

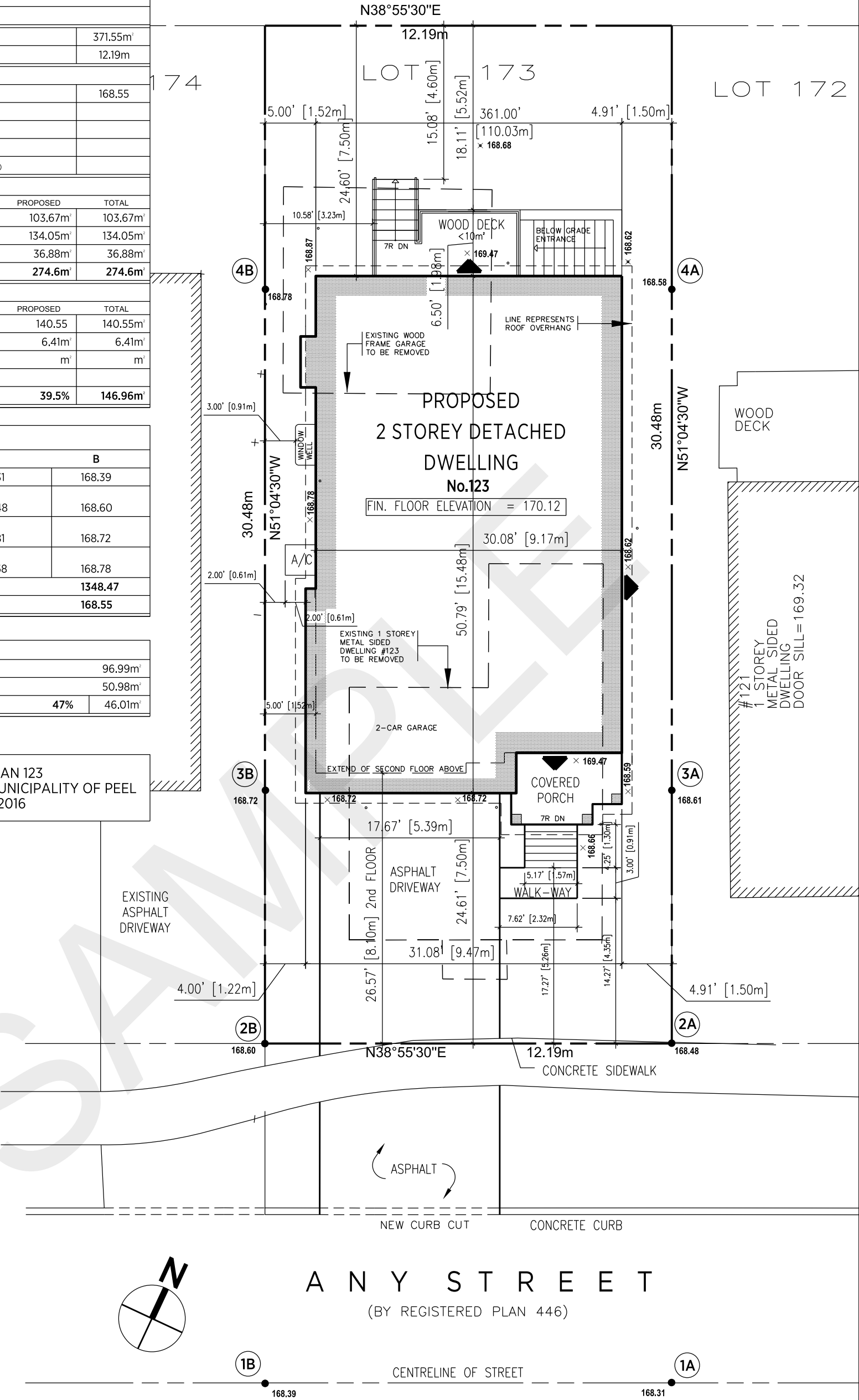
PROJECT STATISTICS			
ADDRESS: 123 ANY STREET			
ZONING: R1 - RESIDENTIAL			
LOT AREA:			371.55m²
LOT FRONTAGE:			12.19m
BUILDING HEIGHT			
AVERAGE GRADE: (SHOW CALCULATIONS ON SITE PLAN)			168.55
ESTABLISHED GRADE: (SUPPORTING DOCUMENTS REQUIRED)			
HEIGHT TO MID-POINT:			
HEIGHT TO HIGHEST RIDGE: (WHERE APPLICABLE)			
HEIGHT TO UNDERSIDE OF EAVES: (WHERE APPLICABLE)			
GROSS FLOOR AREA - INFILL RESIDENTIAL			
	EXISTING	PROPOSED	TOTAL
GROUND FLOOR:	0m²	103.67m²	103.67m²
SECOND FLOOR:	0m²	134.05m²	134.05m²
GARAGE:	0m²	36.88m²	36.88m²
TOTAL GFA:	0m²	274.6m²	274.6m²
LOT COVERAGE:			
	EXISTING	PROPOSED	TOTAL
DWELLING FOOTPRINT: (INCL. GARAGE)	0m²	140.55	140.55m²
PORCH:	0m²	6.41m²	6.41m²
DECK: (GREATER THAN 0.6m HEIGHT AND 10m)	0m²	m²	m²
OTHER: (I.E. BALCONY, FLOOR PROJECTIONS)	0m²		
TOTAL LOT COVERAGE:		39.5%	146.96m²

AVERAGE GRADE CALCULATIONS:			
	A	B	
1. CENTRELINE OF STREET	169.31	168.39	
2. INTERSECTION OF FRONT AND SIDE LOT LINES	168.48	168.60	
3. ALONG SIDE LOT LINES AT REQUIRED FRONT YARD SETBACK	168.81	168.72	
4. ALONG SIDE LOT LINES 15.0m BACK FROM PREVIOUS ELEVATION	168.58	168.78	
SUM OF GRADE ELEVATIONS:		1348.47	
AVERAGE GRADE: (SUM DIVIDED BY 8)		168.55	

