

LOT CALCULATIONS BLOCK FOUR AMENDED ZONE: RD3.1		
ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	18m (59.0')	27.4m (90.0')
MIN. LOT AREA	880.0 m ² (9,472ft ²)	752.5 m ² (8,100ft ²)
PROPOSED BUILDING FOOTPRINT	-	479.5 m ² (5,162ft ²)
MAX. LOT COVERAGE	35.0%	63.7%
TOTAL PROPOSED DWELLING UNITS	-	12
GFA	-	1,163.3 m ² (12,522 sqft)
MIN. FRONT YARD	6.0m (19.68')	3.7m (12.1')
REAR YARD	7.5m (24.6')	2.44m (8.0')
MIN SIDE YARD	6.0m (19.68')	2.5m (8.2')
PARKING REQUIRED	-	8
LANDSCAPED AREA	35.0%	36.2%
MAX FRONT YARD HARDSCAPE	-	59%

LOT CALCULATIONS BLOCK THREE AMENDED ZONE: RD3.1		
ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	18m (59.0')	27.4m (90.0')
MIN. LOT AREA	880.0 m ² (9,472ft ²)	752.5 m ² (8,100ft ²)
PROPOSED BUILDING FOOTPRINT	-	479.5 m ² (5,162ft ²)
MAX. LOT COVERAGE	35.0%	63.7%
TOTAL PROPOSED DWELLING UNITS	-	12
GFA	-	1,163.3 m ² (12,522 sqft)
MIN. FRONT YARD	6.0m (19.68')	3.7m (12.1')
REAR YARD	7.5m (24.6')	2.44m (8.0')
MIN SIDE YARD	6.0m (19.68')	2.5m (8.2')
PARKING REQUIRED	-	8
LANDSCAPED AREA	35.0%	36.2%
MAX FRONT YARD HARDSCAPE	-	59%

LOT CALCULATIONS BLOCK TWO AMENDED ZONE: RD3.1		
ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	18m (59.0')	27.4m (90.0')
MIN. LOT AREA	880.0 m ² (9,472ft ²)	752.5 m ² (8,100ft ²)
PROPOSED BUILDING FOOTPRINT	-	479.5 m ² (5,162ft ²)
MAX. LOT COVERAGE	35.0%	63.7%
TOTAL PROPOSED DWELLING UNITS	-	12
GFA	-	1,163.3 m ² (12,522 sqft)
MIN. FRONT YARD	6.0m (19.68')	3.7m (12.1')
REAR YARD	7.5m (24.6')	2.44m (8.0')
MIN SIDE YARD	6.0m (19.68')	2.5m (8.2')
PARKING REQUIRED	-	8
LANDSCAPED AREA	35.0%	36.2%
MAX FRONT YARD HARDSCAPE	-	59%

LOT CALCULATIONS BLOCK ONE AMENDED ZONE: RD3.1		
ZONING	REQ'D	PROV'D
MIN. LOT WIDTH	18m (59.0')	27.4m (90.0')
MIN. LOT AREA	880.0 m ² (9,472ft ²)	752.5 m ² (8,100ft ²)
PROPOSED BUILDING FOOTPRINT	-	479.5 m ² (5,162ft ²)
MAX. LOT COVERAGE	35.0%	63.7%
TOTAL PROPOSED DWELLING UNITS	-	12
GFA	-	1,163.3 m ² (12,522 sqft)
MIN. FRONT YARD	6.0m (19.68')	3.7m (12.1')
REAR YARD	7.5m (24.6')	2.44m (8.0')
MIN SIDE YARD	6.0m (19.68')	2.5m (8.2')
PARKING REQUIRED	-	8
LANDSCAPED AREA	35.0%	36.2%
MAX FRONT YARD HARDSCAPE	-	59%

ONTARIO BUILDING CODE DATA MATRIX PARTS 3 & 9		ONTARIO BUILDING CODE REFERENCE	
1. PROJECT DESCRIPTION	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE <input type="checkbox"/> ALTERATION	<input type="checkbox"/> PART 3 11.2 [A]	<input checked="" type="checkbox"/> PART 9 11.2 [A] & 310.1.1
2. MAJOR OCCUPANCY(S)	GROUP C RESIDENTIAL OCCUPANCIES	3.1.2.1.(1)	9.10.2
3. MINOR OCCUPANCY(S)	GROUP D - BUSINESS AND PERSONAL SERVICES (4.7% OF BUILDING AREA)	3.1.2.1.(1)	9.10.4
4. BUILDING AREA (s.m.)	TOTAL = 481.2m ²	1.4.1.2. [A]	1.4.1.2. [A]
5. GROSS FLOOR AREA (s.m.)	TOTAL = 1,161.5 m ²	1.4.1.2. [A]	1.4.1.2. [A]
6. NUMBER OF STOREYS	ABOVE GRADE = THREE BELOW GRADE = NIL	1.4.1.2. [A] & 3.2.1.1.	1.4.1.2.[A] & 9.10.4
7. HEIGHT OF BUILDING (m)	= 33.5' = 10.2 meter - THREE STOREY	3.2.6.	2.1.1.3
8. NUMBER OF STREETS / FIRE FIGHTER ACCESS ROUTES	1 (ONE)	3.2.2.10 & 3.2.5.	9.10.20.
9. BUILDING CLASSIFICATION	GROUP C - 3 STOREYS	3.2.2.20 TO 3.2.2.83	9.10.2.
10. SPRINKLER SYSTEM PROPOSED	<input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENT <input type="checkbox"/> SELECTED FLOOR AREA <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	3.2.2.20 TO 3.2.2.83	9.10.8
11. STANDPIPE REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.9	N. A.
12. FIRE ALARM REQUIRED	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4	9.10.18.2(5)
13. WATER SERVICE SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7	N. A.
14. HIGH BUILDING	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6	N. A.
15. PERMITTED CONSTRUCTION	<input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.20 -.83	9.10.6
16. MEZZANINE(S) AREA (s.m.)	NEW = 0.00 sq.mts. TOTAL = 0.00 sq.mts.	3.2.1.1.(3)-(8)	9.10.4.1
17. OCCUPANT LOAD BASED ON	<input type="checkbox"/> NO. NOT REQUIRED - 3.8.1.1.(1)(b) (SEE APPENDIX) <input checked="" type="checkbox"/> DESIGN OF BUILDING	3.1.1.8	9.9.1.3
18. BARRIER FREE DESIGN	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.8	9.5.2
19. HAZARDOUS SUBSTANCES	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2. & 3.3.1.19	9.10.1.3
20. REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES FLOORS = 45 MIN. ROOF = NIL MEZZANINE = 45 MIN. FRR OF SUPPORTING MEMBERS FLOORS = 45 MIN. ROOF = NIL MEZZANINE = 45 MIN.	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	3.2.2.20 -.83 & 3.2.1.4 9.10.8.1 9.10.2.4
21. SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	WALL AREA OF EBF (s.m.) L.D. (m) PERMITTED MAX % OF OPENINGS PROPOSED % OF OPENINGS FRR (HOURS) LISTED DESIGN OR DESCRIPTION	TYPE OF WALL CONSTRUCTION TYPE OF CLADDING REQUIRED	9.10.14.5 9.10.14.5 NON-COMB. NON-COMB. & COMB. 9.10.14.5.
22. FIRE SEPARATION REQUIRED BETWEEN GROUP 'C' OCCUPANCY	1 HOUR		9.10.9.16(3)
23. FIRE SEPARATION REQUIRED BETWEEN GROUP 'C' & 'D' OCCUPANCY	1 HOUR		9.10.9.16(3)
24. FIRE SEPARATION REQUIRED AT FLOORS	1 HOUR N/A AT FLOOR ASSEMBLIES WITHIN DWELLING UNITS		9.10.9.16.(3) 9.10.9.4.(2)
25. MAXIMUM TRAVEL DISTANCE PERMITTED TO THE NEAREST EXIT	IN GROUP 'C' OCCUPANCY BALCONY PROVIDED TO EXTEND EGRESS TO 2 STOREYS IN GROUP 'D' OCCUPANCY		9.9.9.1.(3) 9.9.8.2.

B. COMPLIANCE OPTION (INDICATE THE BUILDING CODE COMPLIANCE PACKAGE BEING EMPLOYED IN THE HOUSE DESIGN)
SB-12 PRESCRIPTIVE (INPUT DESIGN PACKAGE): PACKAGE: C1 TABLE: 3.1.1.2.C

C. PROJECT DESIGN CONDITIONS

CLIMATE ZONE (SB-1):
 ZONE 1 (< 5000 DEGREE DAYS) ZONE 2 (> 5000 DEGREE DAYS)
 ≥ 92% AFUE ≥ 84% < 92% AFUE

HEATING EQUIPMENT EFFICIENCY
 GAS PROPANE SOLID FUEL
 OIL ELECTRIC EARTH ENERGY

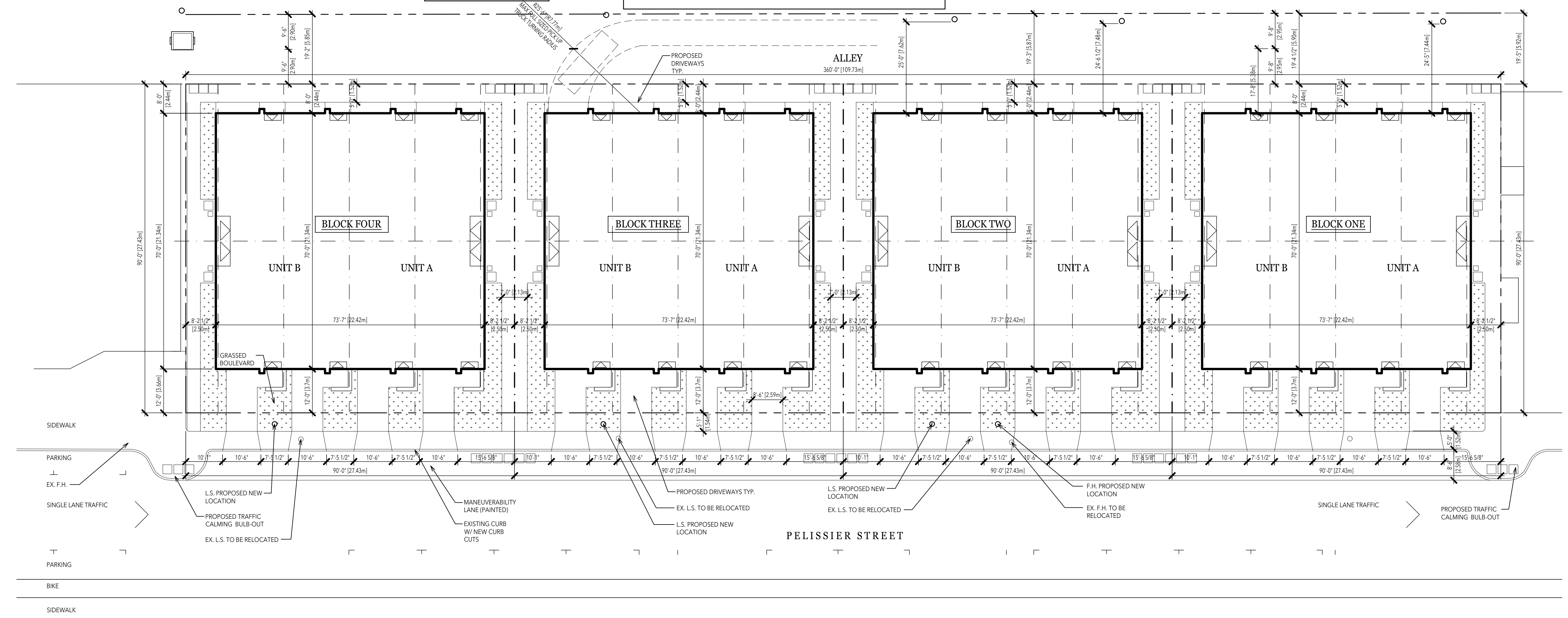
SPACE HEATING FUEL SOURCE
 LOGPOST & BEAM ICF ABOVE GRADE ICF BASEMENT
 SLAB-ON-GROUND WALKOUT BASEMENT AIR CONDITIONING
 COMBO UNIT AIR SOURCED HEAT PUMP GROUND SOURCED HEAT PUMP

