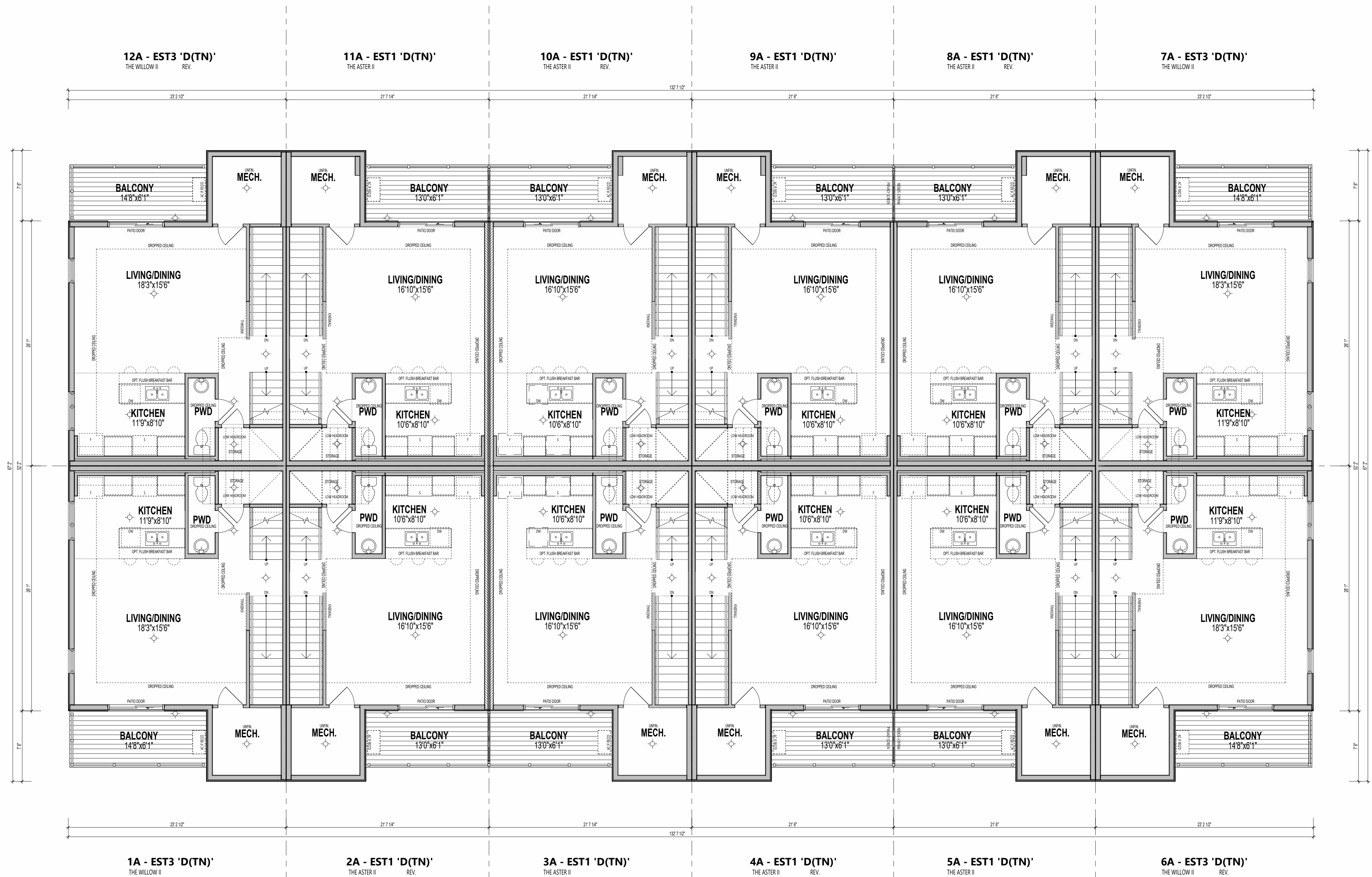
ISSUED / REVISION CHART			
01	ISSUED FOR COORDINATION	2026/01/23	
02	ISSUED FOR TENDER	2026/03/02	

DETAILED GROUND FLOOR PLAN

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.



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SECOND FLOOR PLAN

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.

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



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 REPRODUCED IN WHOLE OR IN PART WITHOUT
 PRIOR WRITTEN PERMISSION OF THE DESIGNER.
 THESE CONTRACT DOCUMENTS ARE THE PROPERTY
 OF THE ARCHITECT. THE ARCHITECT BEARS NO
 RESPONSIBILITY FOR ANY INTERPRETATION OF
 THESE DOCUMENTS BY THE CONTRACTOR UPON
 WRITTEN APPLICATION BY THE ARCHITECT WILL
 PROVIDE WRITTEN/GRAPHIC CLARIFICATION OR
 SUPPLEMENTARY INFORMATION REGARDING THE
 INTENT OF THE CONTRACT DOCUMENTS. THE
 ARCHITECT WILL NOT BE RESPONSIBLE FOR
 SUBMITTED BY THE CONTRACTOR FOR DESIGN
 CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE
 SCALED FOR CONSTRUCTION. CONTRACTOR TO
 VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
 PRIOR TO CONSTRUCTION. THE ARCHITECT DOES
 NOT GUARANTEE THE ACCURACY OF THE INFORMATION
 ANY DISCREPANCIES WITH THE CONTRACT
 DOCUMENTS TO THE ARCHITECT BEFORE
 COMMENCING WORK. POSITIONS OF EXPOSED OR
 FINISHED MECHANICAL OR ELECTRICAL DEVICES,
 FIXTURES, AND EQUIPMENT SHALL BE SHOWN ON
 ARCHITECTURAL DRAWINGS. THE LOCATIONS
 SHOWN ON THE ARCHITECTURAL DRAWINGS
 GOVERN OVER THE MECHANICAL AND ELECTRICAL
 DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED
 WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 CONSTRUCTION UNLESS NOTED BELOW AS "ISSUED
 FOR CONSTRUCTION" ALL WORK TO BE CARRIED
 OUT IN CONFORMANCE WITH THE CODE AND
 BYLAWS OF THE AUTHORITIES HAVING
 JURISDICTION. THE CONTRACTOR'S PLANS AND
 SPECIFICATIONS GIVES NO WARRANTY OR
 REPRESENTATION TO ANY PARTY ABOUT THE
 CONSTRUCTABILITY OF THE REPRESENTED BY
 THEM. ALL CONTRACTORS OR SUBCONTRACTORS
 MUST FIRST OBTAIN THE WRITTEN OPINION AND
 APPROVAL OF THE ARCHITECT BEFORE ANY
 CHANGES THAT THEY CAN PROBABLY INSTRUCT
 THE WORK REPRESENTED BY THESE PLANS.

ISSUED / REVISION CHART

[illegible]

ELEVATION D (TN)

NORTHWOODS PHASE 6

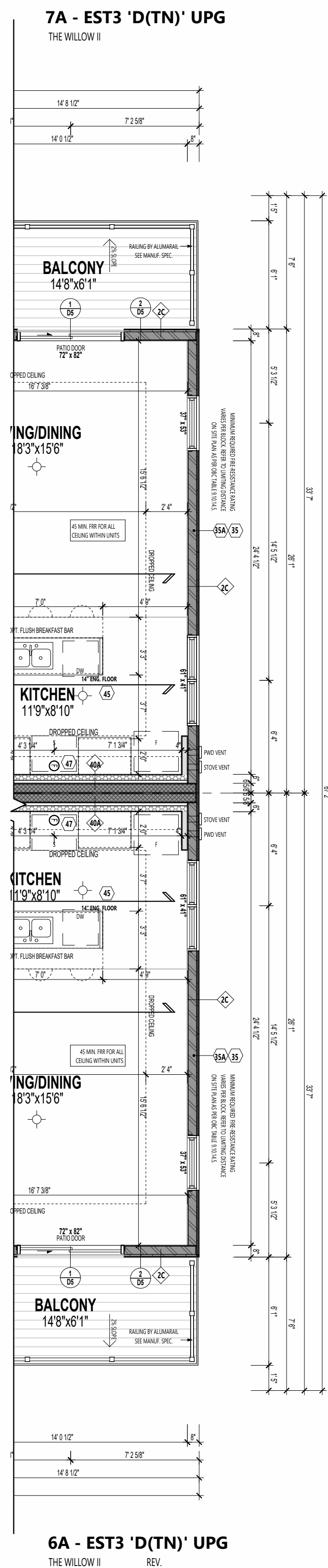
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CITY PLAN NO.

