

A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION

ALL DRAWINGS ARE INTENDED TO FACILITATE IN ACHIEVING GENERAL COMPLIANCE WITH THE 2012 ONTARIO BUILDING CODE AS AMENDED

THESE DRAWINGS ILLUSTRATE SOME OF THE MINIMUM ONTARIO BUILDING CODE REQUIREMENTS WHICH APPLY TO TYPICAL RESIDENTIAL CONSTRUCTION. THEY DO NOT NECESSARILY REPRESENT EVERY DETAIL OF BUILDING CONSTRUCTION, OR ALL MINIMUM STANDARDS WHICH APPLY. FOR MORE DETAILED INFORMATION ABOUT CONSTRUCTION REGULATIONS REFER TO THE ONTARIO BUILDING CODE

ALTERATIONS TO ALL DRAWINGS, NOTES, AND DETAILS ARE NOT PERMITTED, ANY ALTERATIONS TO THIS MODEL MAY BE SUBJECT TO A BUILDING PERMIT REVISION

INSPECTION REQUIREMENTS ARE NOTED ON YOUR PERMIT AND MUST BE ARRANGED BY CONTACTING THE INSPECTIONS OFFICE PRIOR TO COVERING THE WORK. IF CHANGES TO THE APPROVED WORK ARE ANTICIPATED, SPEAK WITH THE INSPECTOR TO DETERMINE IF A REVISION TO YOUR PERMIT IS REQUIRED

THE CITY IS NOT LIABLE FOR ANY COST INCURRED FOR RE-WORK, ALTERATION, DISCREPANCIES OR ANY KIND OF CONSTRUCTION RELATED WORK

SITE CONDITIONS SUCH AS, BUT NOT LIMITED TO; HYDROSTATIC PRESSURE, SOIL AND SURFACE/SUBSURFACE DRAINAGE, ARE TO BE VERIFIED ON SITE. DAMPPROOFING, WATERPROOFING, SOIL GAS CONTROL, AND/OR SUBSURFACE DRAINAGE MAY BE REQUIRED TO CONTROL THE INGRESS OF WATER, MOISTURE AND SOIL GAS

SITE SPECIFIC CONDITIONS WILL BE VERIFIED BY THE BUILDING DIVISION PRIOR TO PERMIT ISSUANCE. THIS INCLUDES; SPATIAL SEPARATIONS (WINDOW/DOOR SIZES AND LOCATIONS), ZONING SETBACKS, SITE SERVICES (WATER AND SANITARY), GRADING AND FIRE EMERGENCY ACCESS

LOCAL UTILITIES SUCH AS HYDRO, ELECTRICAL, GAS, TELEPHONE SHOULD BE CONTACTED REGARDING THEIR SPECIFIC APPROVAL AND INSPECTION REQUIREMENTS. ALL UTILITIES MUST BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION TO DETERMINE THE LOCATION OF ANY NEARBY UNDERGROUND SERVICES

BUILDING, PLUMBING, HVAC AND SIGN INSPECTIONS CAN BE SCHEDULED ANYTIME ONLINE AT [WWW.MISSISSAUGA.CA/INSPECTIONS](http://WWW.MISSISSAUGA.CA/INSPECTIONS) USING THE PERMIT NUMBER AND WEB ACCESS ID NOTED. FIRE INSPECTIONS CAN BE BOOKED DURING BUISNESS HOURS AT 905 896 5908

BY COMMENCING CONSTRUCTION OF A BUILDING FROM THESE DRAWINGS, THE OWNER AND/OR CONTRACTOR ACKNOWLEDGES THAT THE GENERAL NOTES HAVE BEEN READ AND UNDERSTOOD

## **DRAWING LIST**

- C1.01 - COVER PAGE AND GENERAL NOTES
- A1.01 - FOUNDATION PLAN
- A1.02 - FLOOR PLAN
- A1.03 - ROOF FRAMING PLAN
- A1.04 - FRAME WALL DETAILS
- A1.05 - CROSS SECTION
- A2.01 - FRONT ELEVATION
- A2.02 - RIGHT ELEVATION
- A2.03 - REAR ELEVATION
- A2.04 - LEFT ELEVATION
- M1.01 - MECHANICAL LAYOUT
- GN1.01 - NOTES AND SCHEDULES