OTHER BUILDING CONDITIONS
 WALKOUT BASEMENT AIR CONDITIONING
 COMBO UNIT AIR SOURCED HEAT PUMP GROUND SOURCED HEAT PUMP

D. BUILDING SPECIFICATIONS (PROVIDES VALUES AND RATINGS OF THE ENERGY EFFICIENCY COMPONENTS PROPOSED)

BUILDING COMPONENT	MINIMUM RS/R OR MAXIMUM U-VALUE ¹	EFFICIENCY RATINGS
THERMAL INSULATION	NOMINAL	EFFECTIVE
CEILING WITH ATTIC SPACE	R60 + HH	R59.90
CEILING WITHOUT ATTIC SPACE	R31	R27.65
EXPOSED FLOOR	R31	R29.8
WALLS ABOVE GRADE	R19 + 10 CI	R25.32
BASEMENT WALLS	R20 + 8 CI	R22.71
SLAB (ALL > 600mm BELOW GRADE)	-	-
SLAB (EDGE ONLY ≤ 600mm BELOW GRADE)	R10	R10
SLAB (ALL ≤ 600mm BELOW GRADE, OR HEATED)	R10	R11.13
WINDOWS & DOORS	PROVIDE U-VALUE ¹ OR RATING	
WINDOWS/SLIDING GLASS DOORS		0.25U/29ER
SKYLIGHTS/GLAZED ROOFS		0.49U
MECHANICALS		
HEATING EQUIP. (AFUE)		-
HRV EFFICIENCY (SRE% AT 0° C)		81%
DHW HEATER (EF)		-
DWHR (CSA B55.1 (MIN. 42% EFFICIENCY))		- # SHWR -
COMBINED HEATING SYSTEM		-

NOTES:
1. U-VALUE TO BE PROVIDED IN EITHER W/(m²·K) OR Btu/(Hr·F²·°) BUT NOT BOTH



SITE PLAN

STRUCTURAL NOTES:

(2) 3# HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.
 (2) 2-10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.
 ALL PRE-ENGINEERED HEADERS TO BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL OR ON (2) TWO JACK STUDS AT PARALLEL WALL CONDITION UNLESS NOTED OTHERWISE.
 ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.
 ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS UNLESS NOTED OTHERWISE ON DRAWINGS.
 ALL POINT LOADED HEADERS TO BE LVL.
 TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL NO. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.
 CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D AS SPECIFIED FOR EACH TYPE OF HANGER.
 NON LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS AT 48" O.C.



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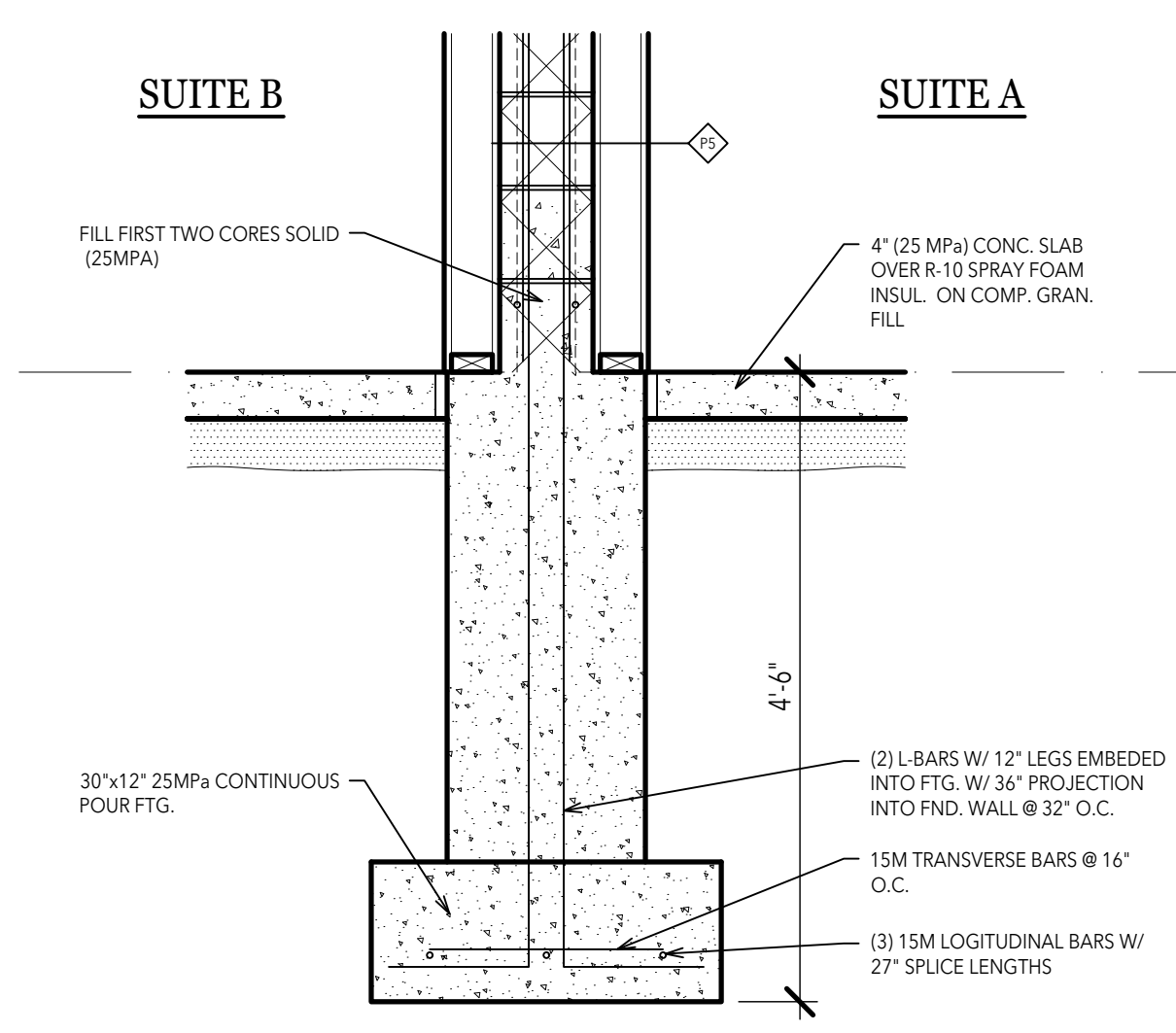
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 FOUNDATION PLAN
 NOTES
 DETAILS