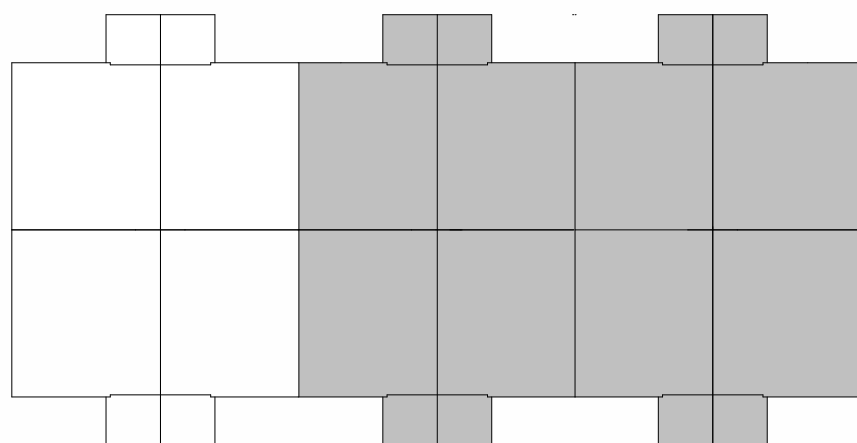
CITY FILE NO.

SHEET SIZE 24"x36"
SCALE As indicated
ISSUE DATE 2026/03/01

PAGE A1.22



PARTIAL SECOND FLOOR
PLAN (UPG OPTION)



KEY PLAN - SECOND FLOOR

$3/16'' = 1'-0''$

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:
FLOOR TRUSSES TO BE PROVIDED W/ 4" DIA. PRE-CUT HOLES @ 8" APART FOR FLEX. DUCTS PER HVAC DESIGN. (SEE HVAC DWGS FOR LOCATION & NUMBER OF HOLES REQ'D) TYP.

FLOOR FRAMING

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

FRAMEWALL / SIDING CONSTRUCTION

FRAMEWORK / SIDING CONSTRUCTION:
 45 MINUTE OR 1 HOUR FIRE RATED WALL

PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE "X" GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/csq. AND MUST FILL AT LEAST 90% OF THE CAVITY THICKNESS. THE "X" & INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHTUBS, SHOWERS, ETC. ENSURE INSULATION & TYPE "X" IS INSTALLED A GROUND EXTERIOR WALLS.

(REFER TO SECTION 9B-2 OF SUPPLEMENTARY STANDARDS)

PROVIDE 7/16" EXTERIOR GROUND GYPSUM BOARD SHEATHING BEHIND SIDING

(REFER TO B.M.C. (P. 87-B-105)

BRICK VENEER CONSTRUCTION:

BACK VENTILATION:
45 MINUTE / 1 HOUR FIRE RATED WALL 35 36
 PROVIDE A CONTINUOUS LAYER OF 15 mm (5/8") TYPE "X" GYPSUM BOARD (INTERIOR SIDE) INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/SQ.M. AND MUST FILL AT LEAST 50% OF THE Cavity THICKNESS. THE TYPE "X" INSULATION MUST BE RUN CONTINUOUSLY BEHIND ALL INTERSECTING PARTITIONS, MECHANICAL CHASES, BATHUBS, SHOWERS, ETC. ENCASE INSULATION & TYPE "X" IS INSTALLED IN GARAGE EXTERIOR WALLS.
 (REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS)

HEADLINE / RM JOIST LEVEL:
45 MINUTE / 1 HOUR FIRE RATING @ HEAD 35 36
 PROVIDE 15 mm (5/8") TYPE "X" GYPSUM BOARD BETWEEN FLOOR JOISTS AT THE HEAD OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

HEADER / BML

45 MINUTE OR 1 HOUR FIRE RATING @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST
AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN
FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE OR
1 HOUR FIRE RATING.

WALL LEGEND

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

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

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

THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH -
CONSTRUCTION DETAILS: D0 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.

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01	ISSUED FOR COORDINATION	2026/01/23
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THIRD FLOOR PLAN

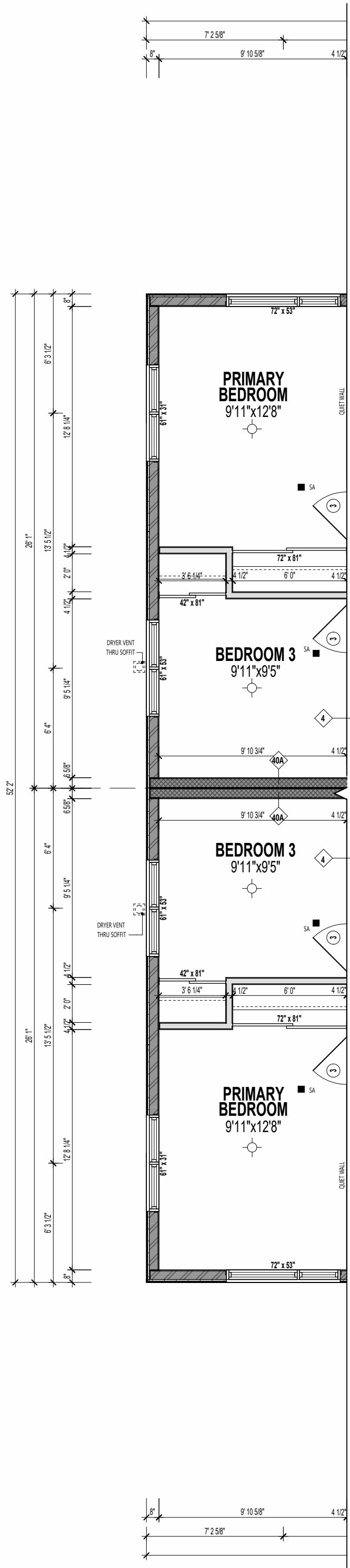
ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA	
CITY PLAN NO.	CITY FILE NO.



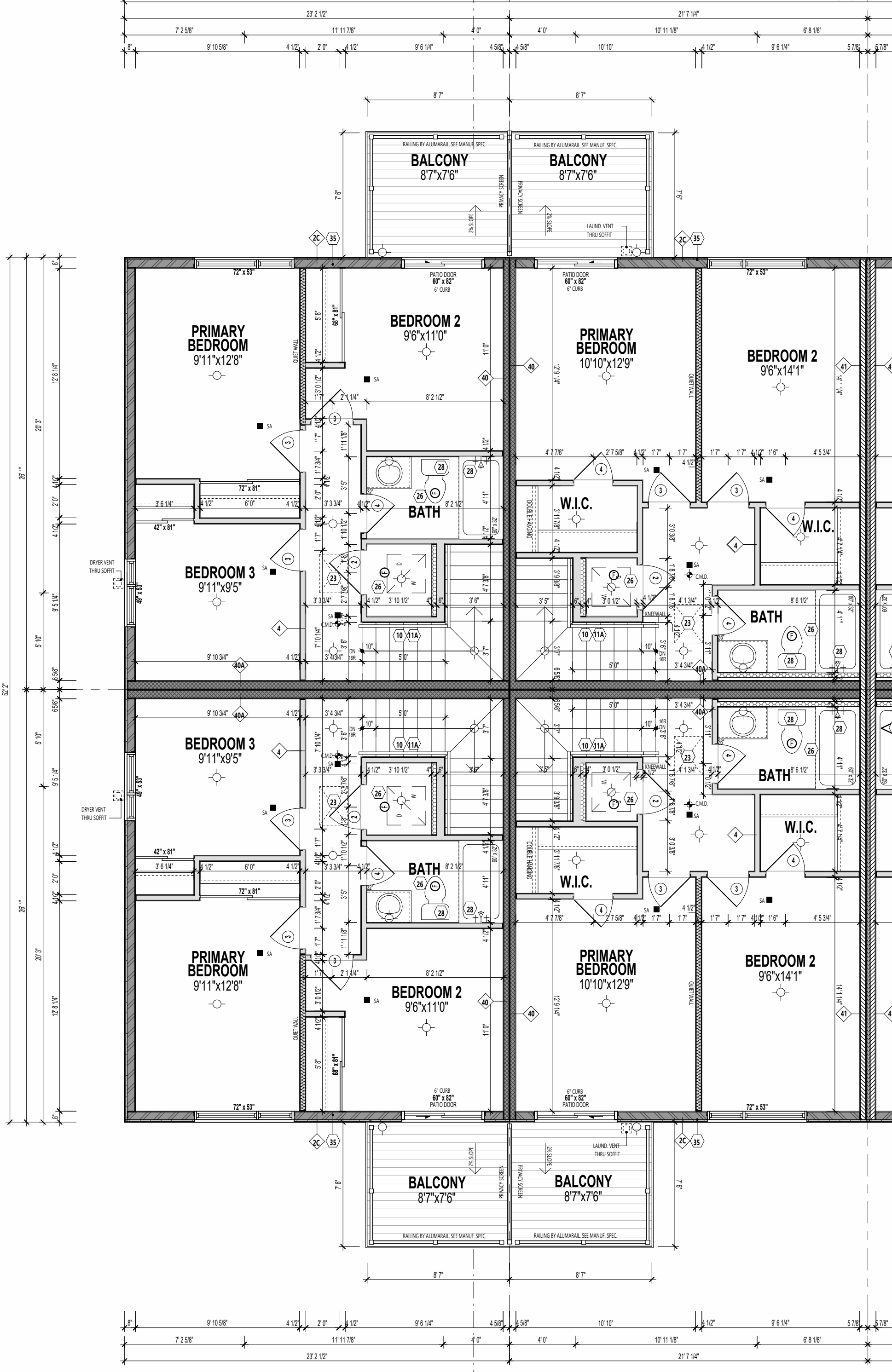
16A - EST3 'D(TN)' UPG.
THE WILLOW II
REV.