CITY OF MISSISSAUGA  
PLANNING AND BUILDING DIVISION  
300 CITY CENTRE DRIVE, MISSISSAUGA  
905-615-3200

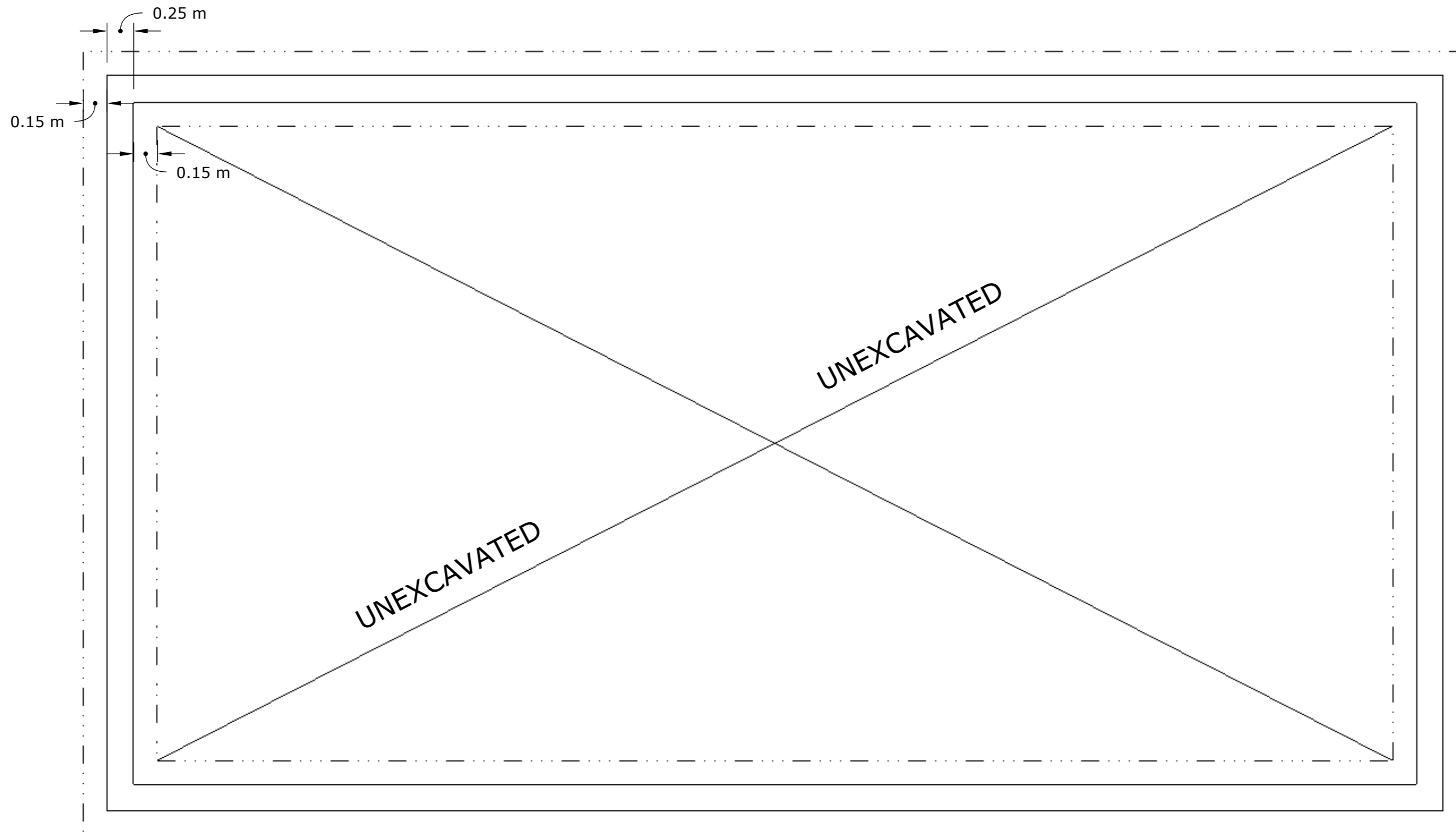


MISSISSAUGA

[WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA)

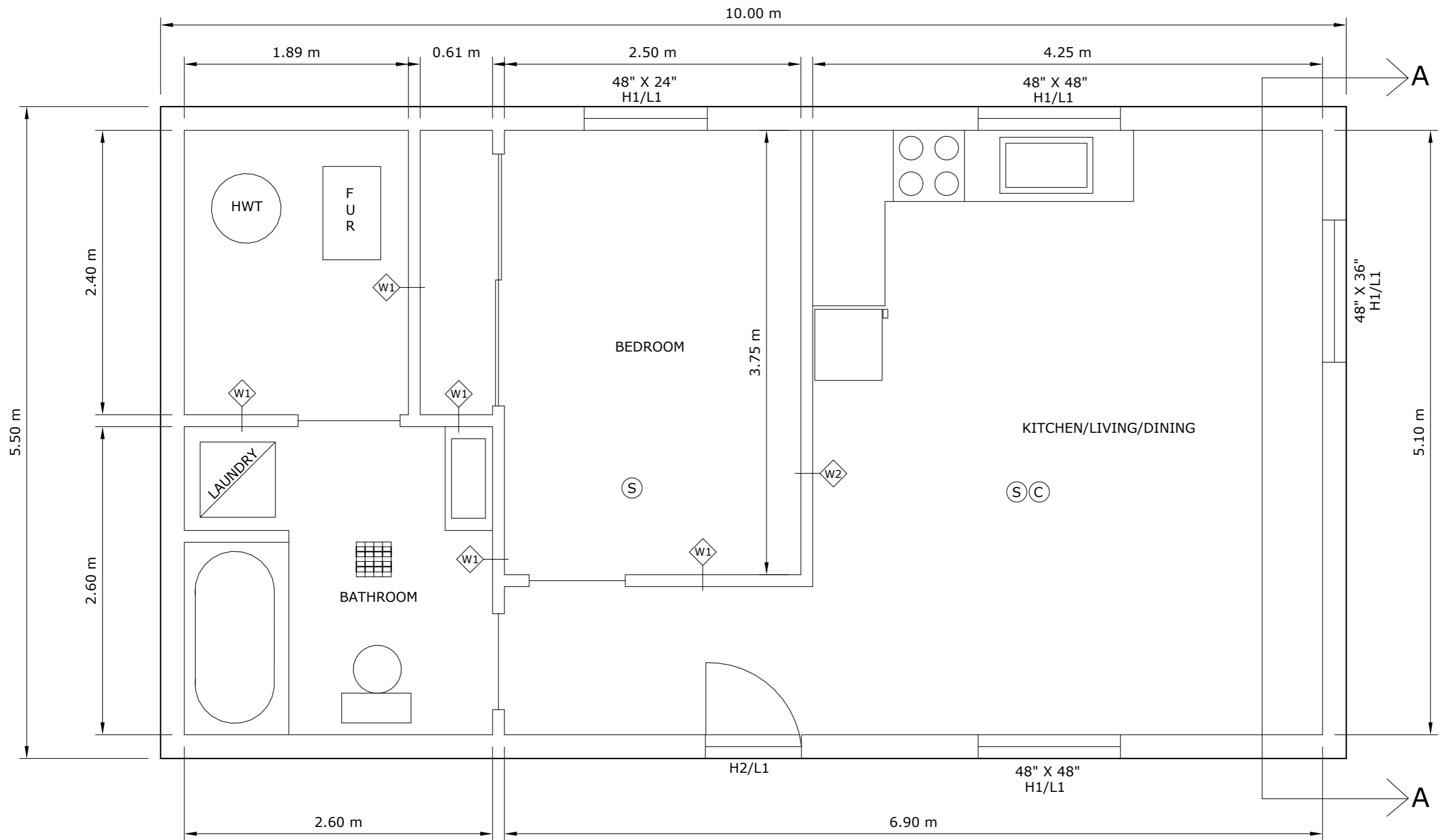
**CERTIFIED MODEL PROGRAM**  
VISIT [WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA) FOR MORE INFORMATION