PRELIMINARY
 • 2026 02 12
 BIDS
 PERMITS
 CONSTRUCTION
 REVISIONS

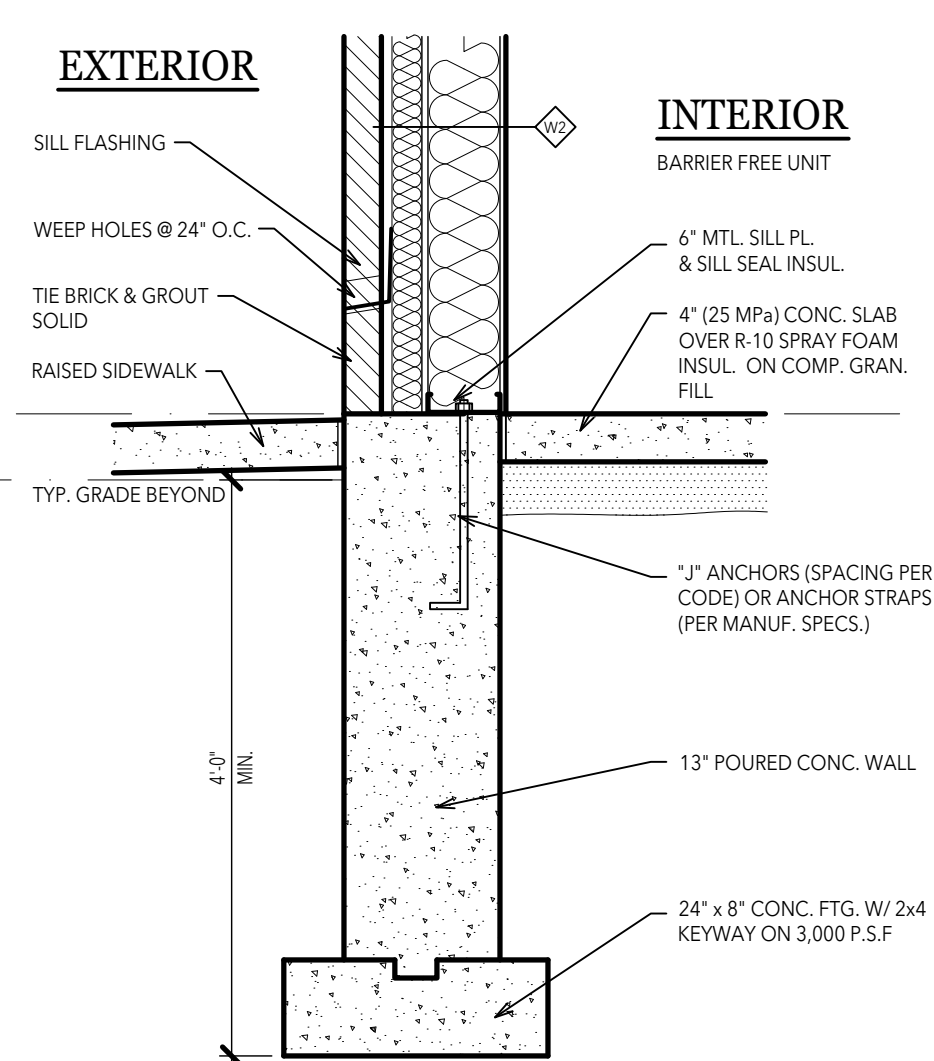
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JOB NUMBER
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 DATE
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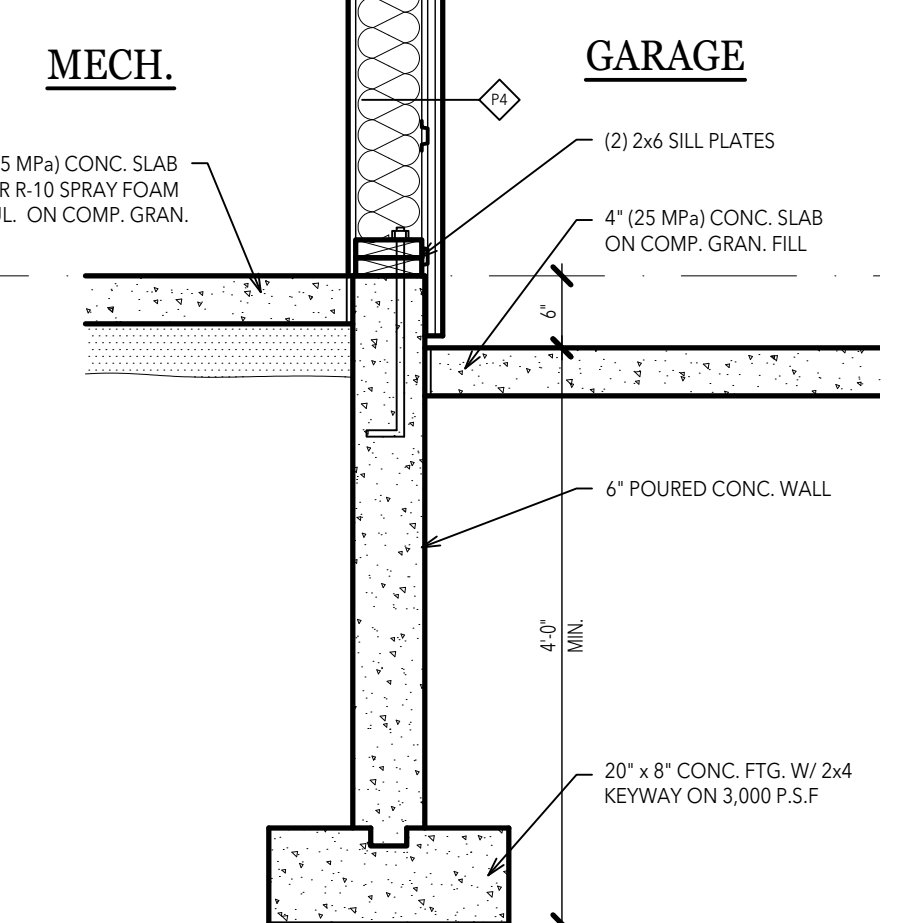
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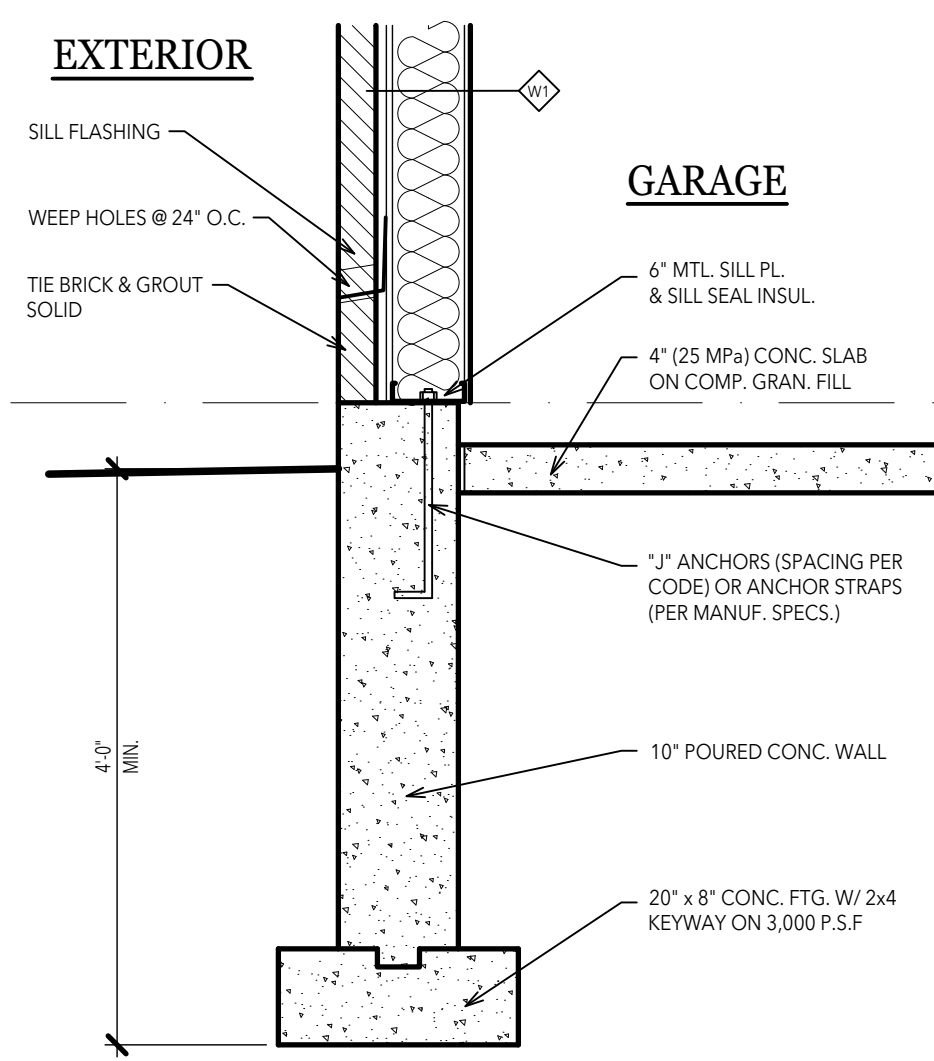
5 DETAIL @ GARAGE & INT.
 101 SCALE 1/2"=1'-0"



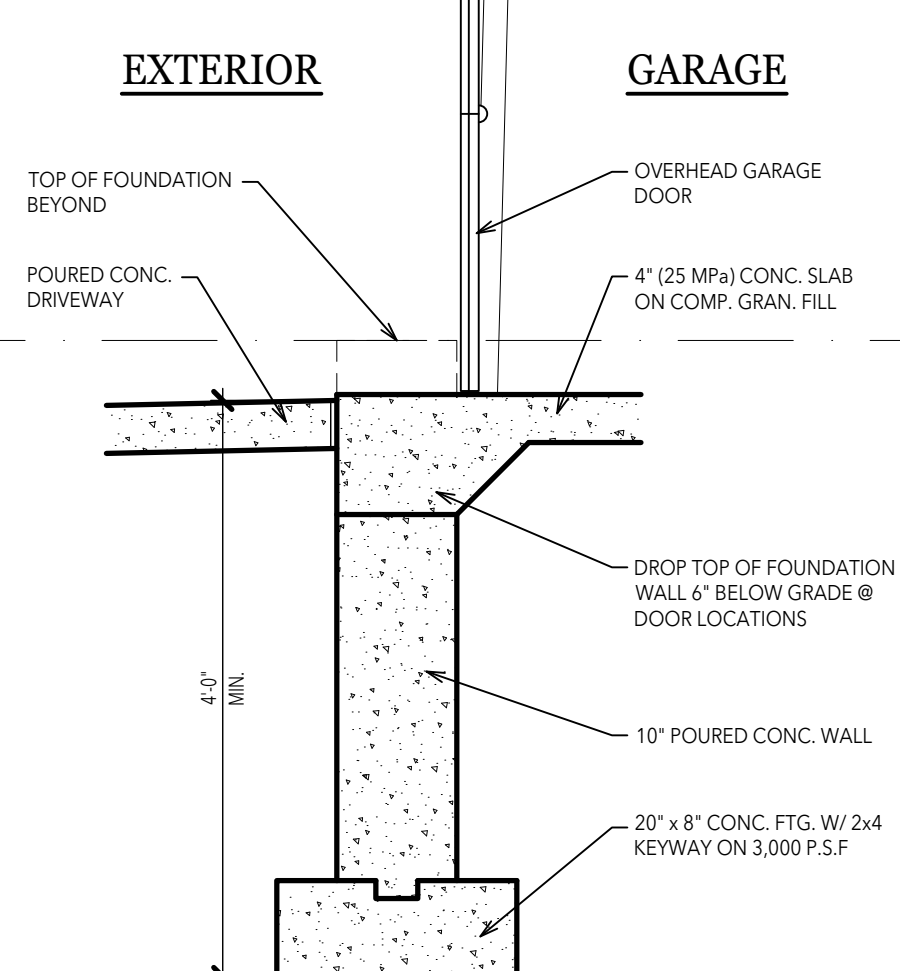
4 DETAIL @ GARAGE & INT.
 101 SCALE 1/2"=1'-0"



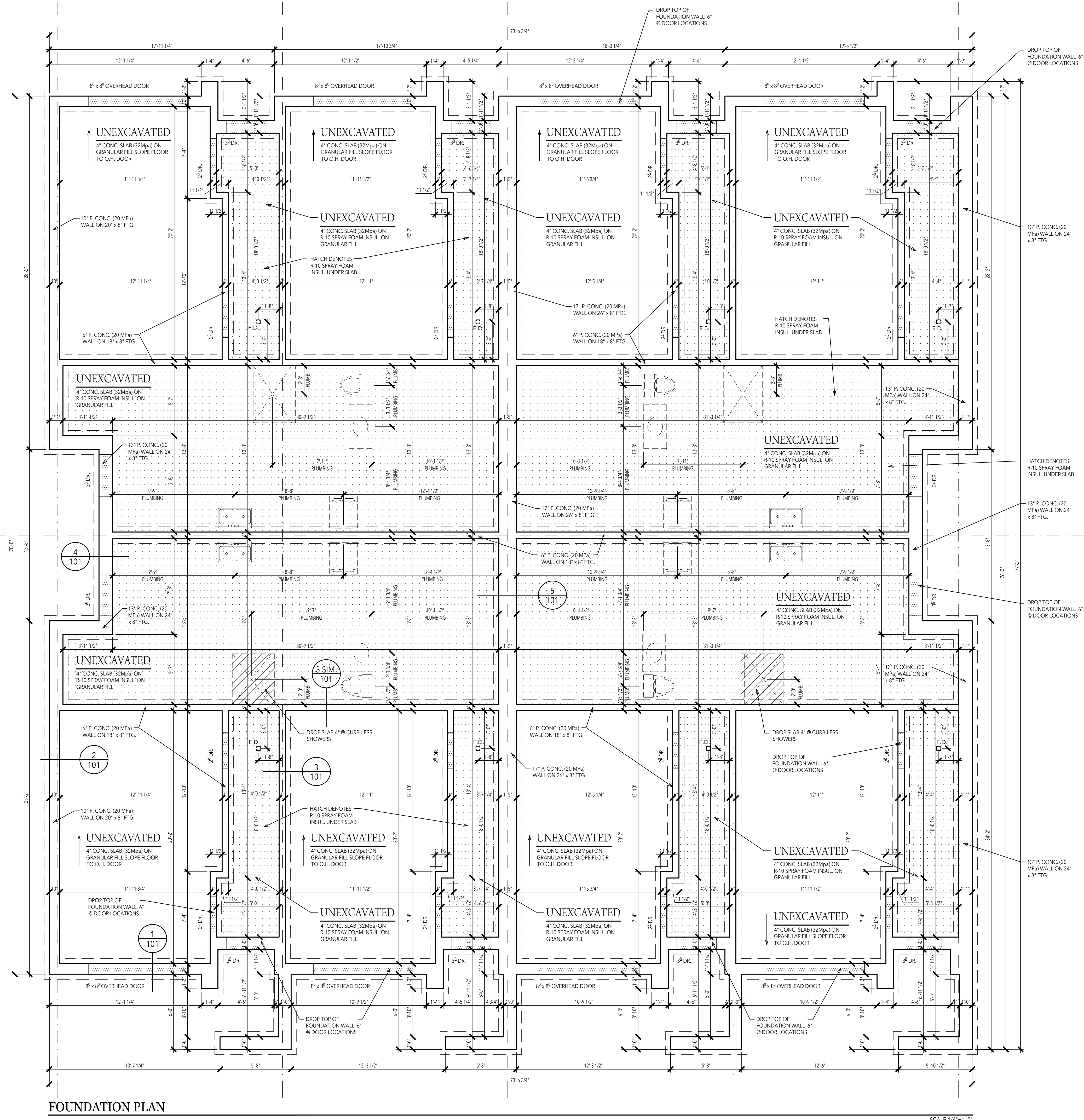
3 DETAIL @ GARAGE & INT.
 101 SCALE 1/2"=1'-0"



2 DETAIL @ GARAGE EXT.
 101 SCALE 1/2"=1'-0"



1 DETAIL @ O.H. DOOR
 101 SCALE 1/2"=1'-0"



FOUNDATION PLAN

SCALE 1/4"=1'-0"

STRUCTURAL NOTES:

(2) 2x6 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.
 (2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.
 ALL PRE-ENGINEERED HEADERS TO BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL OR ON (2) TWO JACK STUDS AT PARALLEL WALL CONDITION UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.
 ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS UNLESS NOTED OTHERWISE ON DRAWINGS.
 ALL POINT LOADED HEADERS TO BE LVL.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL NO. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.
 CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.
 NON LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS AT 48" O.C.