LANDSCAPED SOFT AREA		
FRONT YARD AREA:		96.99m <sup>2</sup>
HARD SURFACED AREAS:		50.98m <sup>2</sup>
TOTAL LANDSCAPED SOFT AREA:	47%	46.01m <sup>2</sup>

LOT 1, REGISTERED PLAN 123  
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL  
DATE: JANUARY 1, 2016

- DRAWING TITLE LIST
- SP1 - SITE PLAN
  - A1 - BASEMENT FLOOR PLAN
  - A2 - GROUND FLOOR PLAN
  - A3 - SECOND FLOOR PLAN
  - A4 - ROOF PLAN
  - A5 - EAST ELEVATION
  - A6 - NORTH ELEVATION
  - A7 - SOUTH ELEVATION
  - A8 - WEST ELEVATION
  - A9 - BUILDING SECTION
  - A10 - WALL SECTION
  - A11 - CONSTRUCTION NOTES



SITE PLAN  
SCALE 1:25



MISSISSAUGA



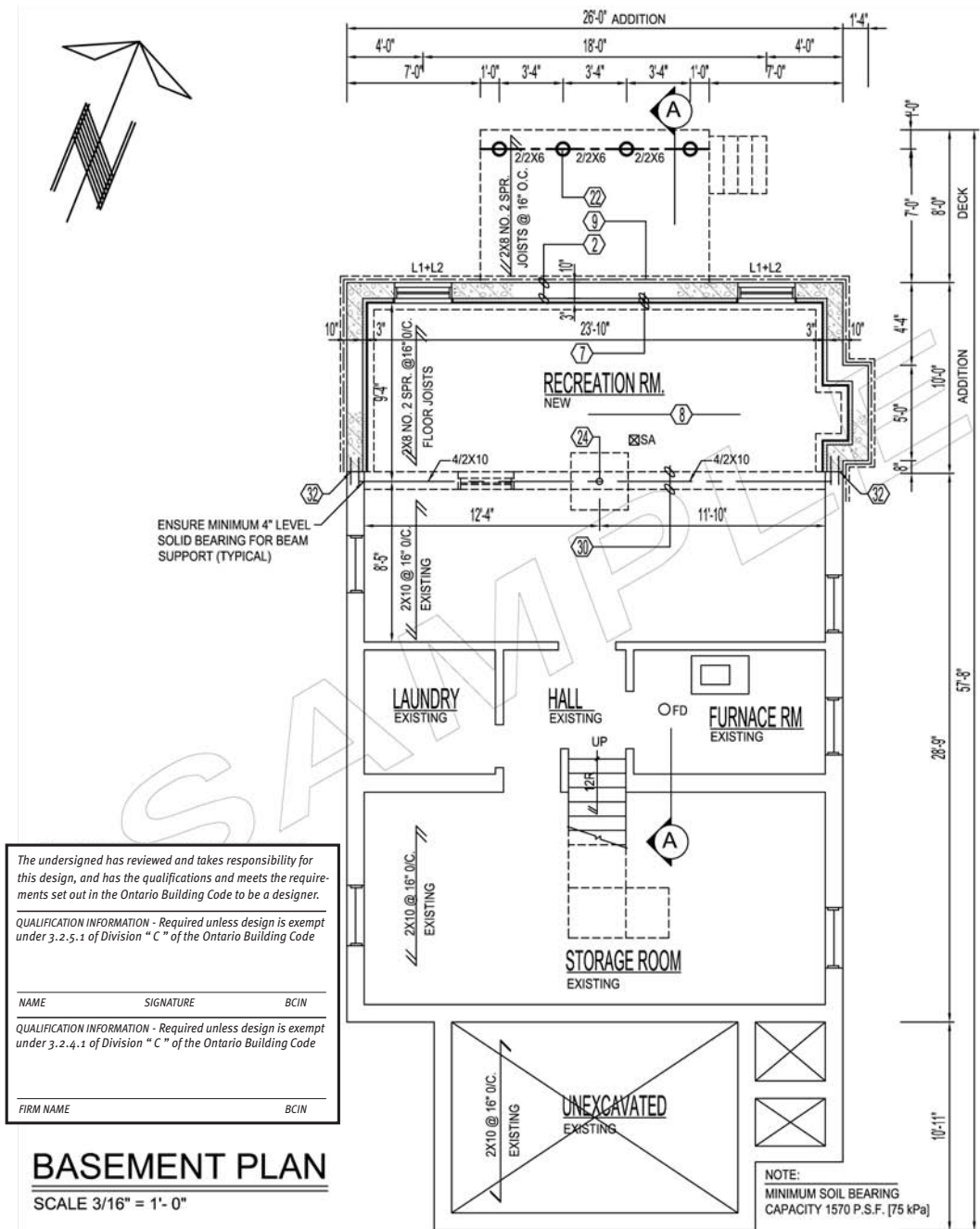
zoning

PROJECT DESCRIPTION:	PROPOSED TWO-STOREY DETACHED DWELLING	
PROJECT ADDRESS:	123 ANY STREET, MISSISSAUGA	
NO.	DATE	DESCRIPTION
REVISIONS		