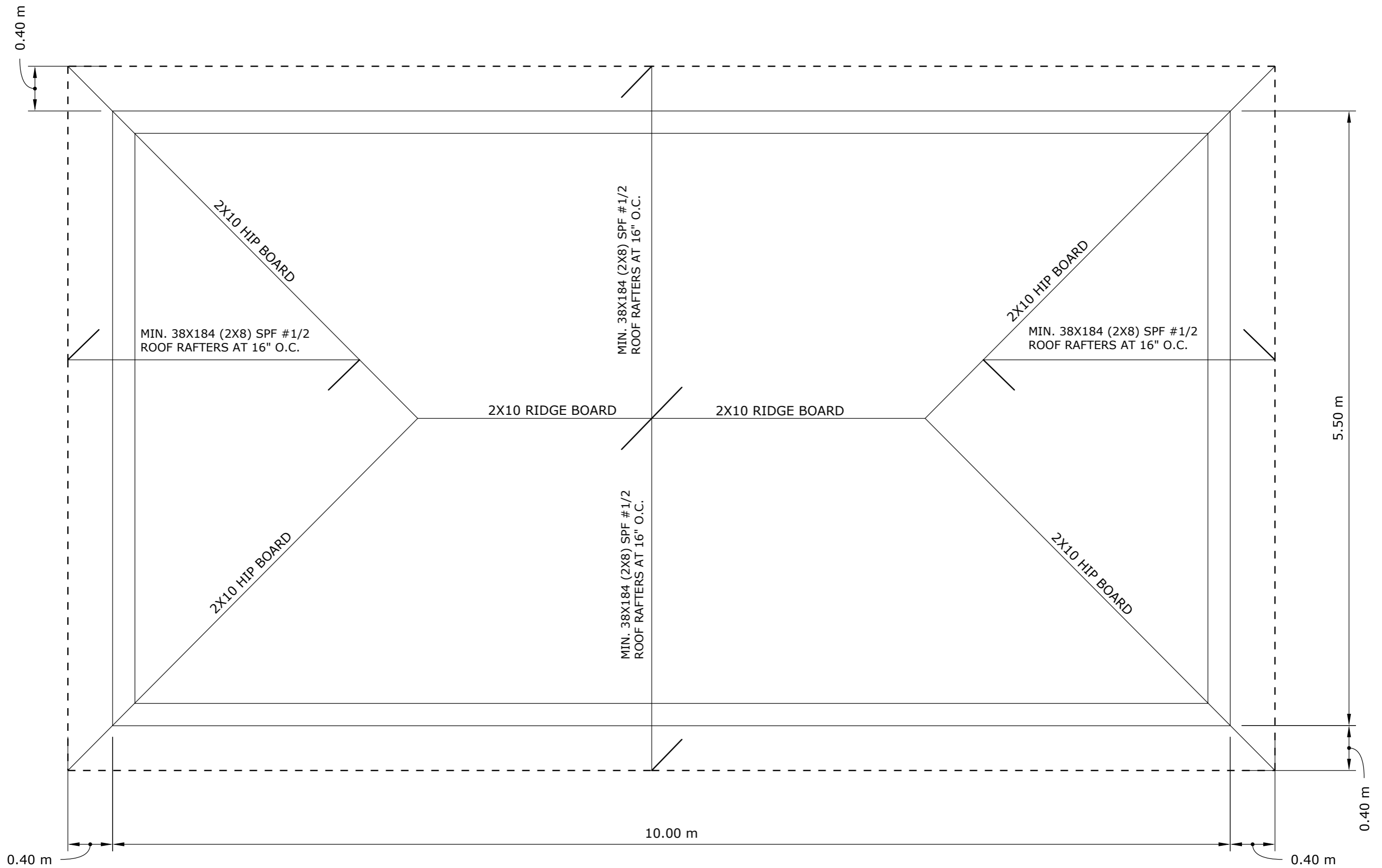
**C1.01**

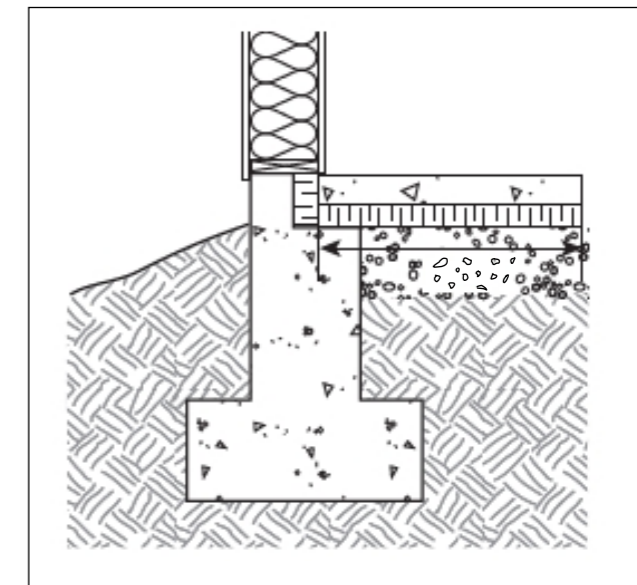
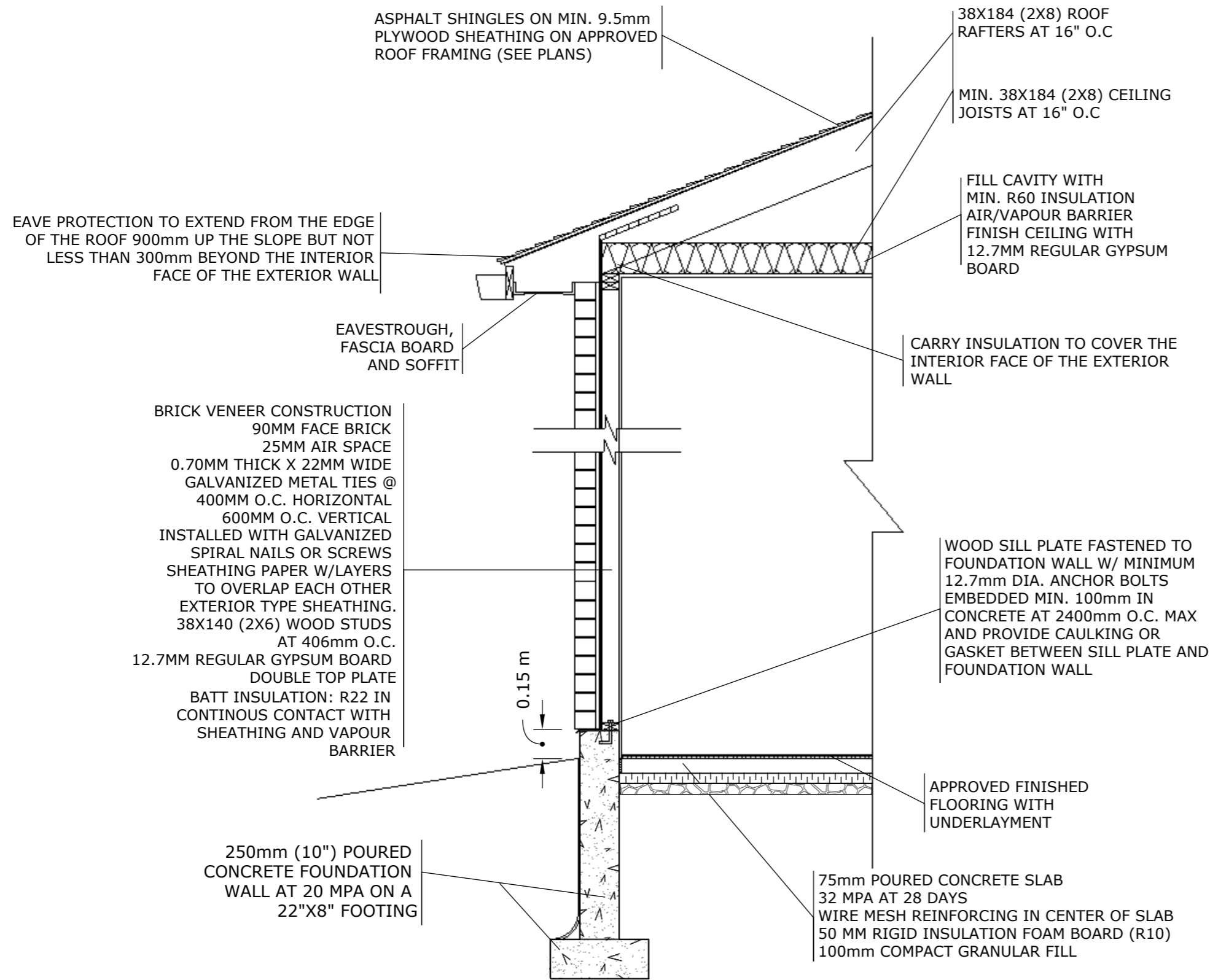