GENERAL NOTES:

ALL INTERIOR PARTITION DIMENSIONS ARE 1/2" UNLESS NOTED OTHERWISE.
 BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.
 SEE SHEET #1 FOR ADDITIONAL NOTES & DETAILS REGARDING

DRAWINGS & CONSTRUCTION.
 DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.
 ALL STAIRS, RAMPS, HANDRAILS, AND GUARDS SHALL

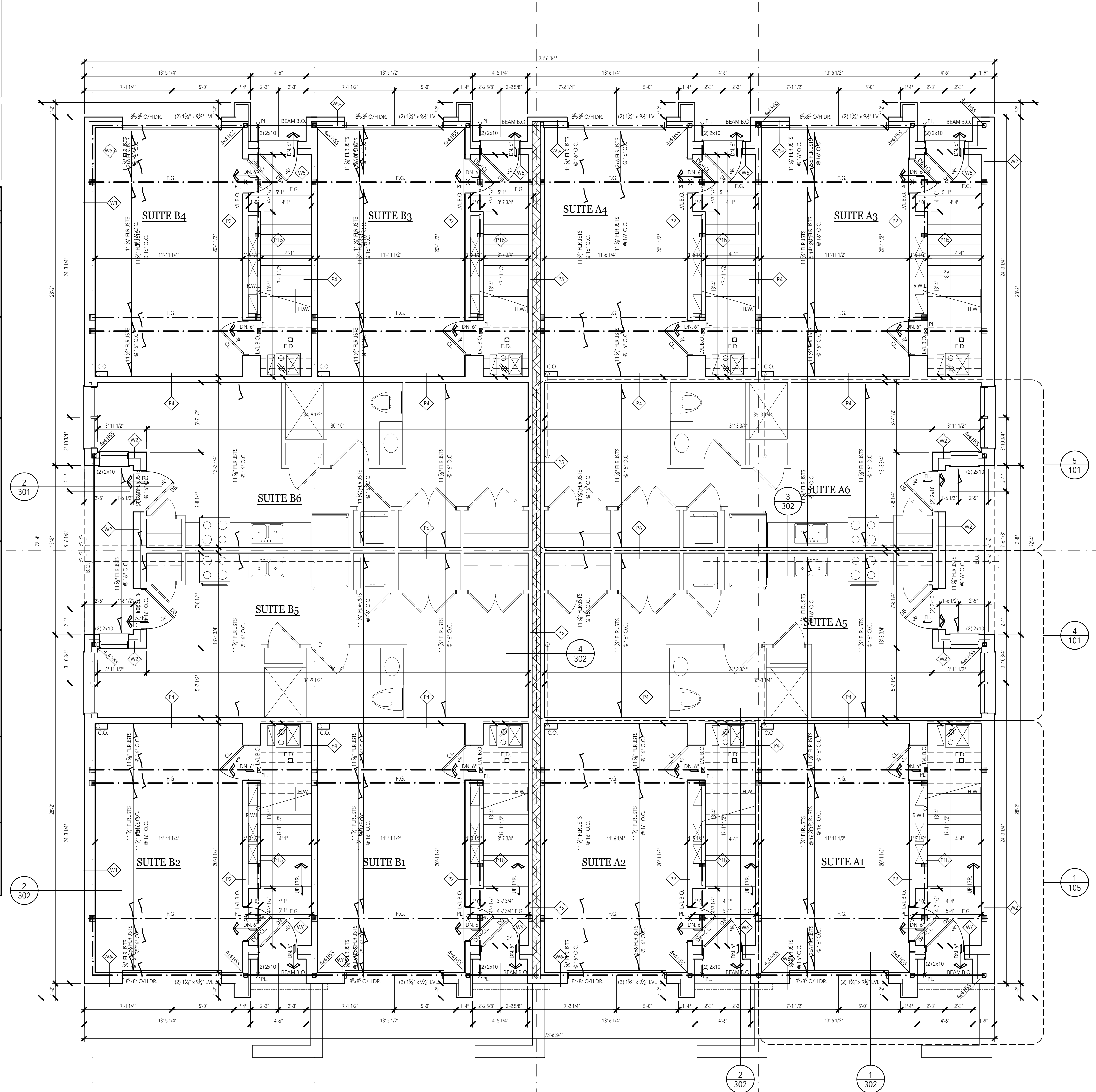
CONFORM TO 9.8 OBC.
 INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS. CARBON MONOXIDE DETECTORS REQUIRED AT BEDROOM AREAS AS PER OBC 9.10.19.3.
 PROVIDE AEROSEAL THROUGHOUT BUILDING.

INTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
P1	1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE P1b - PROVIDE SOUND ATTENUATION BATTS
P2	1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE
P3	1/2" GYPSUM BOARD 6mil POLY VAPOUR BARRIER 2x4 WOOD STUDS @ 16" O.C. 5/8" BATT INSULATION 1/2" GYPSUM BOARD
P4	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W4a SIM. 5/8" TYPE 'X' GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
P5	REQUIRED 2 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W5a SIM. 1/2" GYPSUM BOARD SOUND ATTENUATION BATTS 2x4 WOOD STUDS @ 16" O.C. 8" CONCRETE MASONRY UNITS TYPE S OR N 60% SOLID, (0.0051 m ³ VOID) 2x4 WOOD STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BATTS (BOTH SIDES) RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
P6	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W11a 5/8" TYPE 'X' GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. STAGGERED 2x4 STUDS @ 16" O.C. 2 1/2" SOUND ATTENUATION BATTS (BOTH SIDES) RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD

EXTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
W1	REQUIRED 1 HR. FIRE RATING ULC DESIGN U15 BRICK W/ TIES AS PER OBC 1" AIRSPACE AIR & WATER BARRIER 1/2" EXTERIOR GYPSUM BOARD SHEATHING 5" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W2	REQUIRED 1 HR. FIRE RATING ULC DESIGN U15 BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" EXTERIOR GYPSUM BOARD SHEATHING 5" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W3	REQUIRED 1 HR. FIRE RATING ULC DESIGN U15 E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" EXTERIOR GYPSUM BOARD SHEATHING 5" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD W3a - PROVIDE 2" HORIZONTAL METAL FURRING @ 16" O.C. TO EXTERIOR SIDE OF METAL STUDS REFER TO DETAIL 4.301
W4	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-3 TABLE 1 WALL W4a SIM. E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 1/2" TYPE 'X' GYPSUM BOARD
W5	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-3 TABLE 1 WALL W5a SIM. BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 1/2" TYPE 'X' GYPSUM BOARD W5a - OMIT R-10 FRONTROCK WOOL INSULATION
W6	BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 1/2" GYPSUM BOARD W6a - OMIT R-10 FRONTROCK WOOL INSULATION
W7	E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 1/2" GYPSUM BOARD



FIRST FLOOR PLAN

SCALE 1/4"=1'-0"



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 FIRST FLOOR PLAN
 NOTES
 WALL TYPES

PRELIMINARY
 • 2026 02 12
 BIDS
 PERMITS
 CONSTRUCTION
 REVISIONS

DRAWN BY
 AP
 CHECKED BY
 PF
 JOB NUMBER
 24-1279
 DATE
 2026 04 01
 SHEET NUMBER

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GENERAL NOTES:

ALL INTERIOR PARTITION DIMENSIONS ARE 3/16" UNLESS NOTED OTHERWISE.
 BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.
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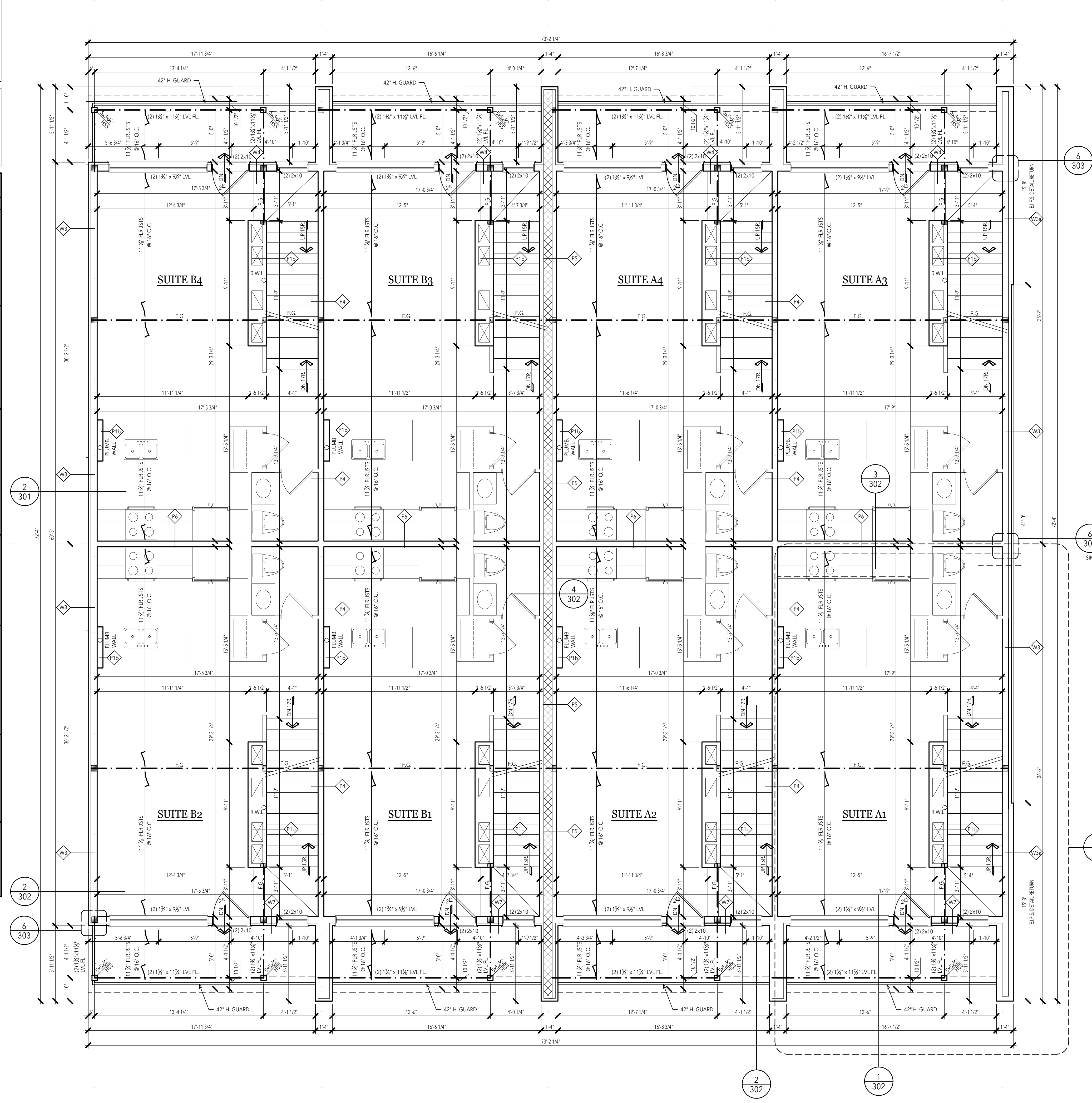
CONFORM TO 9.8 OBC.
 INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS. CARBON MONOXIDE DETECTORS REQUIRED AT BEDROOM AREAS AS PER OBC 9.10.19.3.
 PROVIDE AEROSEAL THROUGHOUT BUILDING.

INTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
P1	1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE P1b - PROVIDE SOUND ATTENUATION BATTS
P2	1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE
P3	1/2" GYPSUM BOARD 6mil POLY VAPOUR BARRIER 2x4 WOOD STUDS @ 16" O.C. 5/8" BATT INSULATION 1/2" GYPSUM BOARD
P4	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W4a SIM.
P5	REQUIRED 2 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W6a SIM.
P6	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W1a.

EXTERIOR WALL SCHEDULE

WALL TYPE	CONSTRUCTION
W1	REQUIRED 1 HR. FIRE RATING U.L.C. DESIGN U1S1 BRICK W/ TIES AS PER OBC 1" AIRSPACE AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W2	REQUIRED 1 HR. FIRE RATING U.L.C. DESIGN U1S1 BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W3	REQUIRED 1 HR. FIRE RATING U.L.C. DESIGN U1S1 E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" EXTERIOR GYPSUM BOARD SHEATHING 6" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD W3a - PROVIDE 2" HORIZONTAL METAL FURRING @ 16" O.C. TO EXTERIOR SIDE OF METAL STUDS REFER TO DETAIL 4.301
W4	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-3 TABLE 1 WALL EW1a SIM.
W5	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-3 TABLE 1 WALL EW1a SIM. BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" OSB SHEATHING 2x4 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 5/8" TYPE 'X' GYPSUM BOARD W5a - OMIT R-10 FRONTROCK WOOL INSULATION
W6	BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" OSB SHEATHING 2x4 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 5/8" TYPE 'X' GYPSUM BOARD W6a - OMIT R-10 FRONTROCK WOOL INSULATION
W7	E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 5/8" OSB SHEATHING 2x4 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 5/8" GYPSUM BOARD



SECOND FLOOR PLAN

SCALE 1/4"=1'-0"



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 PELISSIER STREET
 WINDSOR, ONTARIO

PHILIP FERNANDES
 SECOND FLOOR PLAN
 NOTES
 WALL TYPES

- PRELIMINARY
- 2026 02 12
- BIDS
- PERMITS
- CONSTRUCTION
- REVISIONS

DRAWN BY
 AP
 CHECKED BY
 PF
 JOB NUMBER
 24-1279
 DATE
 2026 04 01
 SHEET NUMBER

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.
 (2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.
 ALL PRE-ENGINEERED HEADERS TO BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL OR ON (2) TWO JACK STUDS AT PARALLEL WALL CONDITION UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.
 ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS UNLESS NOTED OTHERWISE ON DRAWINGS.
 ALL POINT LOADED HEADERS TO BE LV.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL NO. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.
 CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.
 NON LOADBEARING WALLS PARALLEL TO THE FLOOR JOISTS SHALL BE SUPPORTED BY JOISTS BENEATH THE WALL OR ON BLOCKING BETWEEN THE JOISTS AT 48" O.C.

GENERAL NOTES:

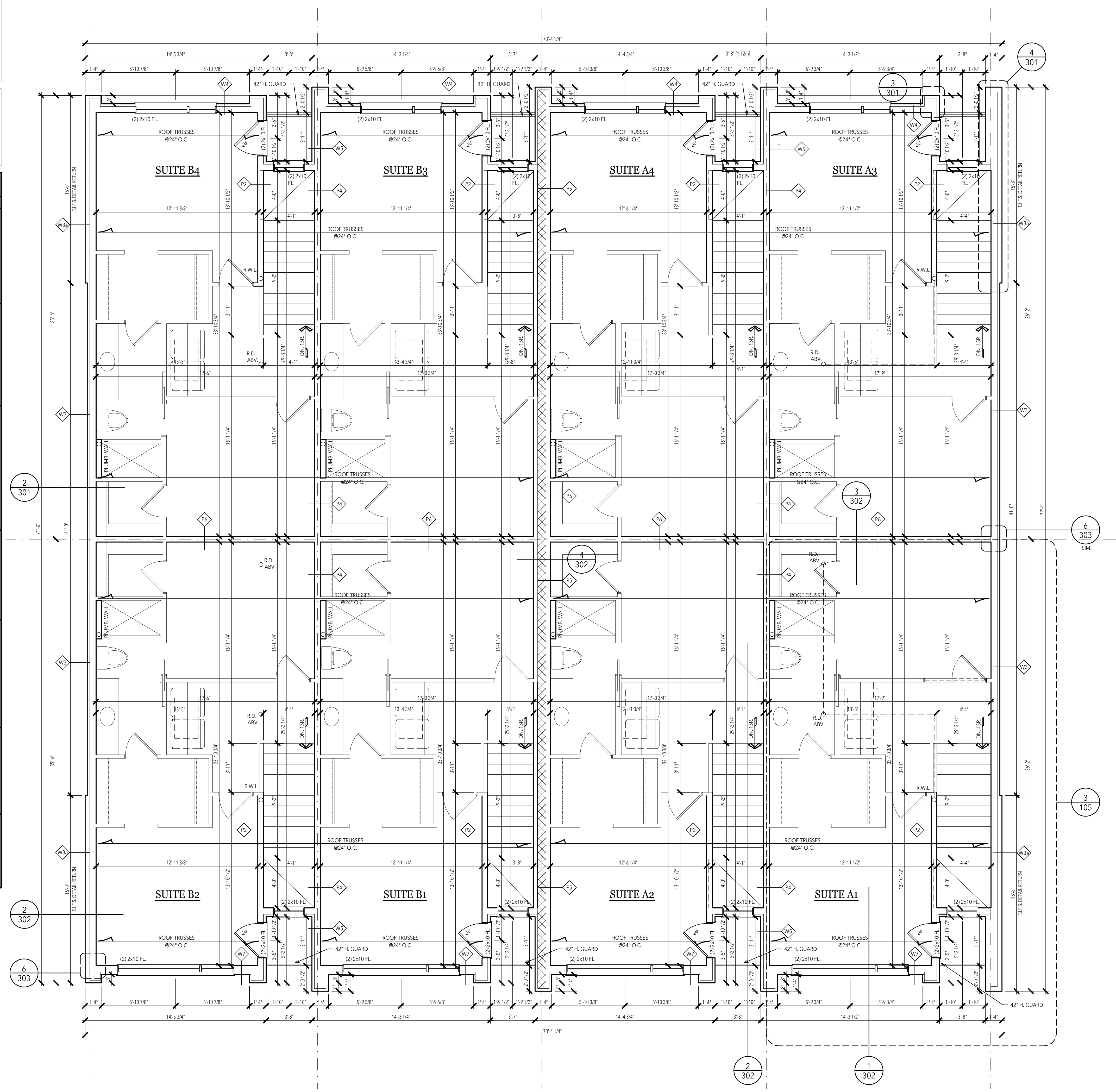
ALL INTERIOR PARTITION DIMENSIONS ARE 3/16" UNLESS NOTED OTHERWISE.
 BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.
 SEE SHEET #1 FOR ADDITIONAL NOTES & DETAILS REGARDING

DRAWINGS & CONSTRUCTION.
 DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.
 ALL STAIRS, RAMPS, HANDRAILS, AND GUARDS SHALL

CONFORM TO 9.8 OBC.
 INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS. CARBON MONOXIDE DETECTORS REQUIRED AT BEDROOM AREAS AS PER OBC 9.10.19.3.
 PROVIDE AEROSEAL THROUGHOUT BUILDING.

WALL TYPE	CONSTRUCTION
P1	1/2" GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE P1b - PROVIDE SOUND ATTENUATION BATTS
P2	1/2" GYPSUM BOARD 2x6 WOOD STUDS @ 16" O.C. 1/2" GYPSUM BOARD P1a - WATER RESISTANT GYPSUM BOARD AT BATHROOM SIDE
P3	1/2" GYPSUM BOARD 6mil POLY VAPOUR BARRIER 2x4 WOOD STUDS @ 16" O.C. 5/8" BATT INSULATION 1/2" GYPSUM BOARD
P4	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W4a SIM. 5/8" TYPE 'X' GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
P5	REQUIRED 2 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W5a SIM. 1/2" GYPSUM BOARD SOUND ATTENUATION BATTS 2x4 WOOD STUDS @ 16" O.C. 8" CONCRETE MASONRY UNITS TYPE S OR N 60% SOLID, 0.0051 m ² VOID 2x4 WOOD STUDS @ 16" O.C. SOUND ATTENUATION BATTS (BOTH SIDES) RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD
P6	REQUIRED 1 HR. FIRE RATING STC 50 AS PER O.B.C. SB-3 TABLE 1 WALL W1a 5/8" TYPE 'X' GYPSUM BOARD 2x4 WOOD STUDS @ 16" O.C. STAGGERED 2x4 STUDS @ 16" O.C. 2" SOUND ATTENUATION BATTS (BOTH SIDES) RESILIENT METAL CHANNELS @ 16" O.C. (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD

WALL TYPE	CONSTRUCTION
W1	REQUIRED 1 HR. FIRE RATING ULC-DESIGN U415 BRICK W/ TIES AS PER OBC 1" AIRSPACE AIR & WATER BARRIER 1/2" EXTERIOR GYPSUM BOARD SHEATHING 5" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W2	REQUIRED 1 HR. FIRE RATING ULC-DESIGN U415 BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" EXTERIOR GYPSUM BOARD SHEATHING 5" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD
W3	REQUIRED 1 HR. FIRE RATING ULC-DESIGN U415 E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" EXTERIOR GYPSUM BOARD SHEATHING 5" METAL STUDS @ 16" O.C. MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD W3a - PROVIDE 2" HORIZONTAL METAL FURRING @ 16" O.C. TO EXTERIOR SIDE OF METAL STUDS REFER TO DETAIL 4/301
W4	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-3 TABLE 1 WALL W4a SIM. E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 1/2" TYPE 'X' GYPSUM BOARD
W5	REQUIRED 1 HR. FIRE RATING AS PER O.B.C. SB-3 TABLE 1 WALL W5a SIM. BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" OSB SHEATHING 2x4 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 1/2" TYPE 'X' GYPSUM BOARD W5a - OMIT R-10 FRONTROCK WOOL INSULATION
W6	BRICK W/ TIES AS PER OBC 1" AIRSPACE R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 1/2" GYPSUM BOARD W6a - OMIT R-10 FRONTROCK WOOL INSULATION
W7	E.I.F.S. W/ BASE COAT & REINFORCING MESH R-10 FRONTROCK STONE WOOL INSULATION AIR & WATER BARRIER 1/2" OSB SHEATHING 2x6 WOOD STUDS @ 16" O.C. 5/8" MINERAL WOOL INSULATION (R-19 MIN.) 6mil POLY VAPOUR BARRIER 1/2" GYPSUM BOARD



THIRD FLOOR PLAN

SCALE 1/4"=1'-0"



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 PELISSIER STREET
 WINDSOR, ONTARIO

PHILIP FERNANDES
 THIRD FLOOR PLAN
 NOTES
 WALL TYPES

PRELIMINARY
 • 2026 02 12
 BIDS
 PERMITS
 CONSTRUCTION
 REVISIONS

DRAWN BY
 AP
 CHECKED BY
 PF

JOB NUMBER
 24-1279

DATE
 2026 04 01

SHEET NUMBER
 104

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.
 (2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

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ALL POINT LOADED HEADERS TO BE LV.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL NO. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

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SEE SHEET #1 FOR ADDITIONAL NOTES & DETAILS REGARDING

DRAWINGS & CONSTRUCTION.