SCALE:	DATE:
1:125	JAN. 2016
DRAWN BY:	CHECKED BY:
J.D.	J.D.
PROJECT NO.	DRAWING NO.
001	SP1

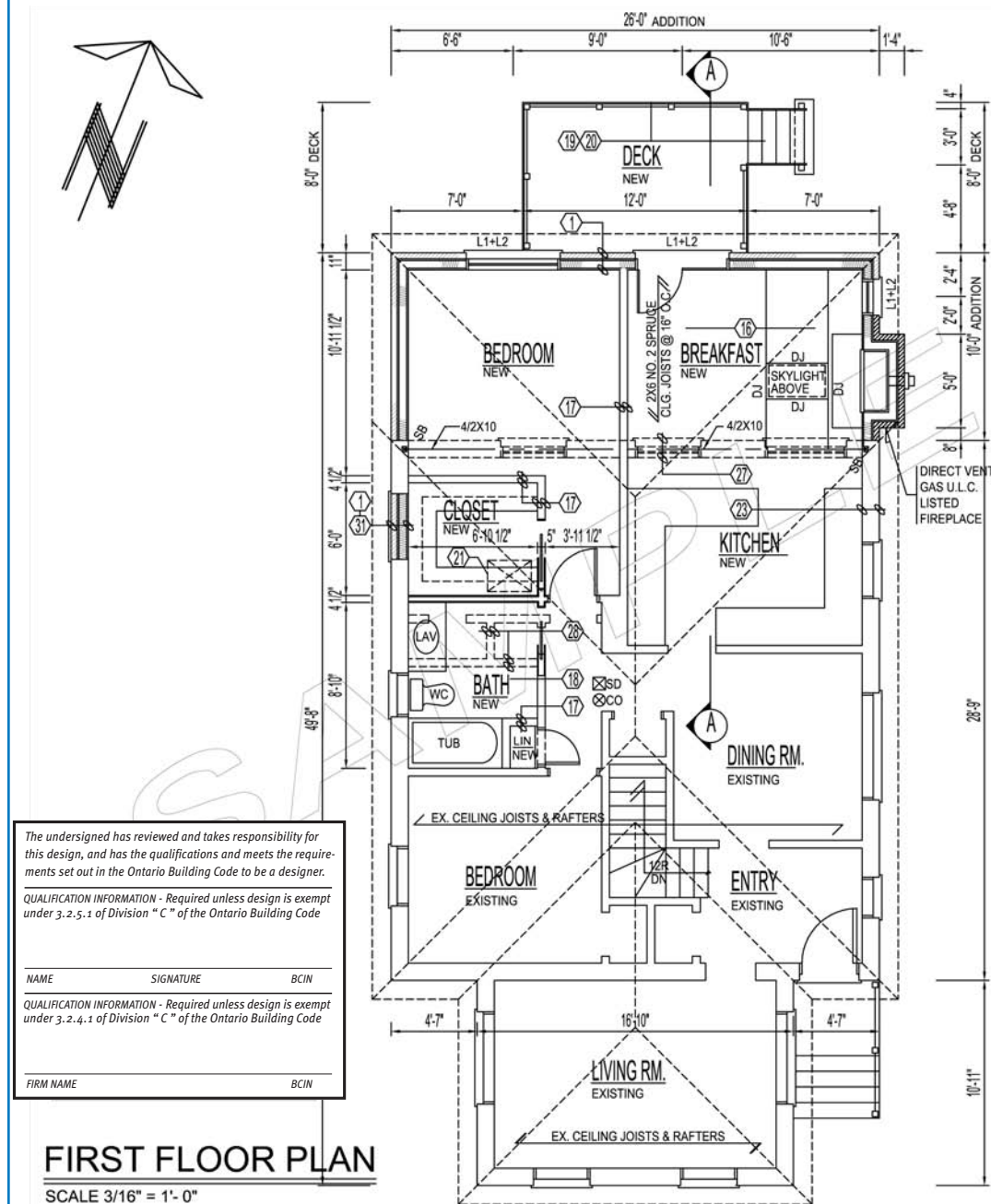
## Drawing Requirements: Sample Drawing, Basement Plan

Sample Only



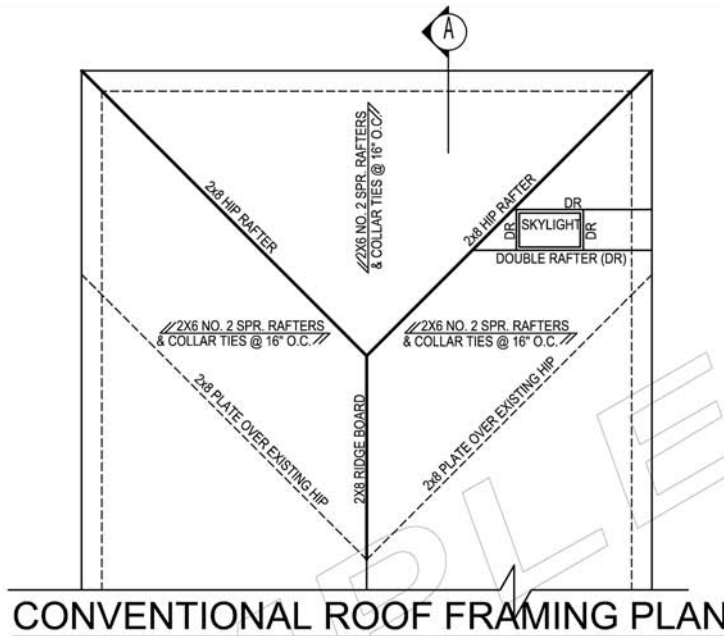
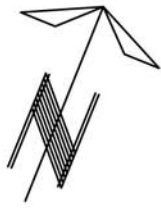
## Drawing Requirements: Sample Drawing, First Floor Plan