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

PARTIAL THIRD FLOOR PLAN (UPG
OPTION)

12A - EST3 'D(TN)'
THE WILLOW II
REV.



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

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

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

KEY PLAN - THIRD 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" ABSENT FOR FLOOR COLLECTOR MAIN DECKING. SEE HVAC CHANGES FOR LOCATION & NUMBER OF HOLES REQUIRED. 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 (EVL) 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 / SIKING CONSTRUCTION:
45 MINUTE OR 1 HOUR FIRE RATED ASSEMBLY
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD. INTERIOR SIDES INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED 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. 8/1 & 105)

BRICK VENEER CONSTRUCTION:
45 MINUTE OR 1 HOUR FIRE RATED ASSEMBLY
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD. INTERIOR SIDES INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PERFORMED 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 OR 1 HOUR FIRE RATED ASSEMBLY @ HEADER
PROVIDE 15.9mm (5/8") TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADER OR CONTINUOUSLY ALONG THE RIM JOIST WHEN FLOOR JOISTS ARE PARALLEL TO RIM JOIST TO MAINTAIN 45 MINUTE OR 1 HOUR FIRE RATING.

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

ENSURE THE PROTECTION OF LOAD BEARING ELEMENTS REQ. BY S.103.3(1) OF THE OREGO12 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 AIN ENGINEERING INC. - S-01 TO S-06.

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



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ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2026/01/23
02	ISSUED FOR TENDER	2026/03/02

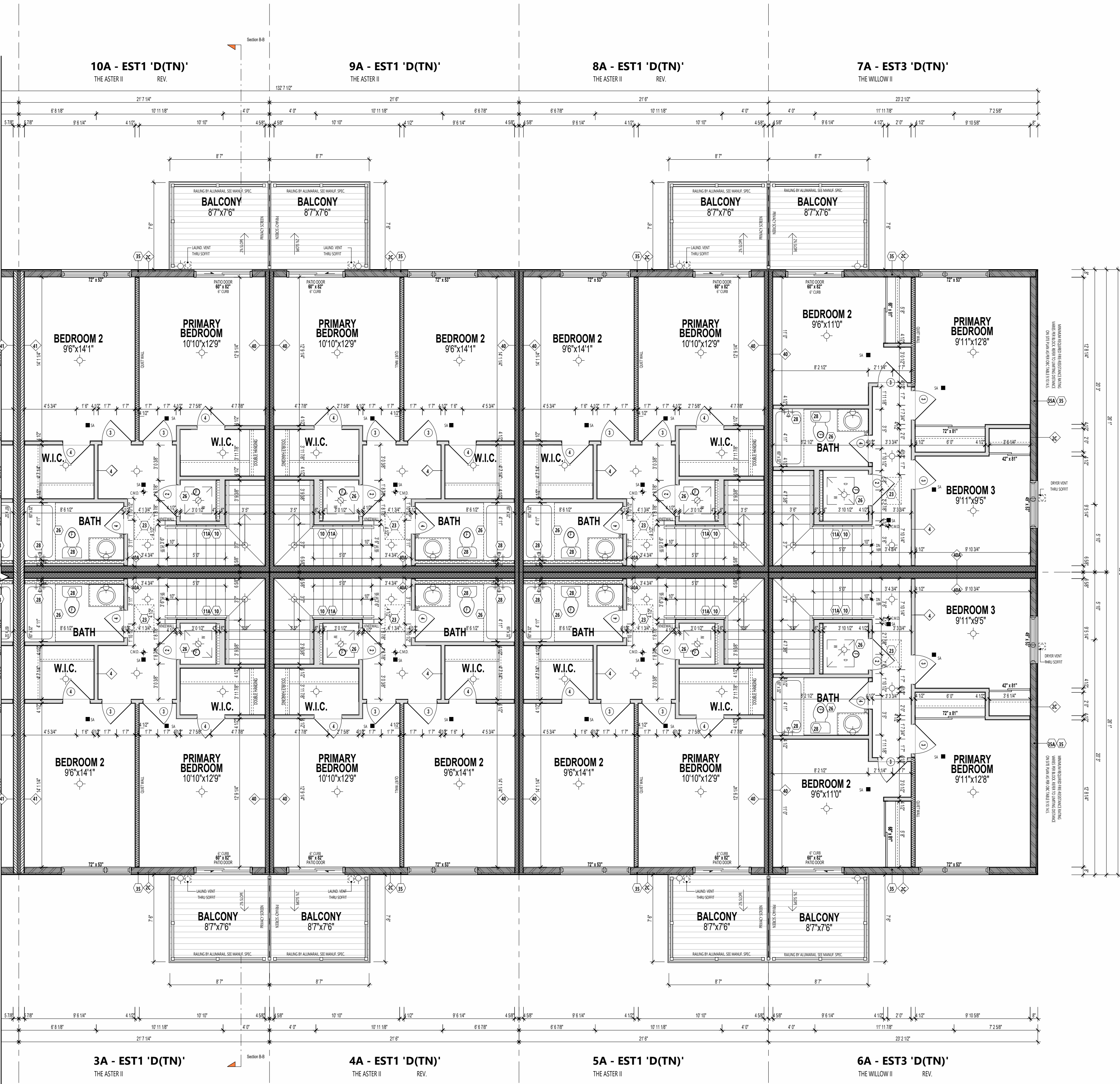
DETAILED THIRD FLOOR PLAN

ELEVATION D (TN)

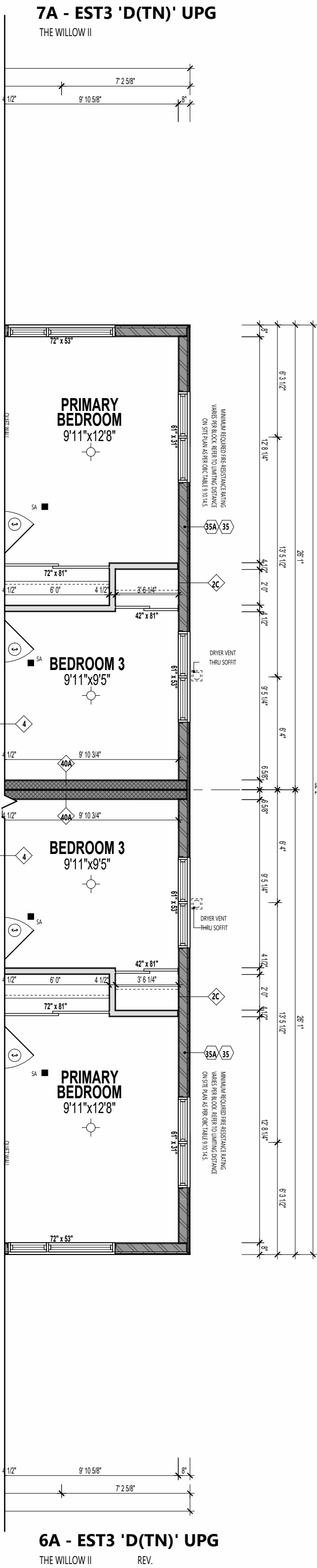
NORTHWOODS PHASE 6

CITY OF OTTAWA

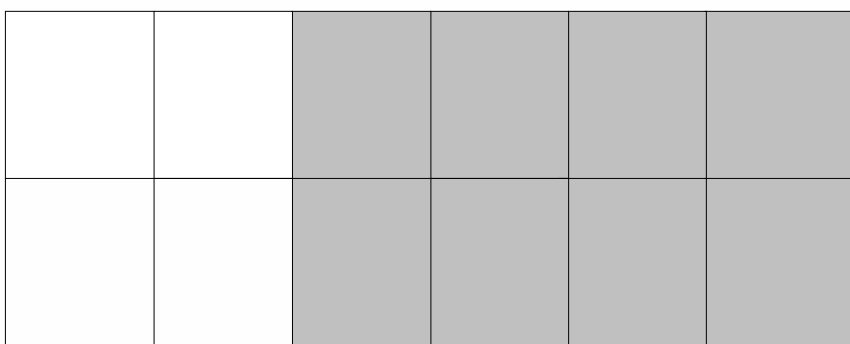
CITY PLAN NO.	CITY FILE NO.
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DETAILED THIRD FLOOR PLAN - STANDARD
3/16" = 1'-0"



PARTIAL THIRD FLOOR
PLAN (UPG OPTION)



KEY PLAN - THIRD FLOOR

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 FLOOR ONLY. TRUSS HANG CONNECTIONS TO BE PROVIDED 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.