**FOUNDATION AND FOOTING DETAILS - 9.15.4.**  
 250MM POURED CONCRETE FOUNDATION WALL  
 AT 20 MPa ON A 22" X 8" CONCRETE FOOTING  
 RESTING ON UNDISTURBED SOIL.

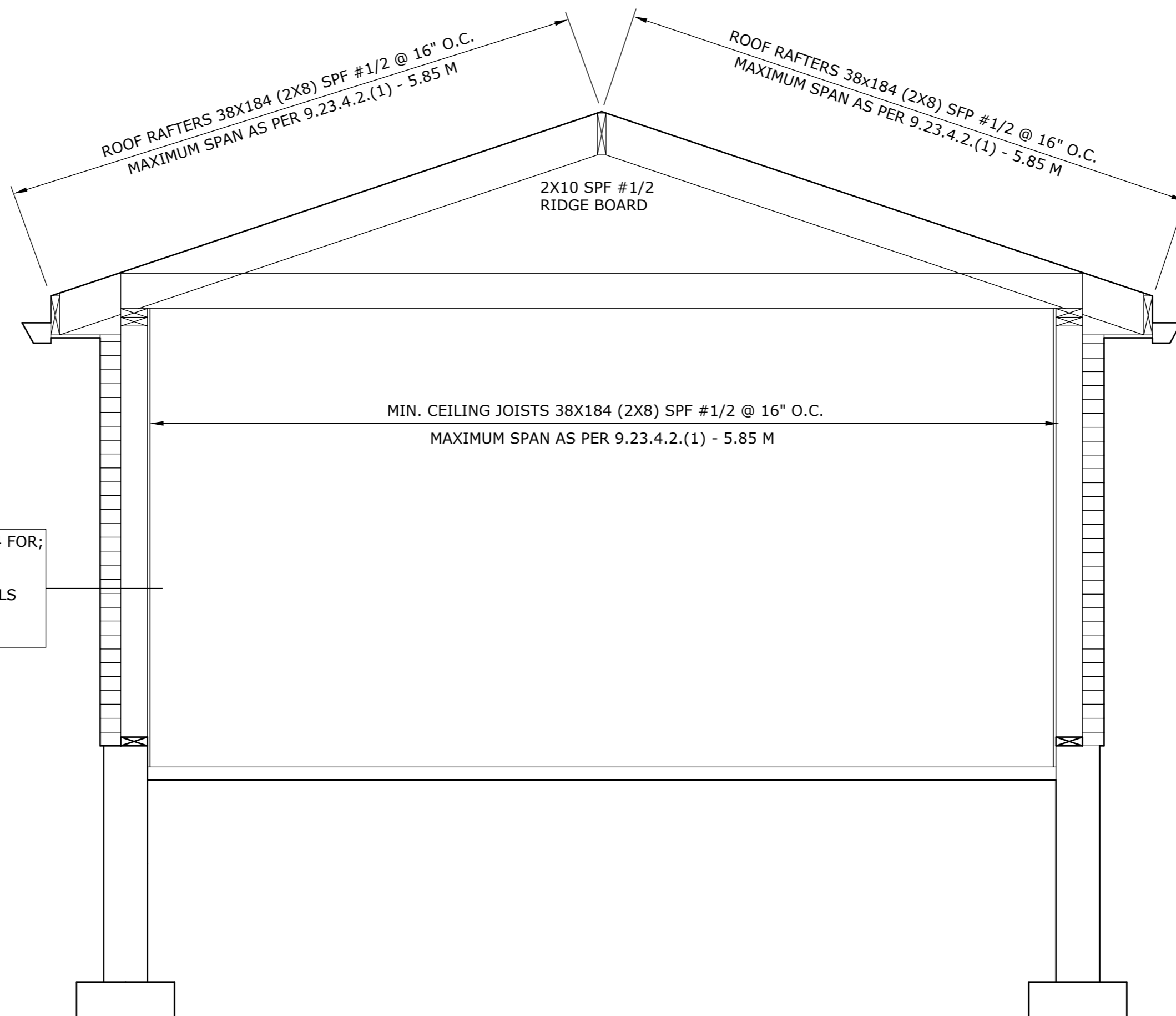
**SLAB DETAILS**  
 75 MM POURED CONCRETE SLAB  
 32 MPa AT 28 DAYS  
 WIRE MESH REINFORCING IN CENTER OF SLAB  
 50 MM RIGID FOAM INSULATION  
 100 MM COMPACT GRANULAR FILL