# Sample Only



## Drawing Requirements: Sample Drawing, Roof Framing Plan

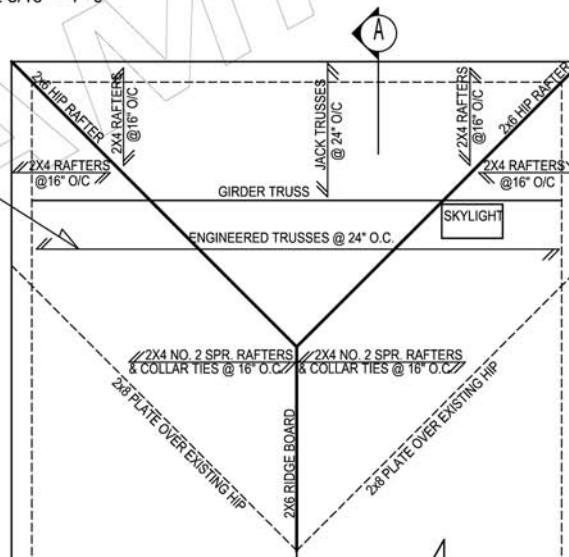
### Sample Only



SCALE 3/16" = 1'-0"

**NOTE:**  
PROVIDE ONLY ONE  
CONFIGURATION FOR  
PERMIT SUBMISSION

**NOTE:**  
ENGINEERED TRUSS LAYOUT  
AND SPECIFICATIONS SHALL BE  
SUBMITTED AT THE TIME OF BUILDING  
PERMIT APPLICATION



SCALE 3/16" = 1'-0"

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.5.1 of Division "C" of the Ontario Building Code

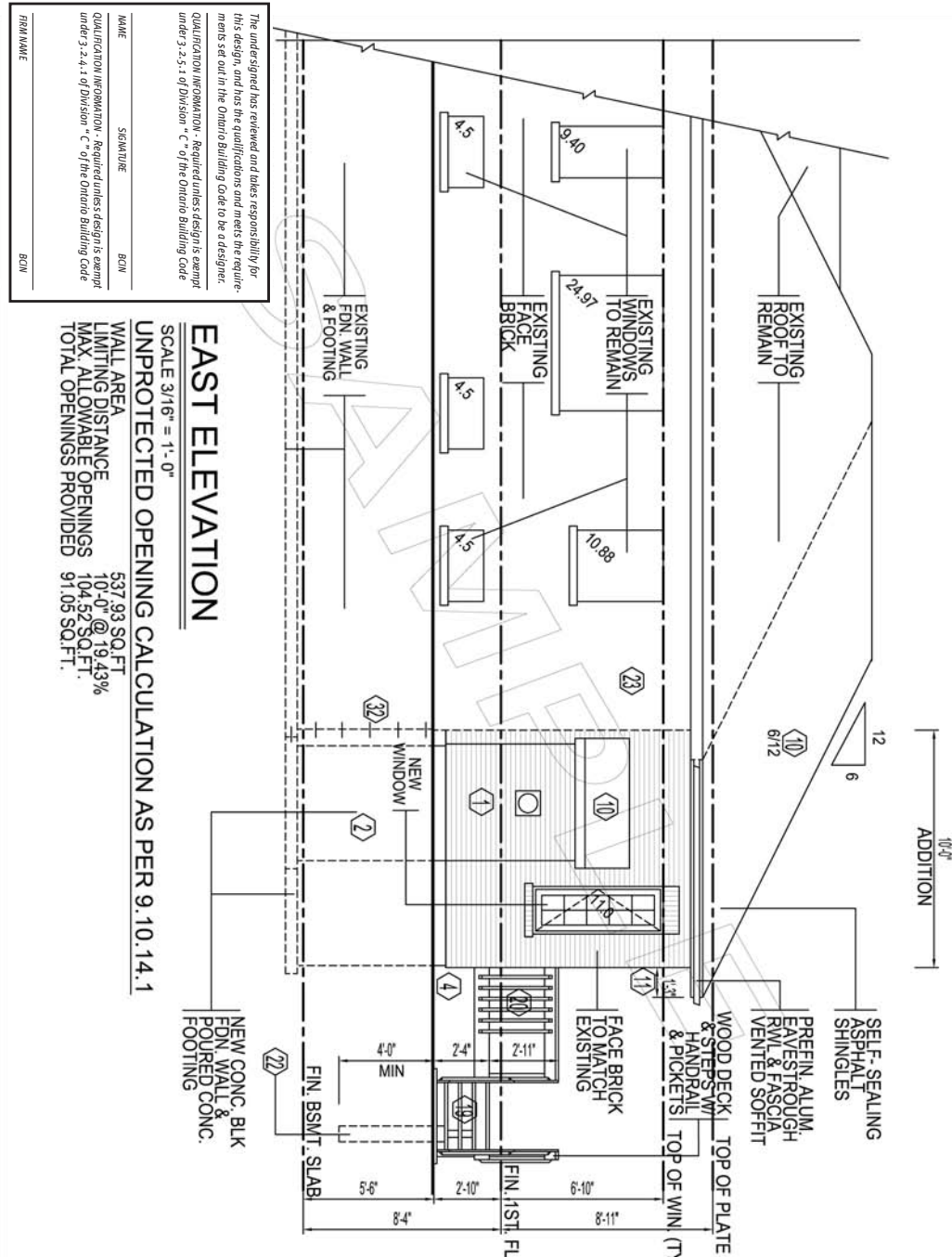
NAME SIGNATURE BCIN

QUALIFICATION INFORMATION - Required unless design is exempt under 3.2.4.1 of Division "C" of the Ontario Building Code