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ALL STAIRS, RAMPS, HANDRAILS, AND GUARDS SHALL

CONFORM TO 9.8 OBC.

INTERCONNECTED SMOKE ALARM REQUIRED ON ALL FLOOR LEVELS. CARBON MONOXIDE DETECTORS REQUIRED AT BEDROOM AREAS AS PER OBC 9.10.19.3.

PROVIDE AEROSEAL THROUGHOUT BUILDING.



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ENLARGED FLOOR PLAN
 NOTES

- PRELIMINARY
- 2026 02 12
- BIDS
- PERMITS
- CONSTRUCTION
- REVISIONS

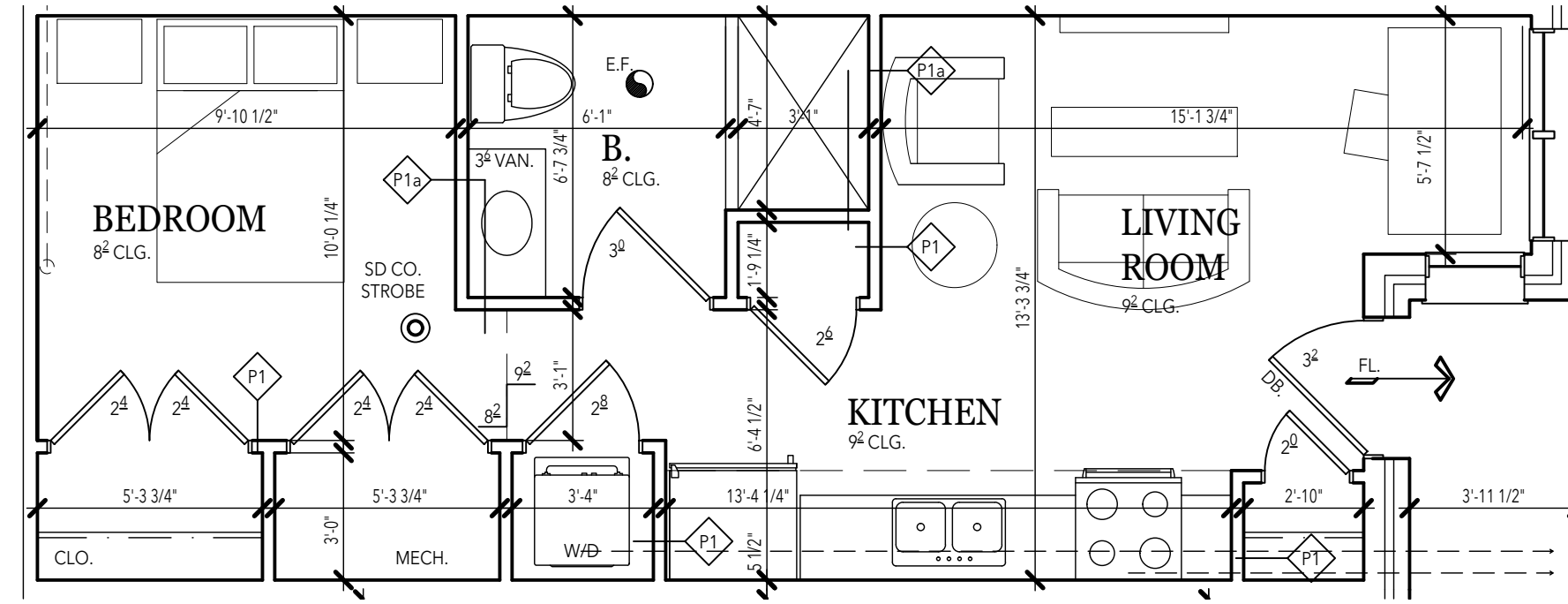
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CHECKED BY
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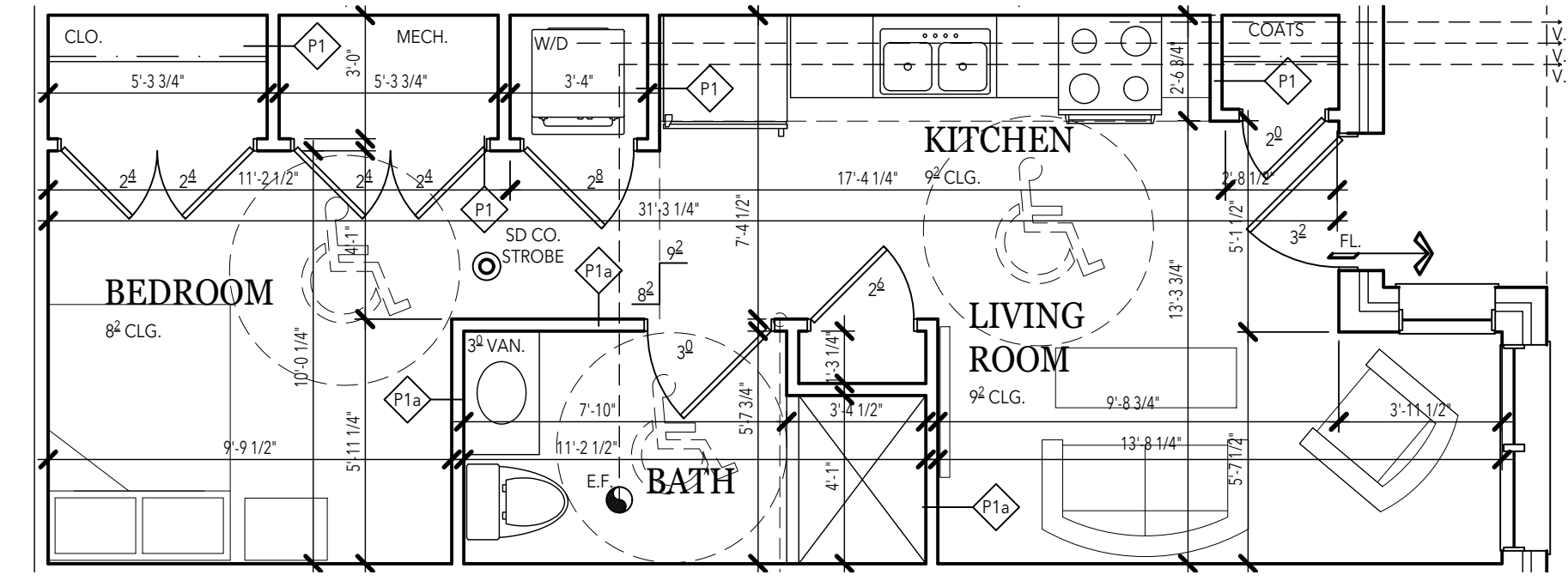
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DATE
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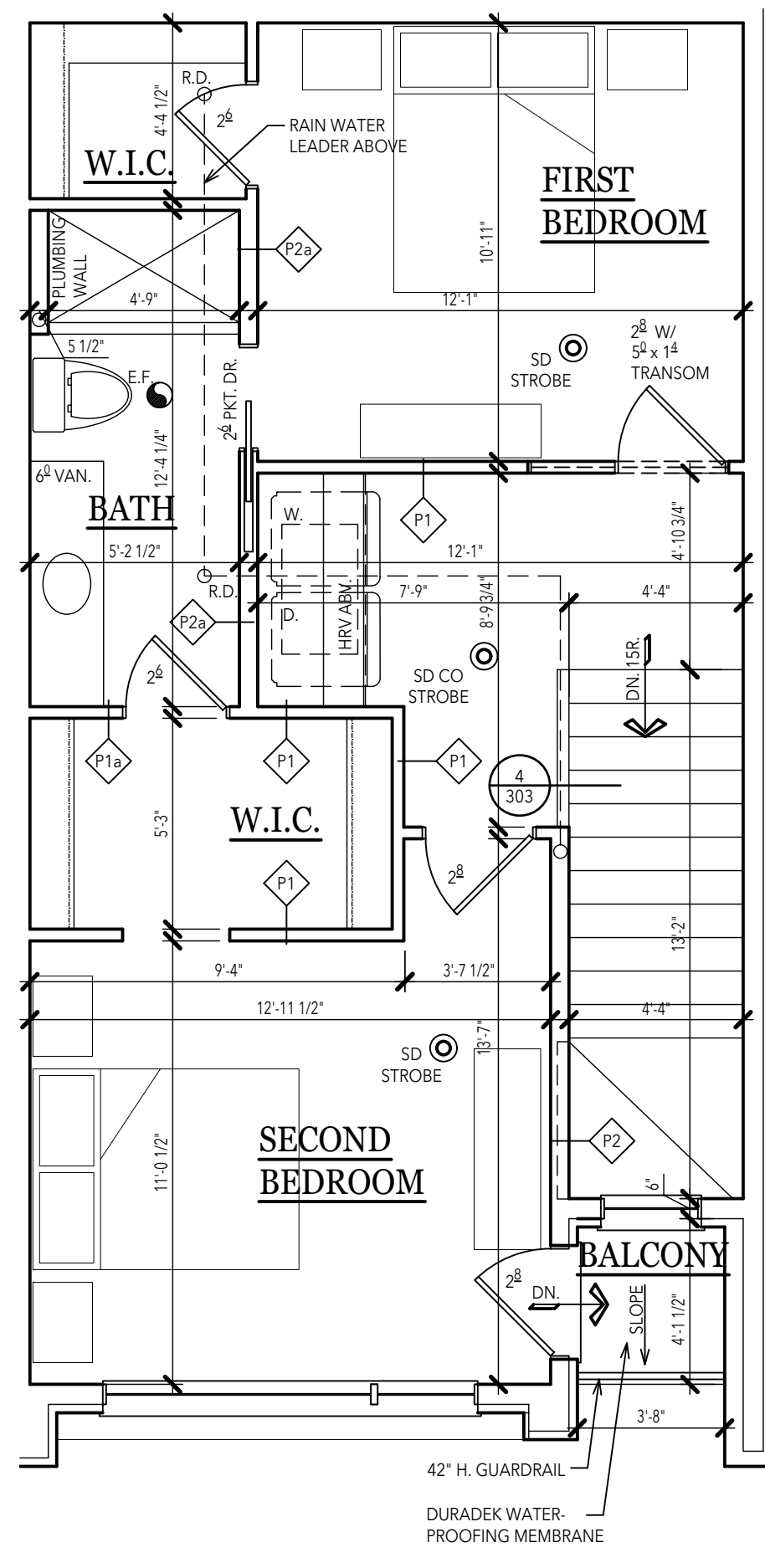
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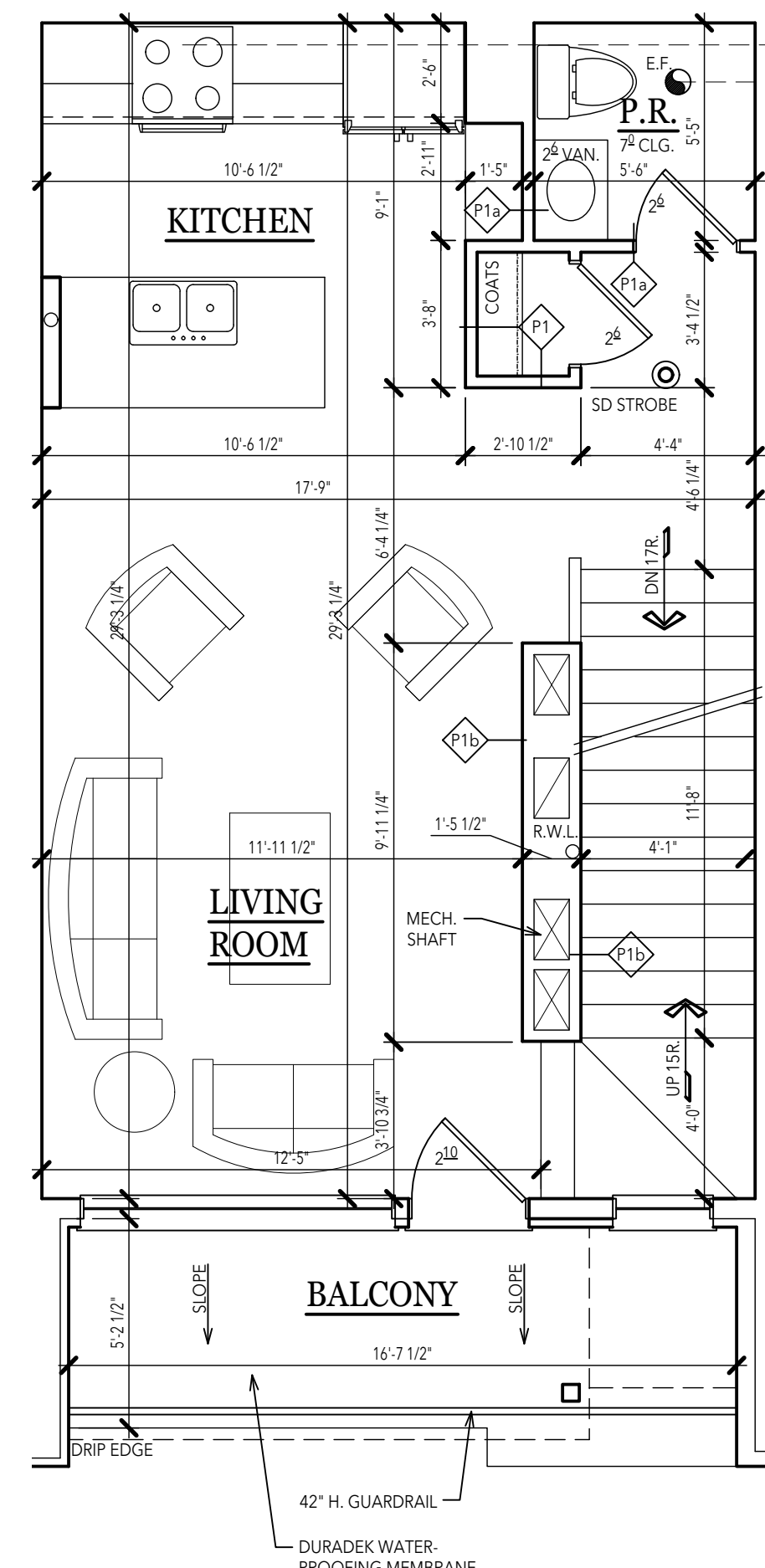
5 FIRST FLOOR SUITE A6
 105 482.4 sq.ft. SCALE 1/4"=1'-0"