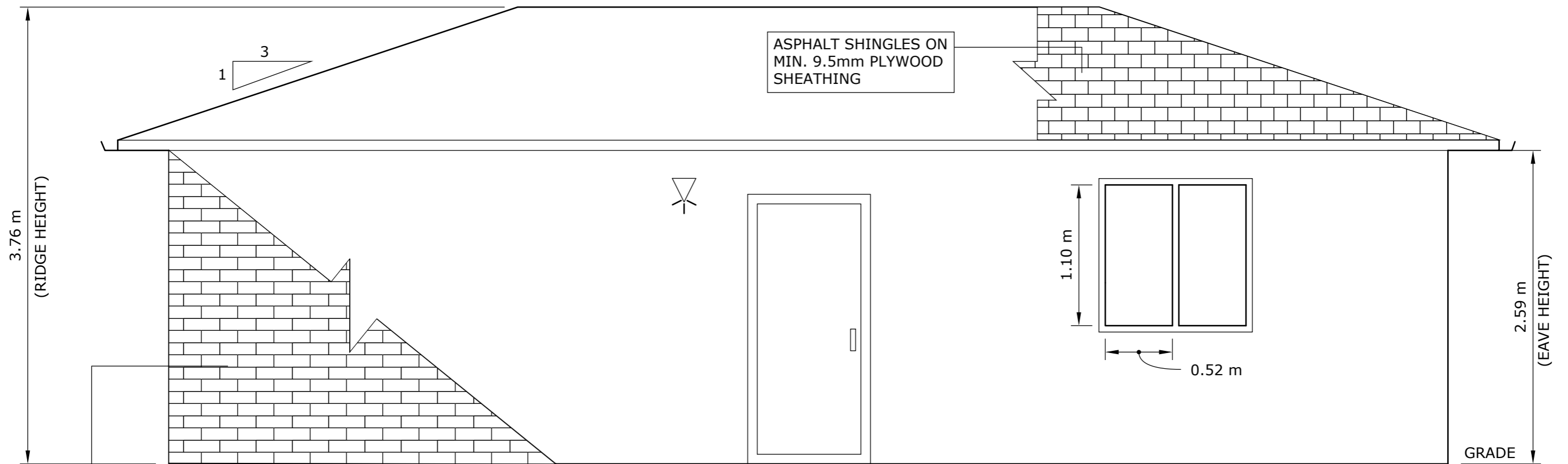




**THERMAL BRIDGE DETAIL**



REFER TO DRAWING A1.04 FOR;  
 ROOF DETAILS  
 EXTERIOR WALL DETAILS  
 FOUNDATION WALL DETAILS  
 FOOTING DETAILS  
 SLAB DETAILS

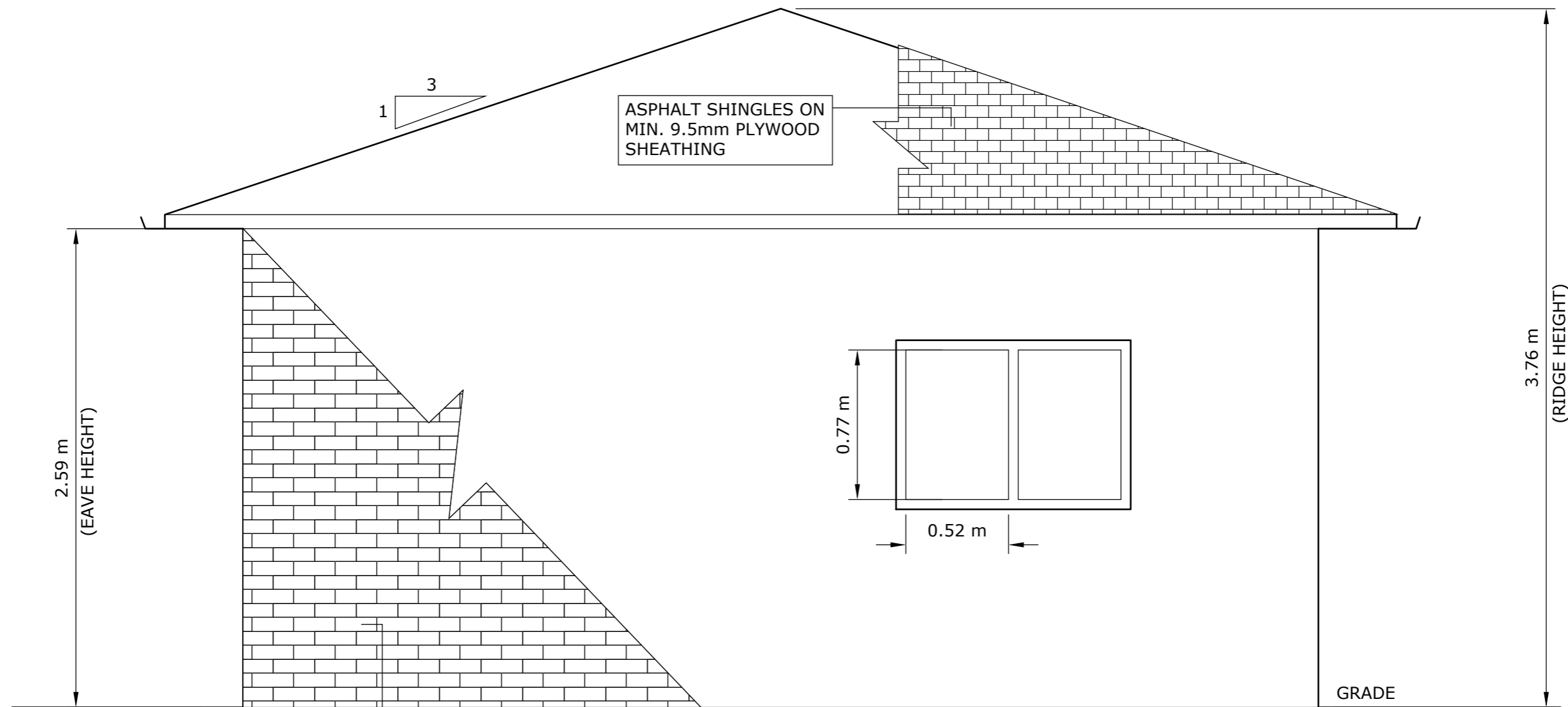


**SPATIAL SEPARATIONS - 9.10.15.4.**  
 LIMITING DISTANCE - MINIMUM 1.2 M  
 WALL AREA = 25.9 SQ.M  
 GLAZING AREA = 1.144 SQ.M  
 % GLAZING PROPOSED = 4.4%  
 % GLAZING PERMITTED = 7%

NOTE: EXPOSING BUILDING FACE TAKEN AS THE WALL AREA FROM GRADE TO THE UPPERMOST CEILING LEVEL AS PER 9.10.15.2.(1)(b)(i) OF THE 2012 OBC