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 / SINKING CONSTRUCTION:
45 MINUTE FIRE RATED ASSEMBLY (S.A. 15) 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 PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/5024 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 & 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 SINKING (REFER TO B.M.C. 8/4-105)

BRICK VENER CONSTRUCTION:
45 MINUTE FIRE RATED ASSEMBLY (S.A. 15) PROVIDE 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 PERFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/5024 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 & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS (REFER TO SECTION 9B-2.3 OF SUPPLEMENTARY STANDARDS)

HEADERS, RIMS, JOIST LEVEL:
45 MINUTE FIRE RATED ASSEMBLY (S.A. 15) PROVIDE 15 MINUTE TYPE 'X' GYPSUM BOARD BETWEEN FLOOR JOIST AT THE HEADERS 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
- 2 HR FIRE RATED ASSEMBLY
- 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 OREGON IS INSTALLED 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 GO TO D17

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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DETAILED THIRD FLOOR PLAN

ELEVATION D (TN)

NORTHWOODS PHASE 6

ROOF FRAMING:
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DETAILED ROOF PLAN

ELEVATION D (TN)

NORTHWOODS PHASE 6

CITY OF OTTAWA

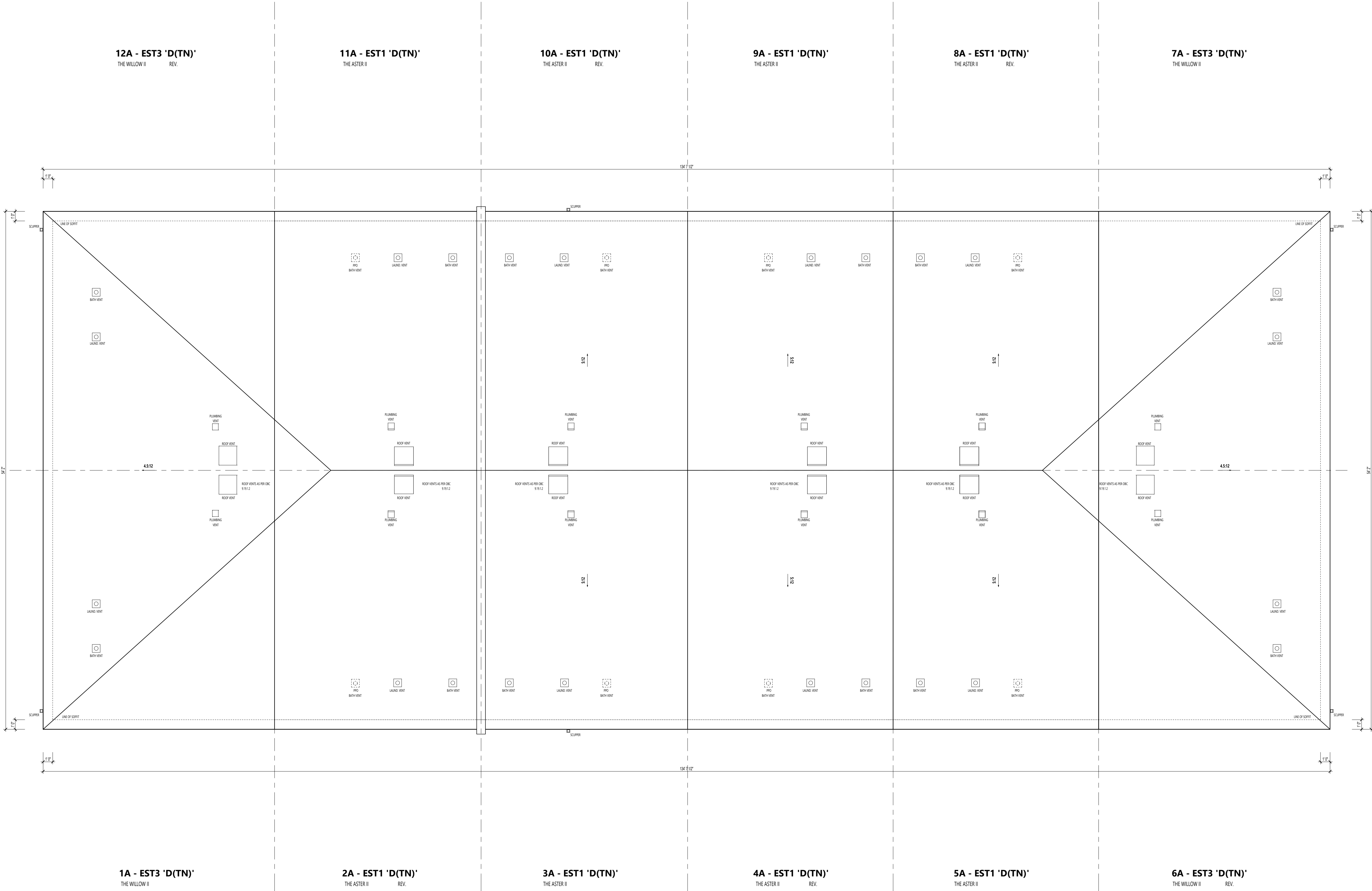
CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36"

SCALE 3/16" = 1'-0"

ISSUE DATE 2026/03/02

PAGE A1.41



DETAILED ROOF PLAN
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FRONT ELEVATION

ELEVATION D (TN)

NORTHWOODS PHASE 6

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CITY PLAN NO.	CITY FILE NO.
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ELEVATION D (TN)

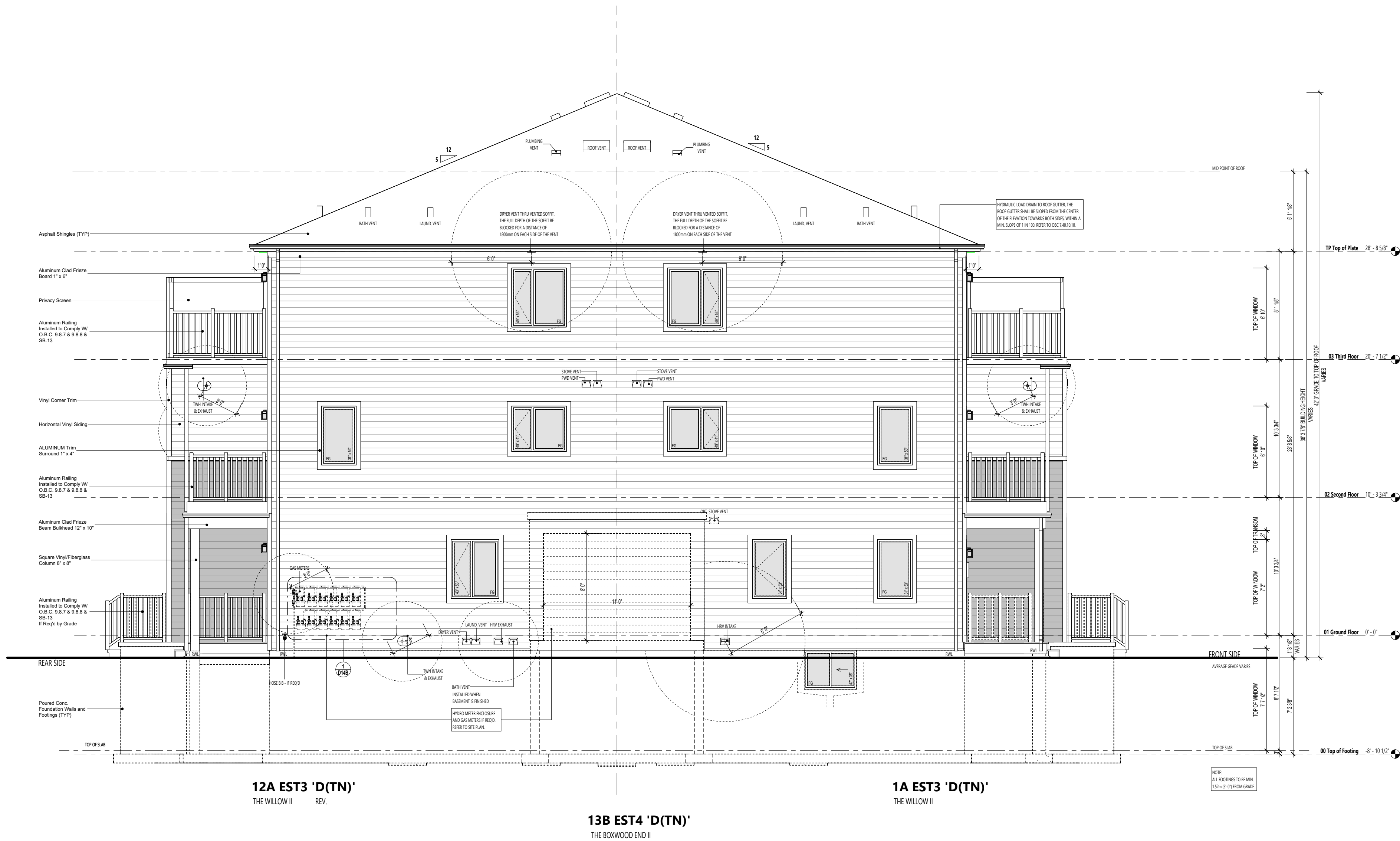
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CITY OF OTTAWA