FIRM NAME BCIN

## Drawing Requirements: Sample Drawing, Exterior Elevations, A

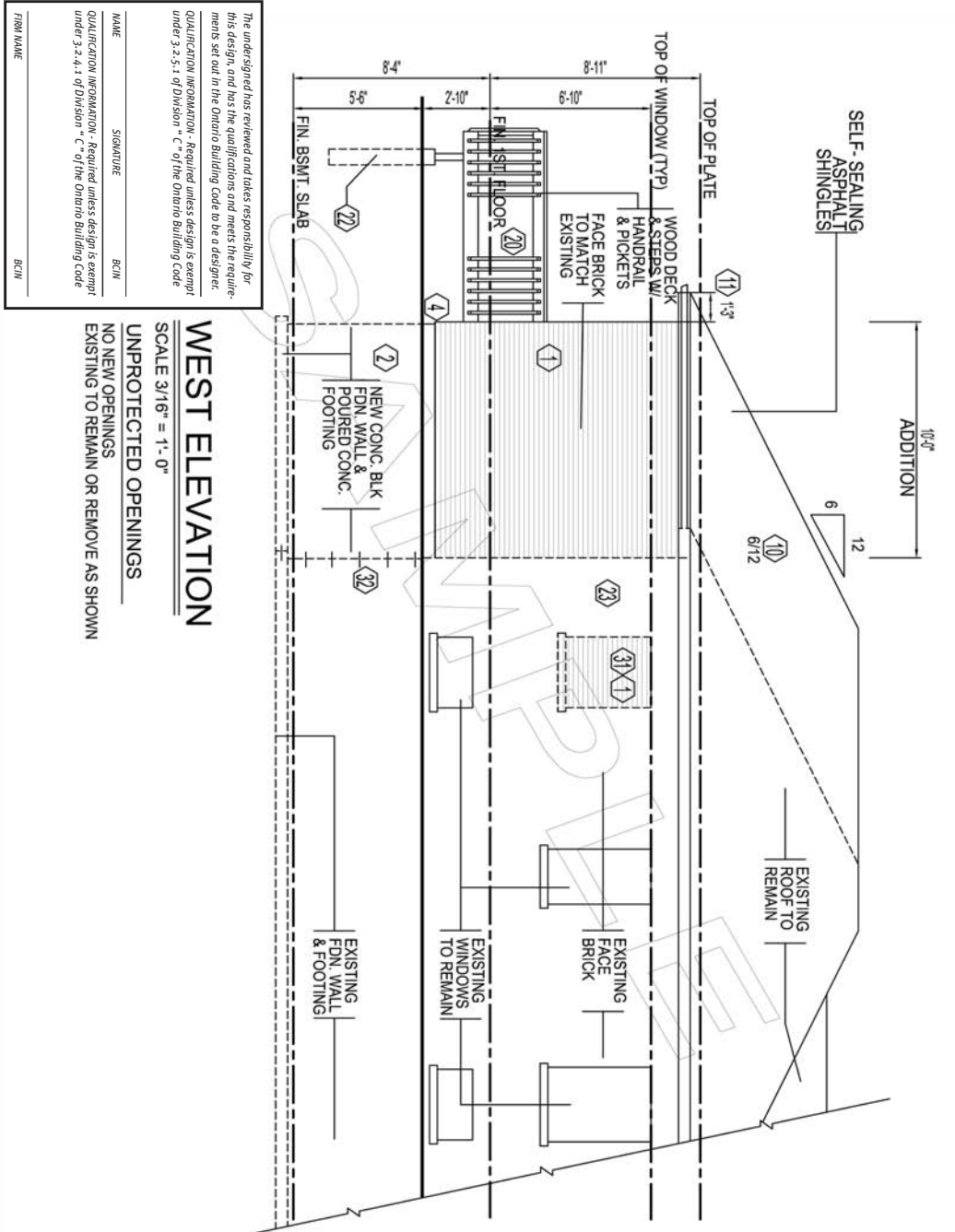
### Sample Only





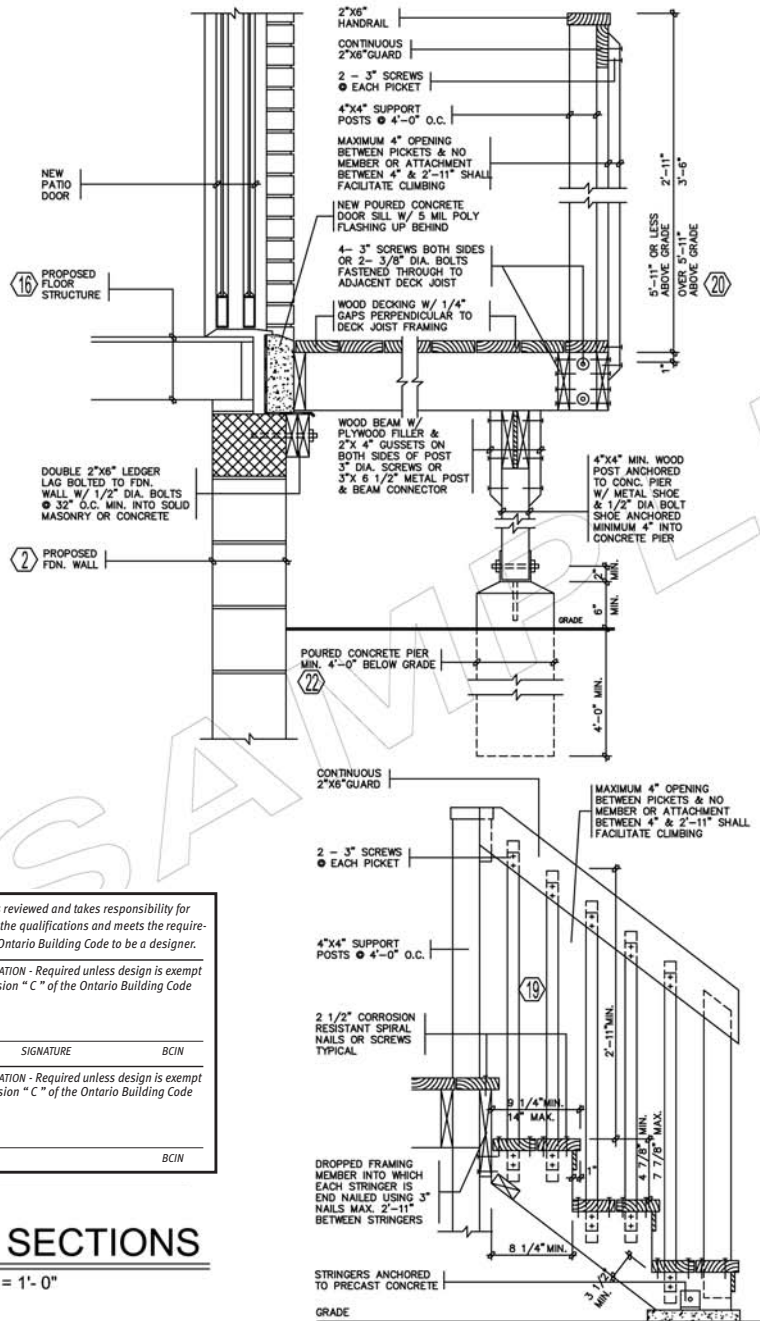
## Drawing Requirements: Sample Drawing, Exterior Elevations, B