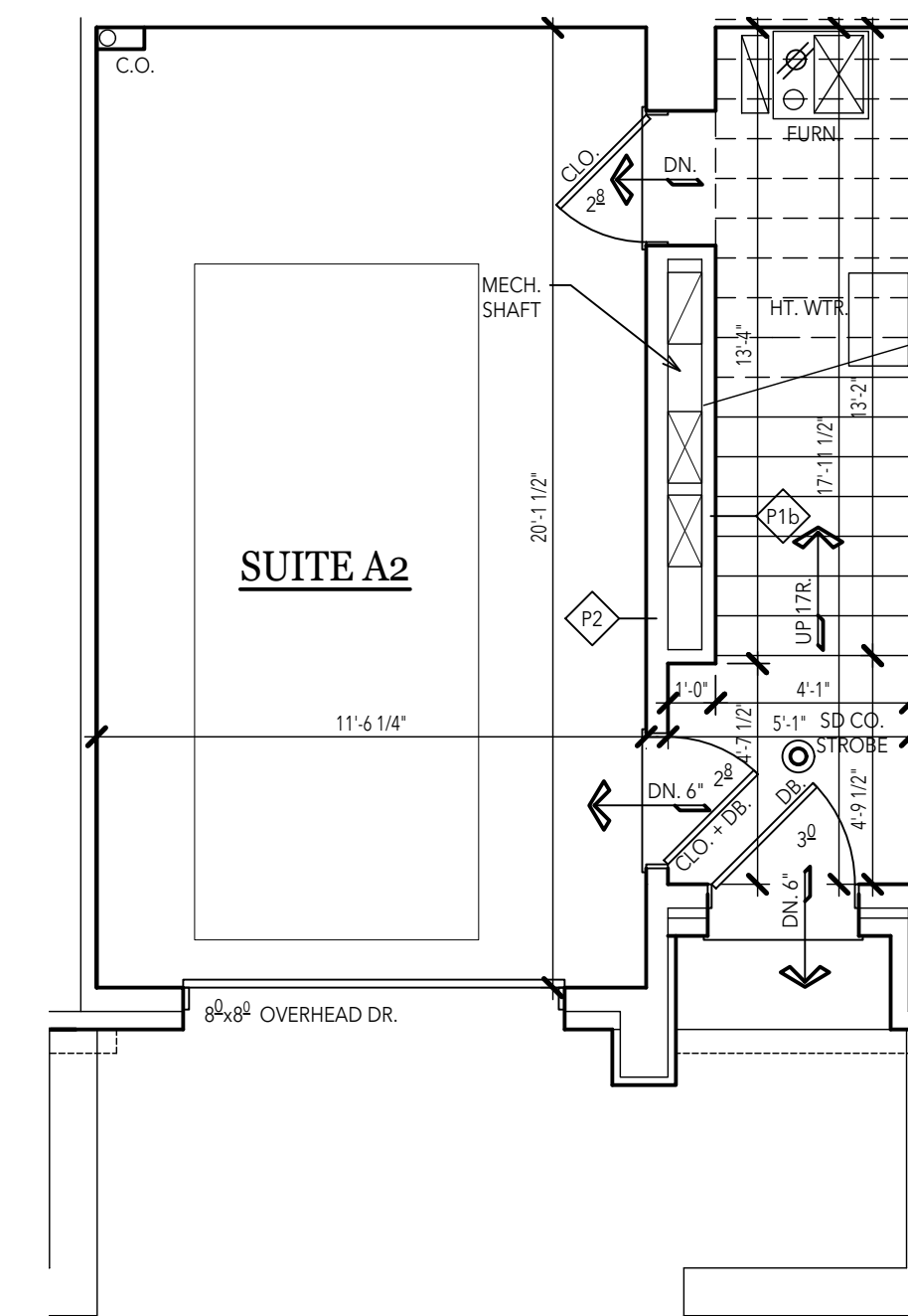
4 FIRST FLOOR SUITE A5
 105 482.4 sq.ft. SCALE 1/4"=1'-0" BARRIER FREE



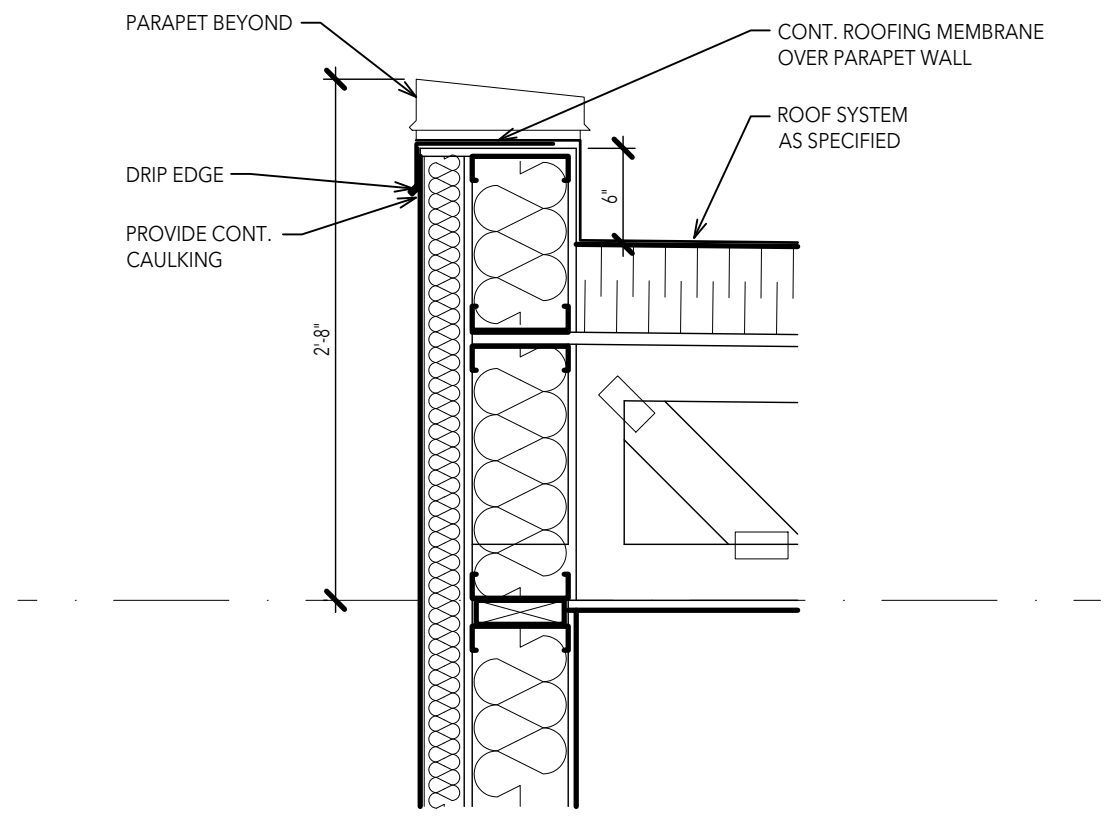
3 TYPICAL THIRD FLOOR SUITE
 105 THIRD FLOOR: 544.0 sq.ft.
 TOTAL SUITE: 1,137.2 sq.ft. SCALE 1/4"=1'-0"



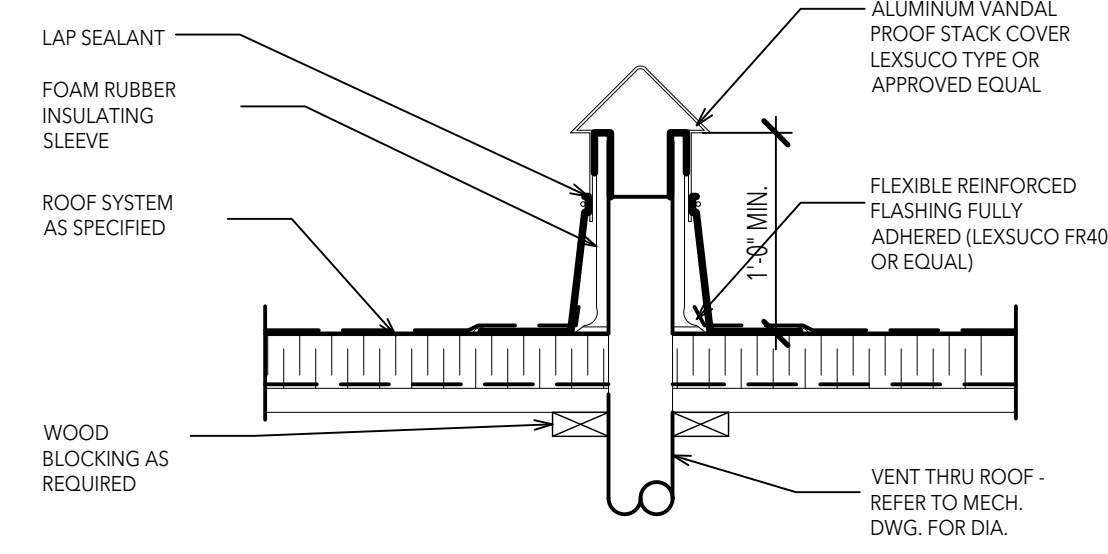
2 TYPICAL SECOND FLOOR SUITE
 105 SECOND FLOOR: 464.7 sq.ft. SCALE 1/4"=1'-0"