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LEFT ELEVATION
UPG

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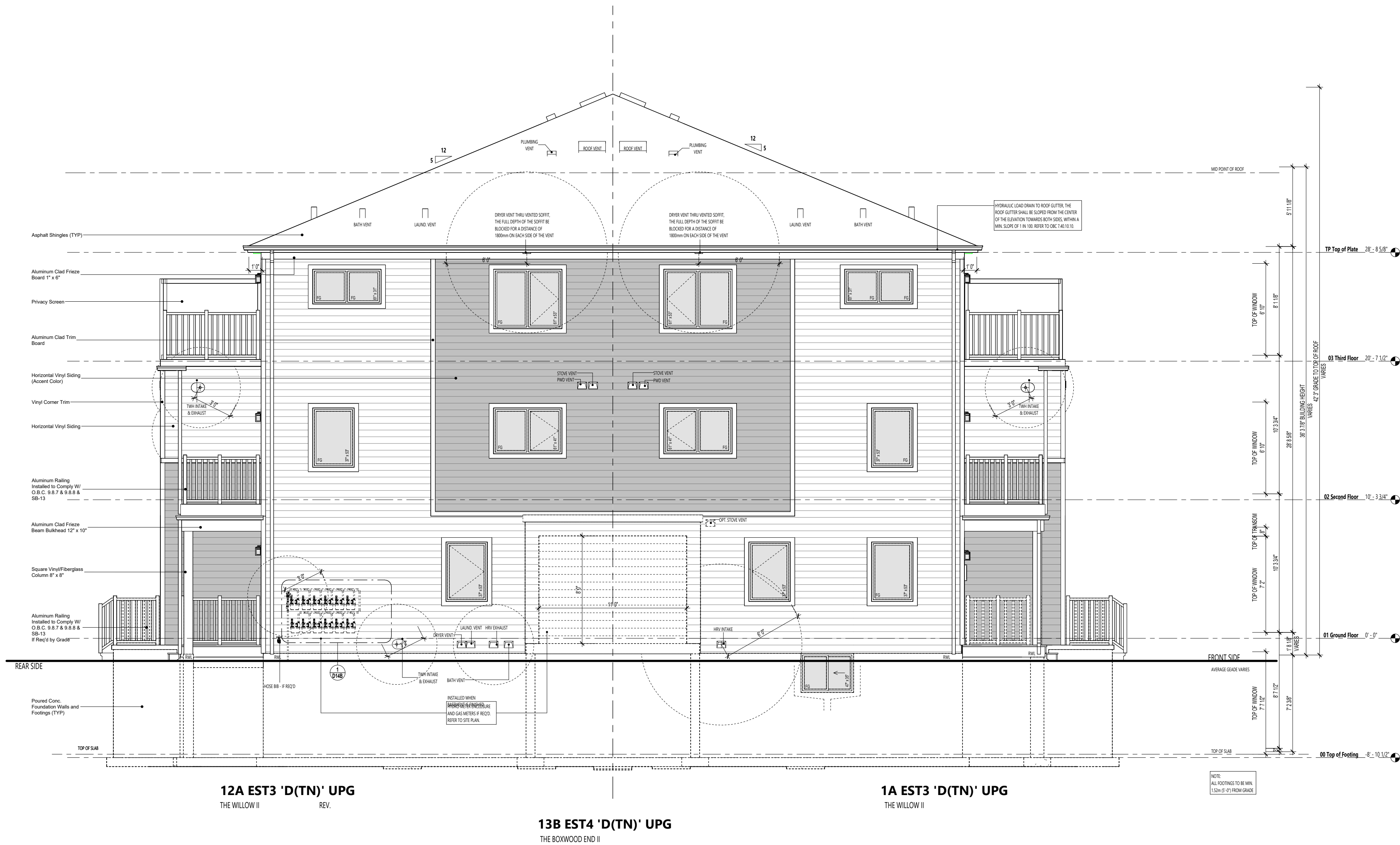
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CITY OF OTTAWA

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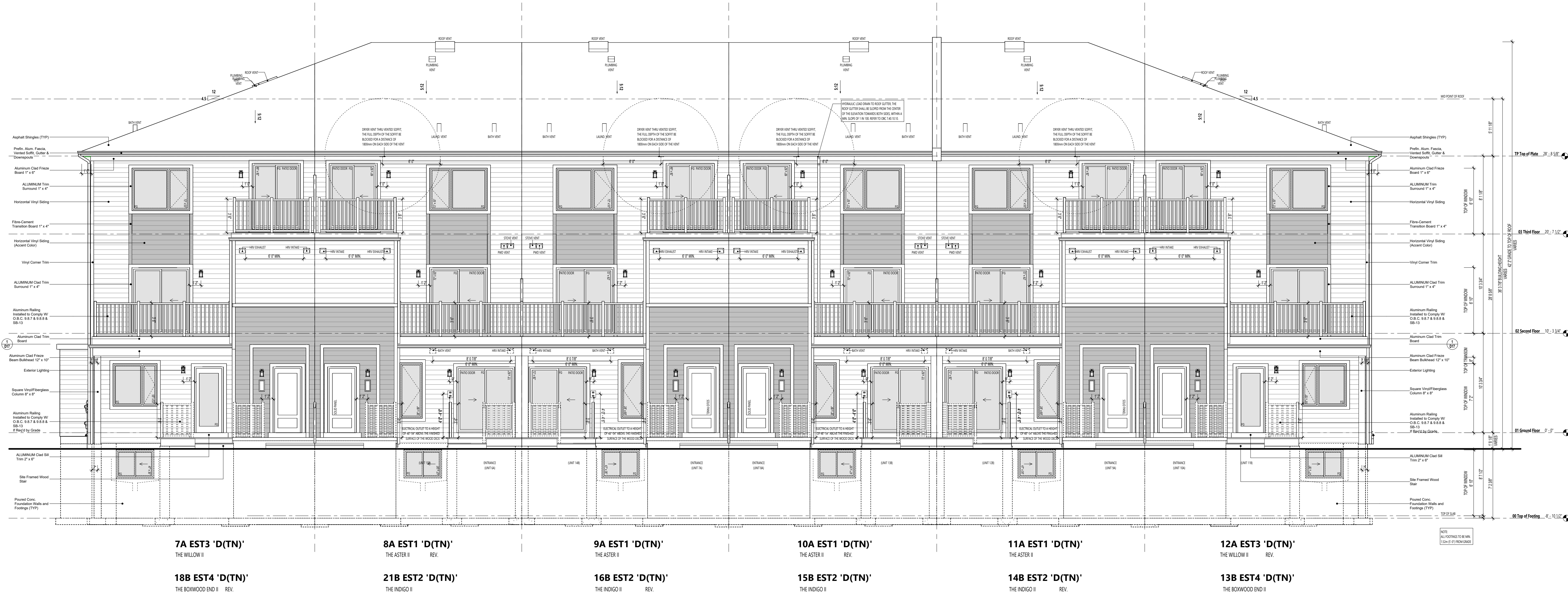