### Sample Only



Drawing Requirements:  
Cross Sections, Decks

## Sample Only



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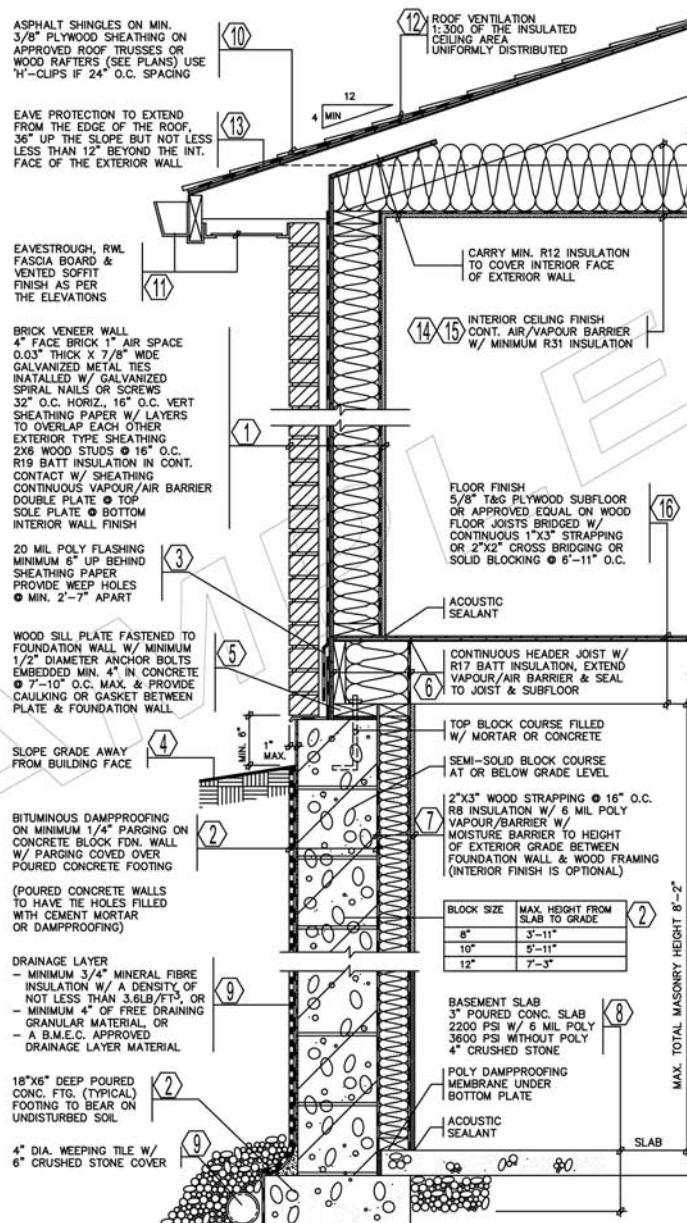
FIRM NAME BCIN

## DECK SECTIONS

SCALE 3/16" = 1'-0"