NOTE: WINDOW/DOOR SIZES AND LOCATIONS MAY BE AFFECTED BY SITE CONDITIONS AND ARE REQUIRED TO BE VERIFIED BY THE BUILDING DEPARTMENT PRIOR TO PERMIT ISSUANCE

EXTERIOR WALL CONSTRUCTION  
 FRAME WALL - REFER TO DETAIL A1.04



ASPHALT SHINGLES ON  
MIN. 9.5mm PLYWOOD  
SHEATHING

3  
1

2.59 m  
(EAVE HEIGHT)

3.76 m  
(RIDGE HEIGHT)

0.77 m

0.52 m

GRADE

EXTERIOR WALL CONSTRUCTION  
FRAME WALL - REFER TO DETAIL A1.04

**SPATIAL SEPARATIONS - 9.10.15.4.**  
LIMITING DISTANCE - MINIMUM 1.2 M  
WALL AREA = 13.21 SQ.M  
GLAZING AREA = 0.80 SQ.M  
% GLAZING PROPOSED = 6.1%  
% GLAZING PERMITTED = 7%

NOTE: EXPOSING BUILDING FACE TAKEN  
AS THE WALL AREA FROM GRADE TO THE  
UPPERMOST CEILING LEVEL AS PER  
9.10.15.2.(1)(b)(i) OF THE 2012 OBC

NOTE: WINDOW/DOOR SIZES AND  
LOCATIONS MAY BE AFFECTED BY SITE  
CONDITIONS AND ARE REQUIRED TO BE  
VERIFIED BY THE BUILDING DEPARTMENT  
PRIOR TO PERMIT ISSUANCE

CITY OF MISSISSAUGA  
PLANNING AND BUILDING DIVISION  
300 CITY CENTRE DRIVE, MISSISSAUGA  
905-615-3200

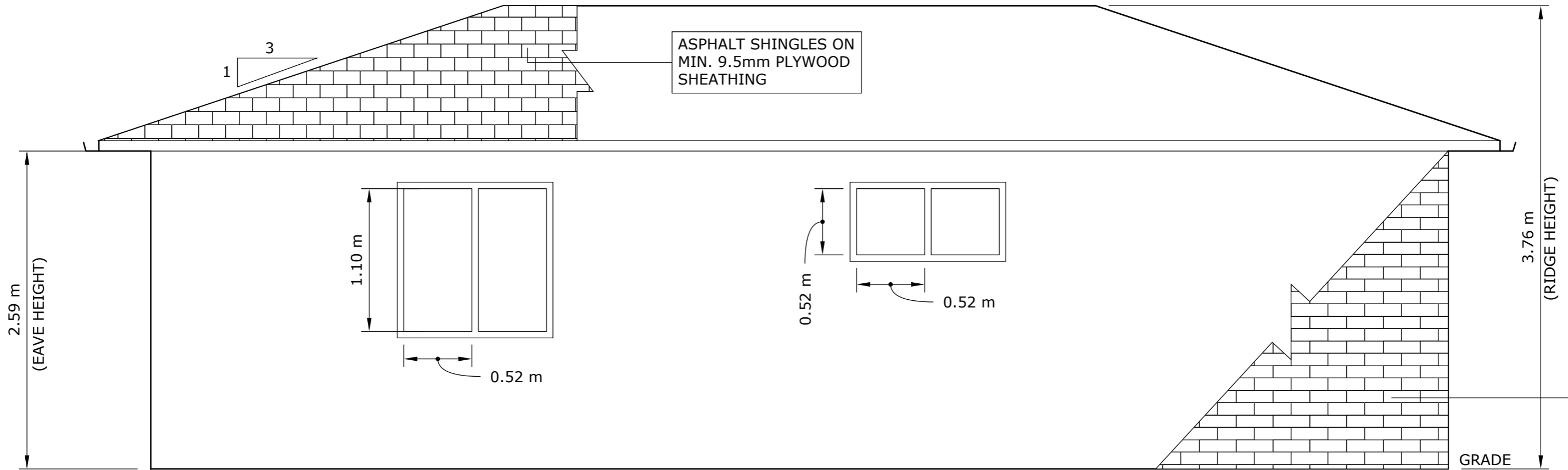


**CERTIFIED MODEL PROGRAM - ONE BEDROOM MODEL**  
VISIT [WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA) FOR MORE INFORMATION

RIGHT ELEVATION  
SCALE: 1:24 (1/2" = 1'-0")

**A2.02**





ASPHALT SHINGLES ON  
MIN. 9.5mm PLYWOOD  
SHEATHING

2.59 m  
(EAVE HEIGHT)

3.76 m  
(RIDGE HEIGHT)

1.10 m  
0.52 m

0.52 m  
0.52 m

GRADE

**SPATIAL SEPARATIONS - 9.10.15.4.**  
LIMITING DISTANCE - MINIMUM 1.2 M  
WALL AREA = 25.9 SQ.M  
GLAZING AREA = 1.68 SQ.M  
% GLAZING PROPOSED = 6.5%  
% GLAZING PERMITTED = 7%

NOTE: EXPOSING BUILDING FACE TAKEN  
AS THE WALL AREA FROM GRADE TO THE  
UPPERMOST CEILING LEVEL AS PER  
9.10.15.2.(1)(b)(i) OF THE 2012 OBC

NOTE: WINDOW/DOOR SIZES AND  
LOCATIONS MAY BE AFFECTED BY SITE  
CONDITIONS AND ARE REQUIRED TO BE  
VERIFIED BY THE BUILDING DEPARTMENT  
PRIOR TO PERMIT ISSUANCE