LEFT ELEVATION - UPG

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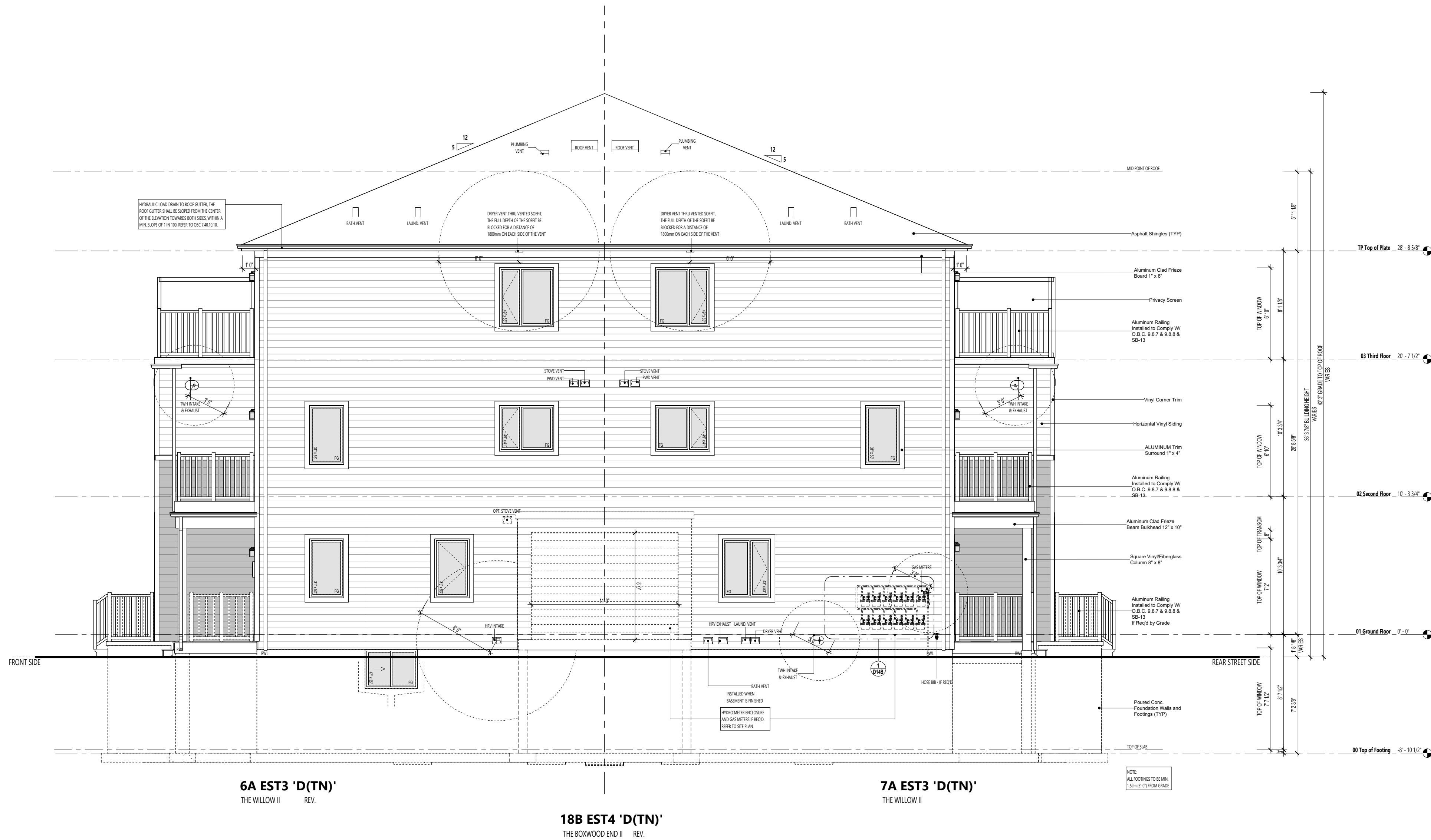


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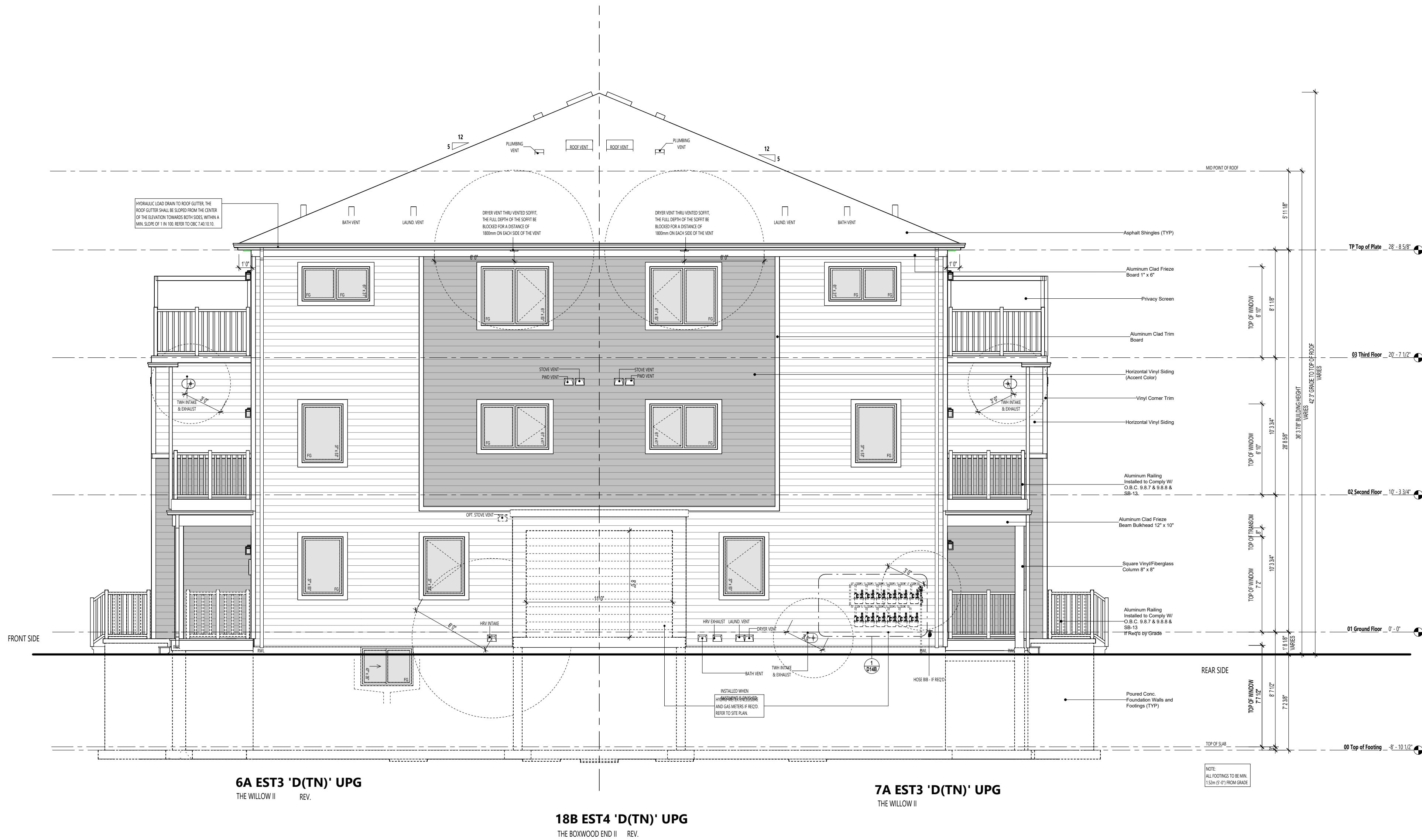
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LEGEND