Drawing Requirements:  
Cross Sections, Walls

## Sample Only



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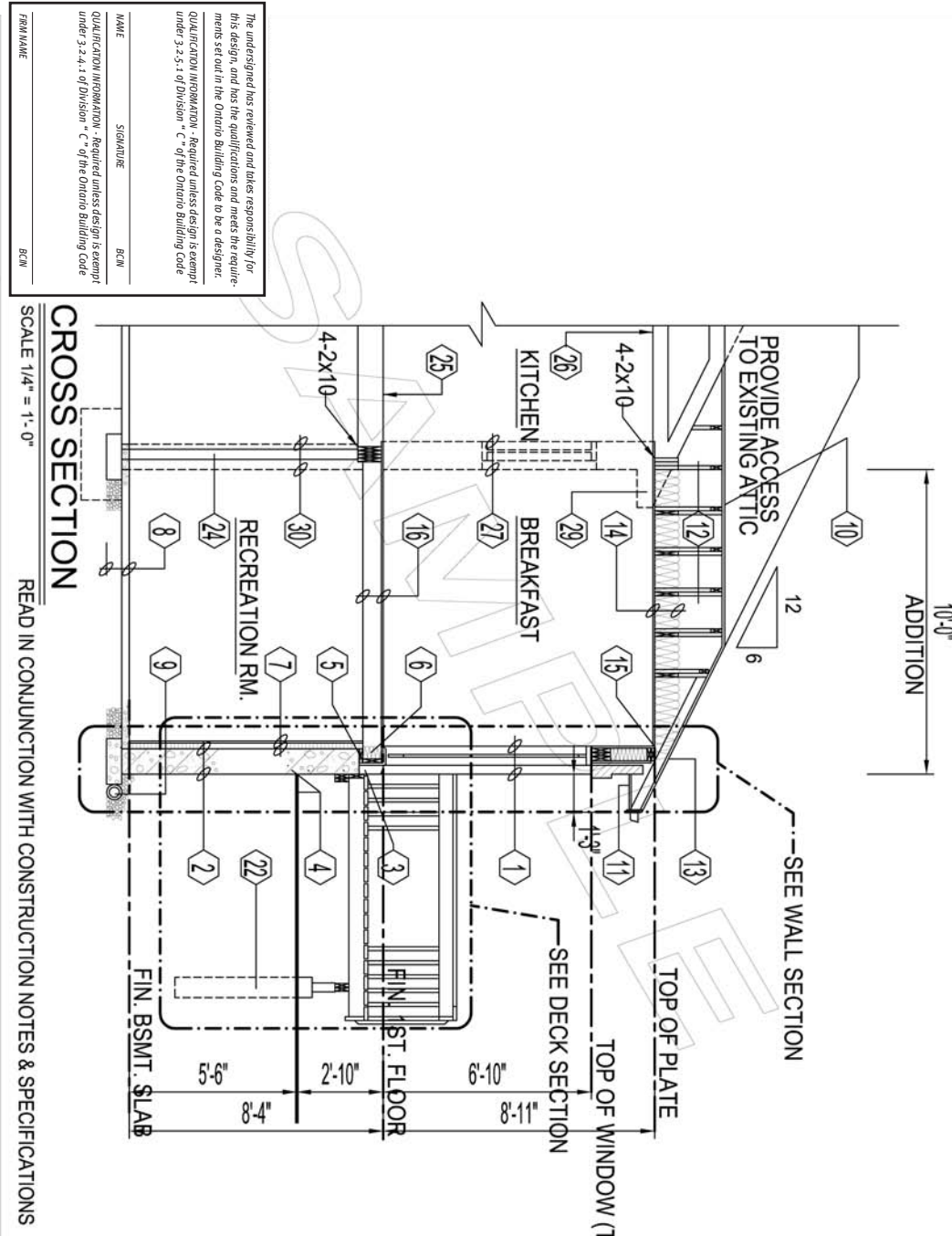
## WALL SECTION

SCALE 3/16" = 1'-0"