EXTERIOR WALL CONSTRUCTION  
FRAME WALL - REFER TO DETAIL A1.04

CITY OF MISSISSAUGA  
PLANNING AND BUILDING DIVISION  
300 CITY CENTRE DRIVE, MISSISSAUGA  
905-615-3200



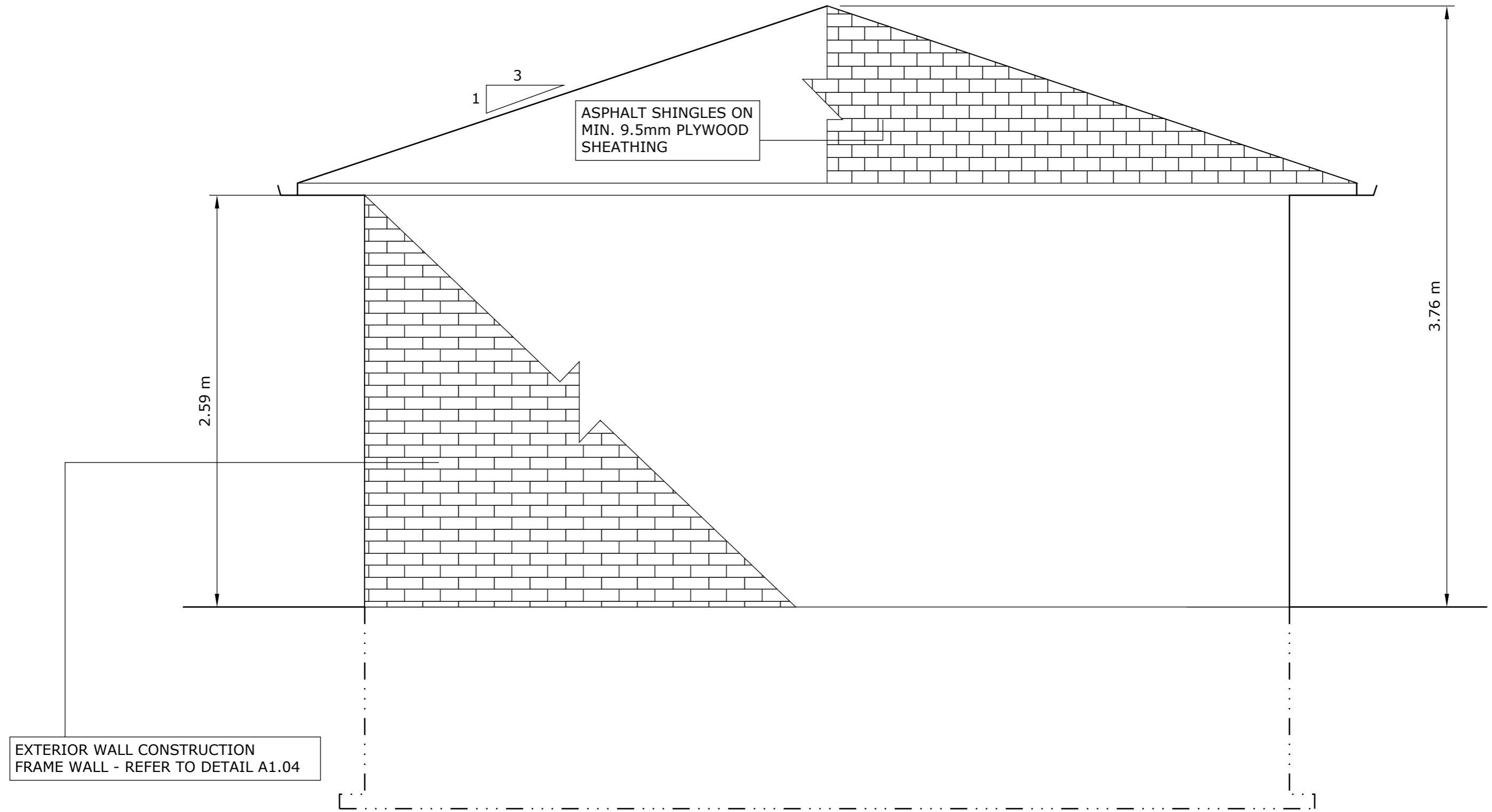
MISSISSAUGA

**CERTIFIED MODEL PROGRAM - ONE BEDROOM MODEL**  
VISIT [WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA) FOR MORE INFORMATION

REAR ELEVATION  
SCALE: 1:32 (3/8" = 1'-0")

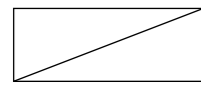
**A2.03**

[WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA)

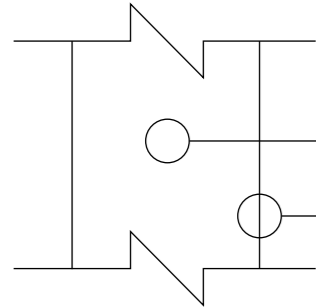


## LAYOUT SYMBOLS

### SUPPLY



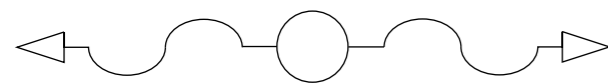
RISER TO ATTIC



TRUNK DUCT

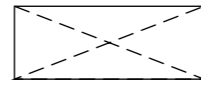
TOP TAKE-OFF AND BRANCH

SIDE TAKE-OFF AND BRANCH

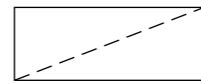


CEILING DIFFUSER

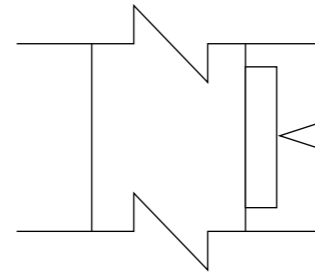
### RETURN



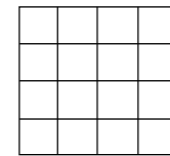
DUCT CONNECTION TO STUD SPACE



RISER TO ATTIC



WALL INLET GRILL



CEILING INLET GRILL

## EQUIPMENT SPECIFICATIONS

FURNACE MINIMUM 96% AFUE HIGH EFFICIENCY GAS FURNACE  
MINIMUM 20,000 BTUH HEATING CAPACITY

HRV MINIMUM 75% SRE HEAT RECOVERY VENTILATOR  
CAPABLE TO CONTROL FLOW TO WITHIN +/- 10%  
MINIMUM CAPACITY REQUIRED  
COUPLED TO FORCED AIR HEATING SYSTEM

H.W.T. MINIMUM 0.8 EF DOMESTIC WATER HEATER

EF MINIMUM 100 CFM EXHAUST FAN

## ABBREVIATIONS

L.W. LOW WALL Th. THERMOSTAT S.A. SUPPLY AIR

R.A. RETURN AIR CFM CUBIC FEET PER MINUTE

(S) SMOKE ALARM (C) CARBON MONOXIDE DETECTOR

## MECHANICAL NOTES

INSTALL ALL MATERIAL AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AND REQUIREMENTS