 1 HR FIRE RATED ASSEMBLY

 45 MIN. FIRE RATED ASSEMBLY



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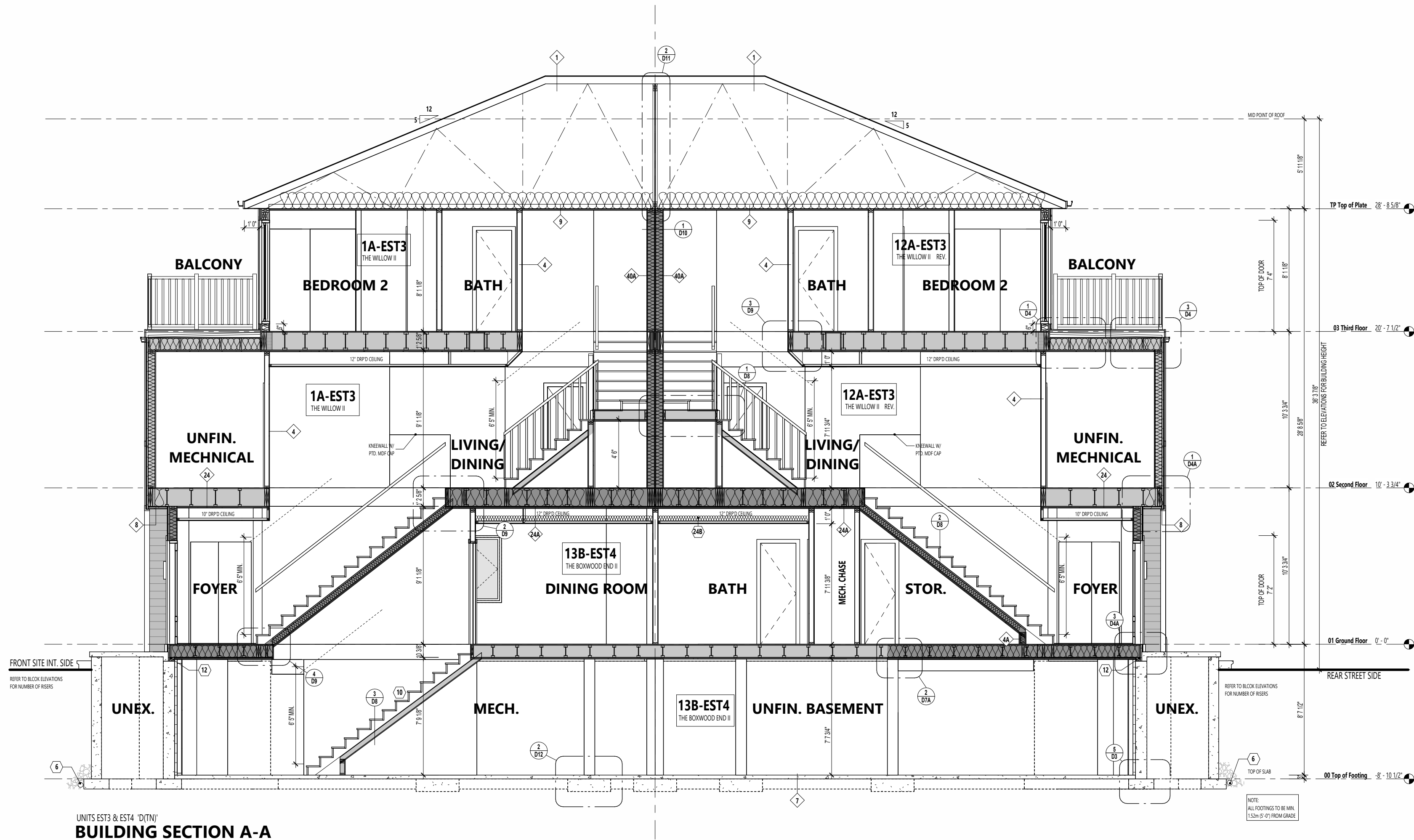
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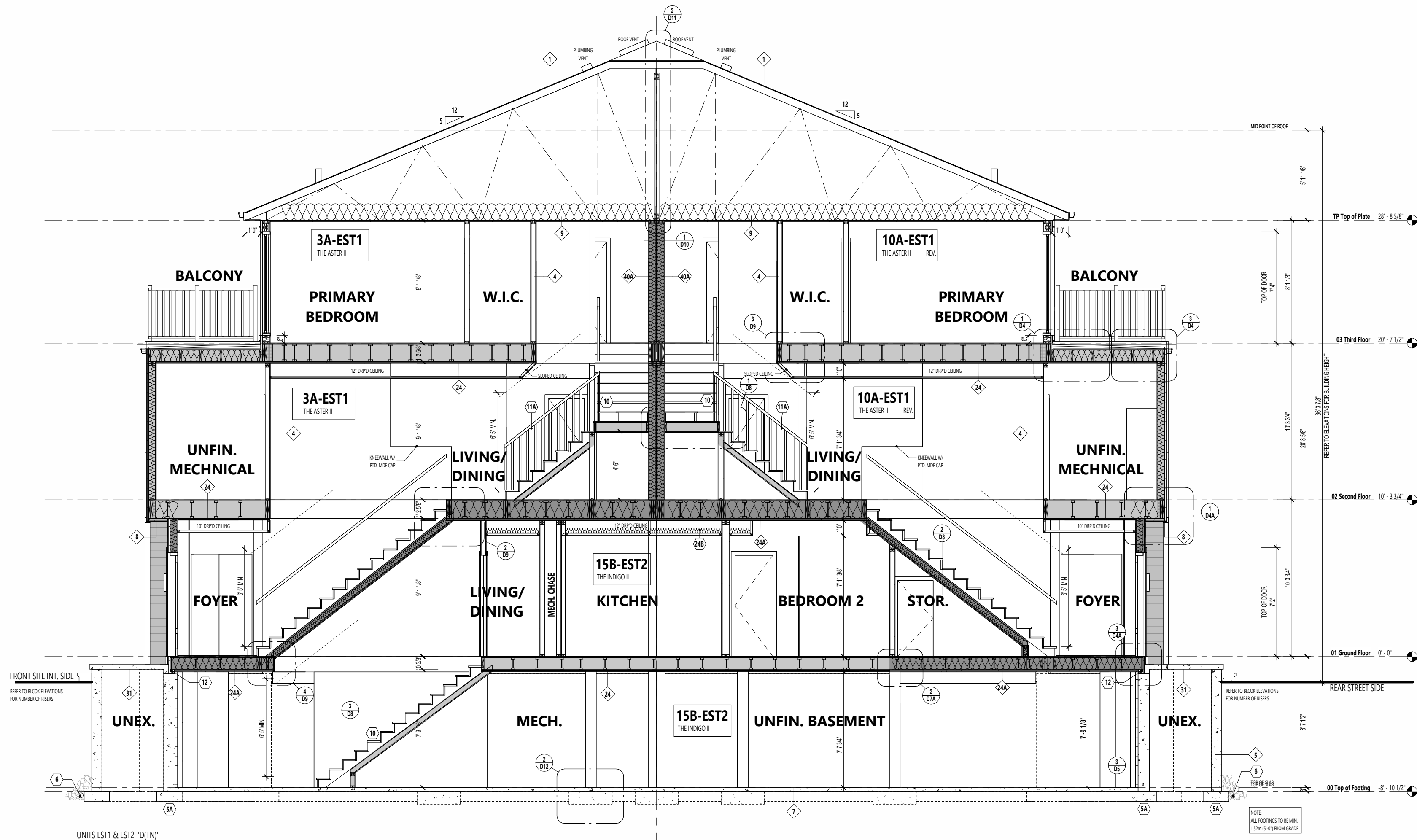
NORTHWOODS PHASE 6