Drawing Requirements:  
Cross Sections, Other

## Sample Only



Drawing Requirements:  
Construction Notations

## Sample Only

- 1** BRICK VENEER WALL  
4" FACE BRICK, 1" AIR SPACE  
0.03 THICK X 7/8" WIDE  
GALVANIZED METAL TIES  
INSTALLED W/ GALVANIZED  
SPIRAL NAILS OR SCREWS  
32" O.C. HORIZ. 16" O.C. VERT.  
SHEATHING PAPER, LAYERS  
TO OVERLAP EACH OTHER  
EXTERIOR TYPE SHEATHING  
2"x6" WOOD STUDS @ 16" O.C.  
R 19 BATT INSUL. IN CONTINUOUS  
CONTACT W/ EXTERIOR SHEATHING  
CONTINUOUS AIR / VAPOUR BARRIER  
1/2" INTERIOR DRYWALL FINISH  
DOUBLE PLATE @ TOP  
SOLE PLATE @ BOTTOM
- 2** FOUNDATION WALL  
BITUMINOUS DAMPPROOFING ON  
MINIMUM 1/4" PARGING ON  
CONCRETE BLOCK FDN. WALL  
TOP BLOCK COURSE FILLED  
W/ MORTAR OR CONCRETE  
PROVIDE PARGING COVERED OVER  
18"X 6" POURED CONC. FOOTING  
TO BEAR ON UNDISTURBED SOIL  
PROVIDE DRAINAGE LAYER  
- MIN. 3/4" MINERAL FIBRE  
INSULATION W/ A DENSITY OF  
NOT LESS THAN 3.6 LB./FT. OR  
- MIN. 4" OF FREE DRAINING  
GRANULAR MATERIAL OR  
- A B.M.E.C. APPROVED  
DRAINAGE LAYER MATERIAL
- 3** FLASHING @ FDN. WALL  
20 MIL. POLY FLASHING MINIMUM  
6" UP BEHIND SHEATHING PAPER  
WEEP HOLES @ MIN. 2'-7" APART
- 4** GRADE  
SLOPE GRADE AWAY FROM  
BUILDING FACE & PROVIDE  
SEMI-SOLID BLOCK COURSE  
AT OR BELOW GRADE LEVEL
- 5** SILL PLATE  
2"x6" SILL PLATE FASTENED  
TO FOUNDATION WALL WITH  
MIN. 1/2" DIA. ANCHOR BOLTS  
EMBEDDED MIN. 4" IN CONCRETE  
@ 7'-10" O.C. MAX. & PROVIDE  
CAULKING OR GASKET BETWEEN  
PLATE & FOUNDATION WALL
- 6** FLOOR INSULATION  
CONTINUOUS HEADER JOIST WITH  
R 17 BATT INSULATION, EXTEND  
VAPOUR / AIR BARRIER & SEAL  
TO JOIST AND SUBFLOOR
- 7** FOUNDATION INSULATION  
1/2" INTERIOR DRYWALL FINISH  
2"x3" WOOD STRAPPING @ 16" O.C.  
MIN. R8 INSULATION W/ 6 MIL. POLY  
AIR / VAPOUR BARRIER FULL HEIGHT.  
MOISTURE BARRIER TO HEIGHT OF  
EXTERIOR GRADE BETWEEN  
FOUNDATION WALL & WOOD FRAMING
- 8** BASEMENT SLAB  
3" POURED CONCRETE SLAB  
(3600 PSI CONC. STRENGTH)  
4" CRUSHED STONE BELOW
- 9** DRAINAGE  
4" DIA. WEEPING TILE W/  
6" CRUSHED STONE COVER
- 10** ROOF CONSTRUCTION  
20 YEAR ASPHALT SHINGLES ON MIN.  
3/8" EXTERIOR PLYWOOD SHEATHING  
ON APPROVED ROOF TRUSSES OR  
CONVENTIONAL FRAMING (SEE PLANS)  
USE 1/4" CLIPS IF 24" O.C. SPACING
- 11** OVERHANG CONSTRUCTION  
PREFINISHED ALUMINUM FASCIA,  
EAVESTROUGH & RAIN WATER LEADERS  
TO MATCH EXISTING FINISHES. PROVIDE  
DRIP EDGE AT FASCIA & VENTED SOFFIT  
EXTEND DOWNSPOUTS TO GRADE LEVEL
- 12** ROOF VENTILATION  
1:300 OF THE INSULATED CEILING
- 13** EAVES PROTECTION  
EAVES PROTECTION MEMBRANE TO  
EXTEND FROM THE EDGE OF THE  
ROOF, 36" UP THE SLOPE BUT NOT  
LESS THAN 12" BEYOND THE INTERIOR  
FACE OF THE EXTERIOR WALL
- 14** CEILING CONSTRUCTION  
5/8" INTERIOR DRYWALL FINISH  
CONTINUOUS AIR / VAPOUR BARRIER  
W/ MINIMUM R 31 BATT INSULATION
- 15** WALL/CEILING INSULATION  
CARRY MIN. R12 INSULATION  
TO COVER THE INTERIOR FACE  
OF THE EXTERIOR WALL
- 16** FLOOR CONSTRUCTION  
5/8" T&G PLYWOOD SUBFLOOR  
2X8 FLOOR JOISTS @ 16" O.C.  
FLOOR JOISTS BRIDGED W/  
CONTINUOUS 1"x3" STRAPPING OR  
2 ROWS OF 2"x2" CROSS BRIDGING  
OR SOLID BLOCKING
- 17** INTERIOR STUD PARTITION  
1/2" DRYWALL FINISH BOTH SIDES OF  
2"x4" WOOD STUDS @ 16" O.C.  
2 TOP PLATES & 1 BOTTOM PLATE  
PROVIDE SOUND ATTENUATION  
INSULATION IN BATHROOM WALLS  
& WHERE INDICATED ON PLAN
- 18** MECHANICAL VENTILATION  
PROVIDE MIN. 1 AIR CHANGE  
PER HOUR IN ROOMS SPECIFIED  
TO BE MECHANICALLY VENTED  
80 CFM FOR BATH PRIMARY VENTS
- 19** STAIRS INTERIOR/EXTERIOR  
MAXIMUM RISE = 7 7/8"  
MINIMUM RISE = 4 7/8"  
MINIMUM RUN = 8 1/4"  
MAXIMUM RUN = 14"  
MINIMUM TREAD = 9 1/4"  
MAXIMUM TREAD = 14"  
MAXIMUM NOSING = 1"  
MINIMUM WIDTH = 2'-10"  
MINIMUM HEADROOM = 6'-5"
- 20** GUARDS  
INTERIOR LANDINGS = 2'-11"  
EXTERIOR BALCONY = 3'-6"  
INTERIOR STAIRS = 2'-11"  
EXTERIOR STAIRS = 2'-11"  
MAX. BETWEEN PICKETS = 4"  
GUARD HEIGHT IF  
DECK TO GRADE IS:  
GREATER THAN 5'-11" = 3'-6"  
5'-11" OR LESS = 2'-11"  
NO MEMBER OR ATTACHMENT  
BETWEEN 4" & 2'-11" HIGH  
SHALL FACILITATE CLIMBING
- 21** ATTIC ACCESS  
PROVIDE ATTIC ACCESS  
MIN. 20"x28" W/ INSULATION  
& WEATHER STRIPPING
- 22** PIERS  
PROVIDE 8" DIA. SONO TUBE  
FOR POURED CONCRETE PIERS  
MINIMUM 4'-0" BELOW GRADE  
MINIMUM 6" ABOVE GRADE
- 23** EXISTING SOLID MASONRY  
EXTERIOR WALL TO REMAIN.
- 24** 3 1/2" DIA. PIPE COLUMN W/  
6X6X3/8" TOP & BOTTOM PLATE  
38"x38"x16" CONCRETE FOOTING
- 25** EXISTING FLOOR STRUCTURE  
TO REMAIN.
- 26** EXISTING CEILING STRUCTURE  
TO REMAIN.
- 27** REMOVE EXISTING EXTERIOR WALL  
AS SHOWN DOTTED
- 28** REMOVE EXISTING INTERIOR STUD  
PARTITIONS AS SHOWN DOTTED
- 29** REMOVE EXISTING ROOF OVERHANG  
AS SHOWN DOTTED
- 30** REMOVE EXISTING FOUNDATION WALL  
AS SHOWN DOTTED
- 31** REMOVE EXISTING WINDOW & FRAME  
MAKE GOOD OPENING W/ BRICK TO  
MATCH EXISTING ON THE EXTERIOR
- 32** TIE PROPOSED FOUNDATION WALL TO  
EXISTING FOUNDATION WALL WITH  
10M DOWELS @ 16" O.C. WITH MINIMUM  
4" EMBEDDED INTO EXISTING WALL  
(TYPICAL ALL CONNECTIONS)

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FIRM NAME

BCIN

## SYMBOL LEGEND

- EXHAUST FAN  
SMOKE DETECTOR  
CARBON MONOXIDE DETECTOR  
SOLID WOOD BEARING  
FLOOR DRAIN

## LINTEL SCHEDULE

- L1 2-2X8 SPRUCE  
L2 3 1/2"X 3 1/2"X 1/4" L

CONSTRUCTION  
NOTATIONS