INSULATE SUPPLY AND RETURN DUCTS IN THE ATTIC SPACE WITH MINIMUM R12

INSULATE EXHAUST DUCTS IN THE ATTIC SPACE WITH MINIMUM R2.8

SEAL DUCT JOINTS IN THE ATTIC SPACE WITH CLASS A SEAL LEVEL

SEAL DUCT JOINTS IN CONDITIONED SPACES WITH CLASS C SEAL LEVEL

UNDERCUT DOORS FOR RETURN AIR

ALL DUCTS SHALL BE OF GALVANIZED STEEL

BRANCH SUPPLY DUCTS SHALL BE EQUIPPED WITH VOLUME CONTROL DAMPERS OR DEVICES

ALLOW FOR COMBUSTION AIR IF APPLICABLE

## WALL DETAILS

W1 1/2" REGULAR GYPSUM BOARD  
2" X 4" STUD WALL AT 16" O.C.  
1/2" REGULAR GYPSUM BOARD  
2" X 4" SINGLE TOP PLATE  
2" X 4" SINGLE BOTTOM PLATE

W2 1/2" REGULAR GYPSUM BOARD  
2" X 6" STUD WALL AT 16" O.C.  
1/2" REGULAR GYPSUM BOARD  
2" X 6" SINGLE TOP PLATE  
2" X 6" SINGLE BOTTOM PLATE

## HEADERS/LINTEL

H1 WOOD HEADER MINIMUM 2 PLY 2X8  
SPF GRADE NUMBER 1 OR 2  
MINIMUM 38MM END BEARING

H2 WOOD HEADER MINIMUM 2 PLY 2X6  
SPF GRADE NUMBER 1 OR 2  
MINIMUM 38MM END BEARING

L1 STEEL LINTEL (MASONRY VENEER SUPPORT)  
MINIMUM 89MM X 89MM X 6.4MM  
MINIMUM 150MM END BEARING  
EVEN AND LEVEL BEARING ON BOTH SIDES  
SHALL BEAR ON MASONRY, CONCRETE OR STEEL

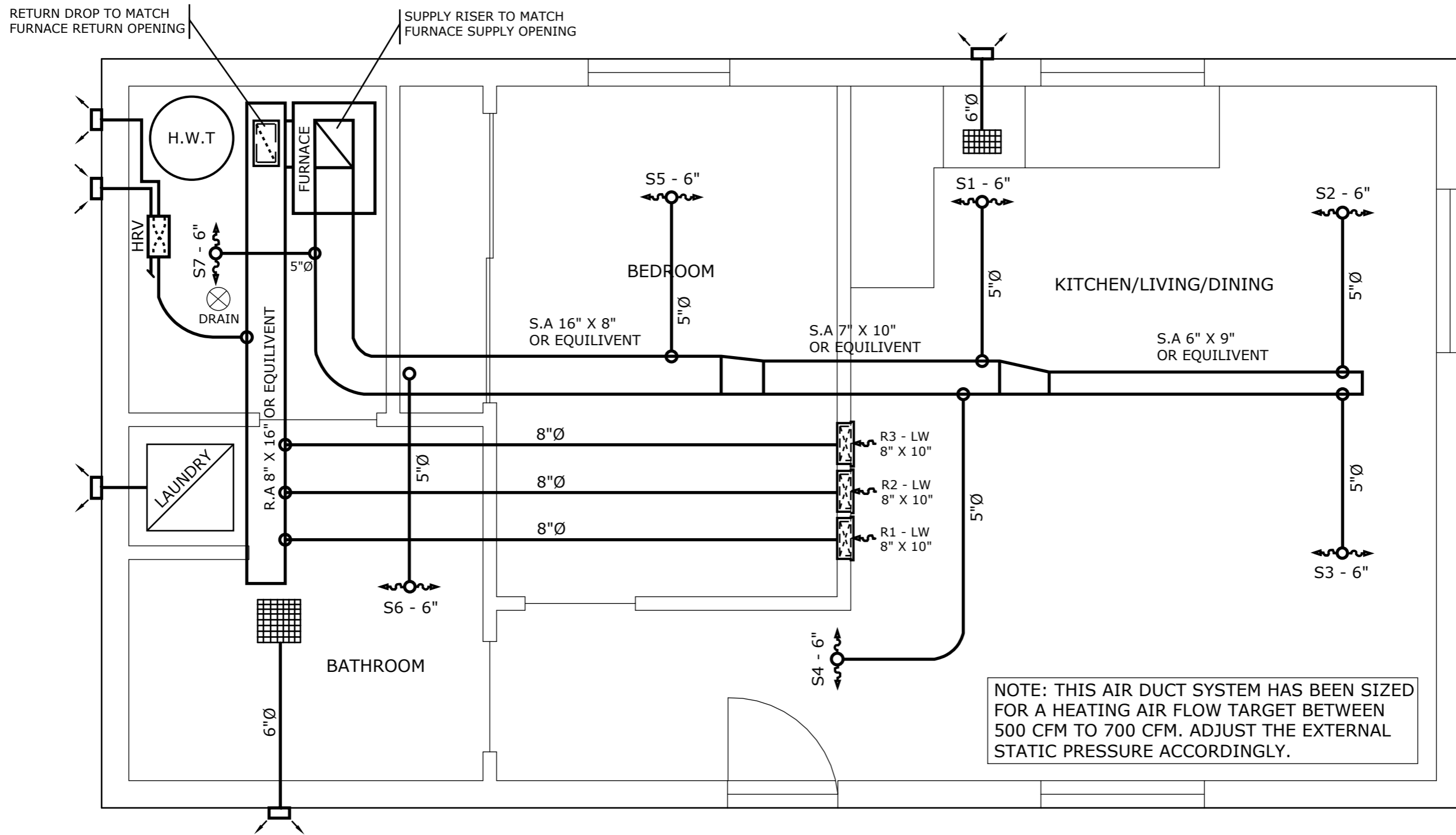
## DOORS

UTILITY ROOM 810mm BEDROOMS 810mm

STORAGE/CLOSET 610mm BATHROOM 610mm

NOTE: ALL DOORS TO SWING ON VERTICAL AXIS AS REQUIRED BY THE 2012 OBC.





THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE MECHANICAL NOTES, SYMBOLS AND ABBREVIATIONS PROVIDED ON DRAWING GN1.01

CITY OF MISSISSAUGA  
 PLANNING AND BUILDING DIVISION  
 300 CITY CENTRE DRIVE, MISSISSAUGA  
 905-615-3200



**CERTIFIED MODEL PROGRAM - ONE BEDROOM MODEL**  
 VISIT [WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA) FOR MORE INFORMATION

**MECHANICAL LAYOUT**  
 SCALE: 1:32 (3/8" = 1'-0")

**M1.01**

[WWW.MISSISSAUGA.CA](http://WWW.MISSISSAUGA.CA)