CITY OF OTTAWA

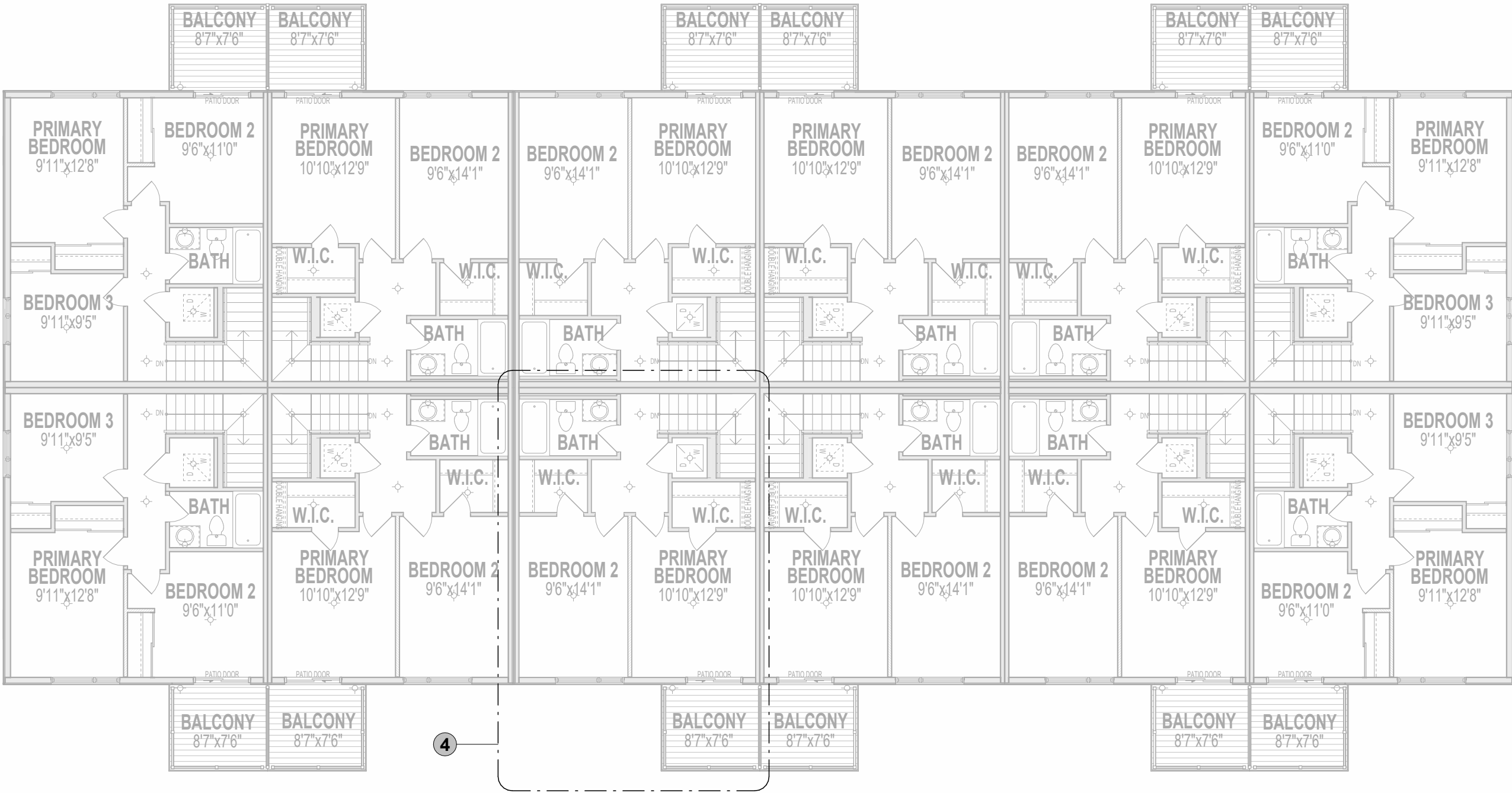
SHEET SIZE 24"x36"
SCALE 3/16" = 1'-0"
ISSUE DATE 2026/03/02



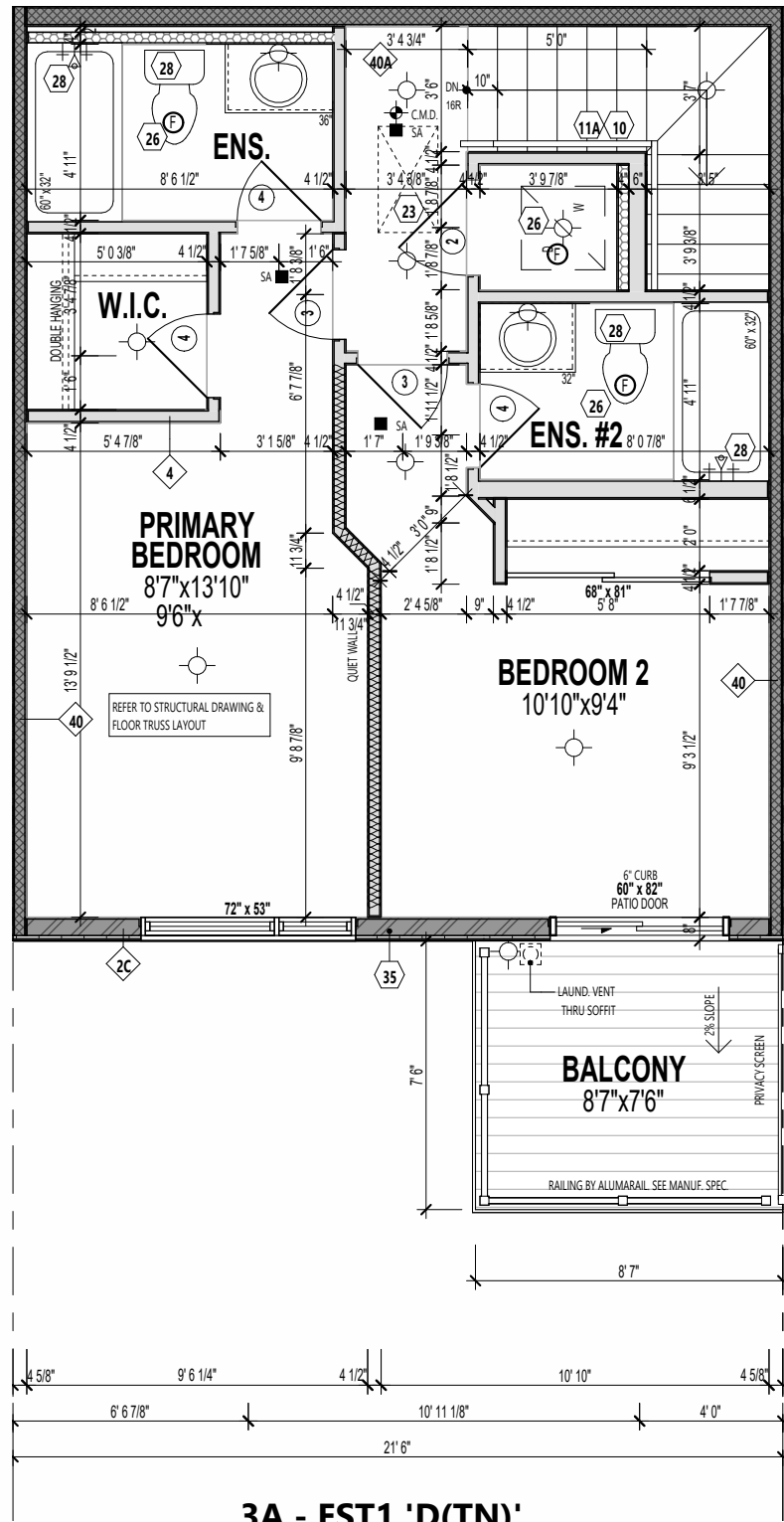
BUILDING SECTION A-A



UNITS EST1 & EST2 'D(TN)'
BUILDING SECTION B-B



THIRD FLOOR KEY PLAN



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

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' OAK. PRE-CUT HOLES @ 8" APART FOR FLEX. COLLECTOR MAIN DESIGN. SEE HVAC DWGS FOR LOCATION & NUMBER OF HOLES REQUIRED. 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 (EVL) 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:
45 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE A CONTINUOUS LAYER OF 15.9mm (5/8") TYPE 'X' GYPSUM BOARD. INTERIOR SIDE INSTALLED SO THAT ALL EDGES ARE SUPPORTED, TAPED AND FILLED. SPACE BETWEEN WOOD STUDS TO BE FILLED WITH PREFORMED MINERAL FIBRE INSULATION WITH A MASS OF NOT LESS THAN 1.22 kg/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 & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 9A-2.3 OF SUPPLEMENTARY STANDARDS)
PROVIDE 7/16" EXTERIOR GRADE GYPSUM BOARD SHEATHING BEHIND SIDING. (REFER TO B.M.E.C. #1 & 10)

BRICK VENEER CONSTRUCTION:
45 MINUTE OR 1 HOUR FIRE RATED WALL
PROVIDE 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/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 & TYPE 'X' IS INSTALLED IN GARAGE EXTERIOR WALLS. (REFER TO SECTION 9A-2.3 OF SUPPLEMENTARY STANDARDS)

HEADER, RIM JOIST LEVEL:
45 MINUTE OR 1 HOUR FIRE RATING @ HEADS
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
	2 HR FIRE RATED ASSEMBLY
	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 OREGO12 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 AEA ENGINEERING INC. - S-01 TO S-06.

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



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ARCHITECT DISCLAIMER

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ARCHITECT STAMP

ISSUED / REVISION CHART

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.
SHEET SIZE 24"x36"	
SCALE As Indicated	
ISSUE DATE 2026/03/02	
PAGE A4.10	