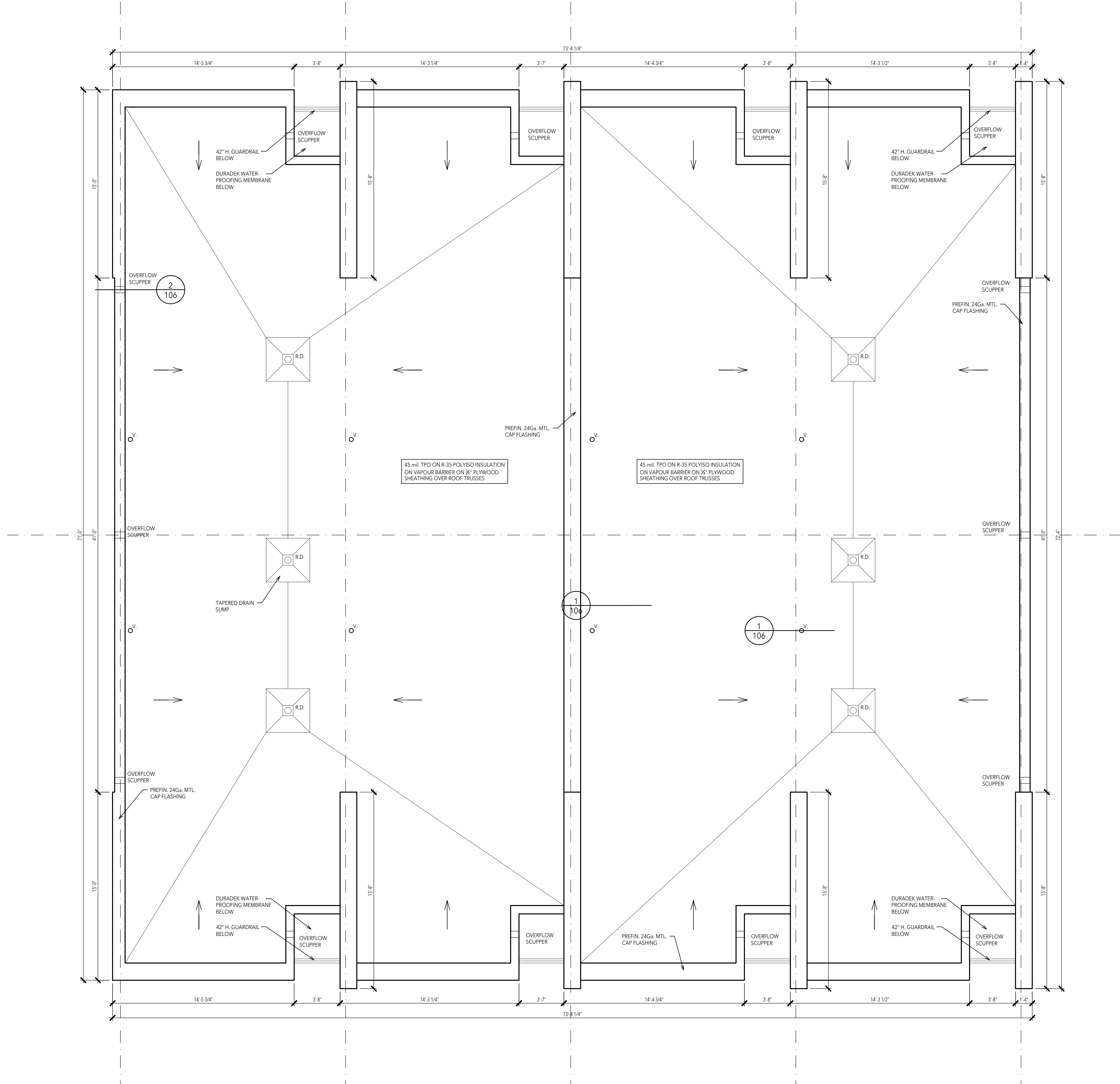
1 TYPICAL FIRST FLOOR SUITE
 105 FIRST FLOOR: 128.5 sq.ft. SCALE 1/4"=1'-0"



2 OVERFLOW SCUPPER
SCALE: 1"=1'-0"



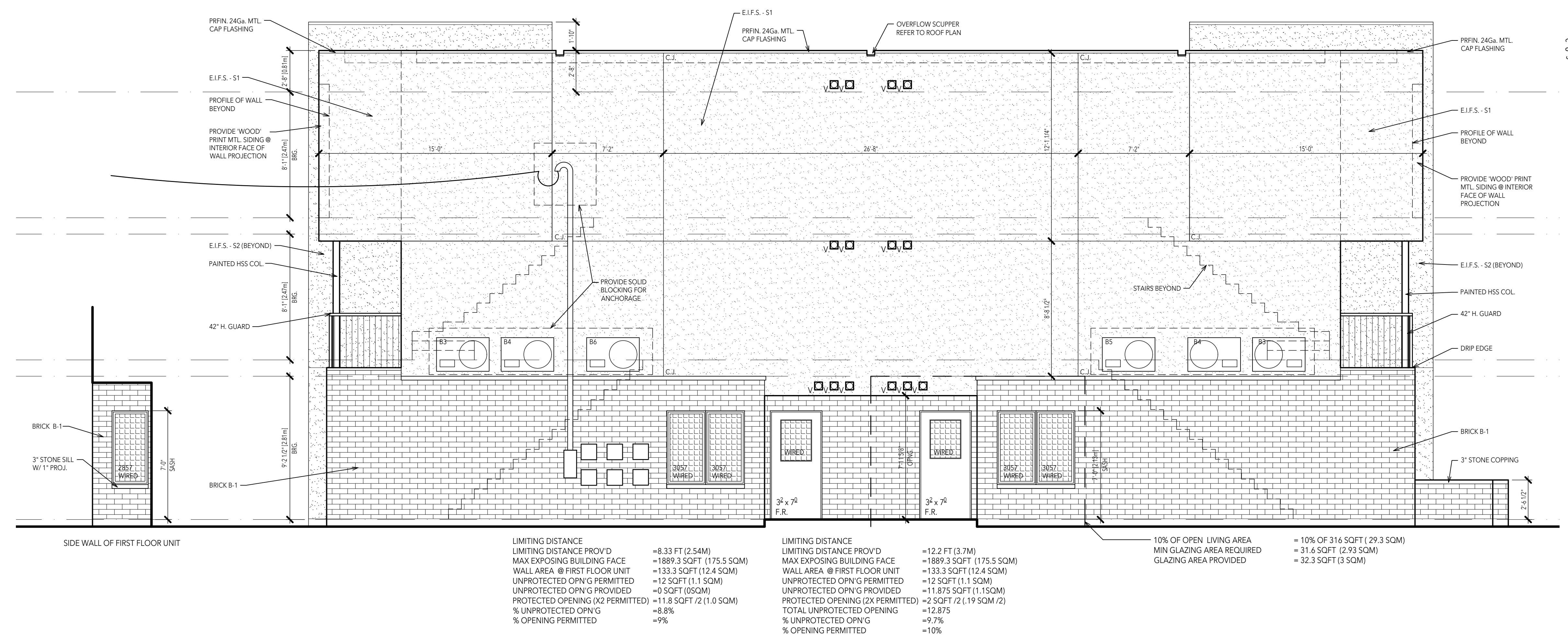
1 VENT THRU ROOF
SCALE: 1"=1'-0"



ROOF PLAN

SCALE 1/4"=1'-0"

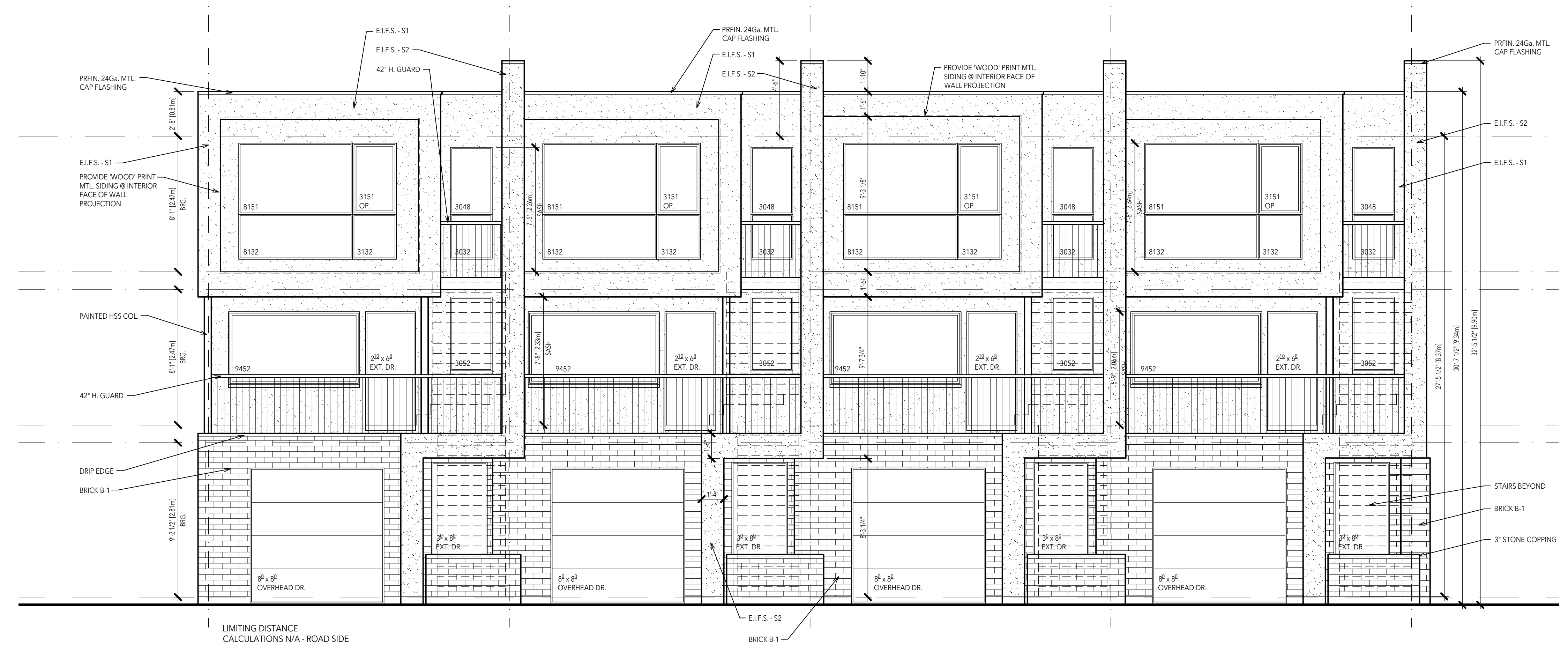
EXTERIOR FINISH SCHEDULE	
S-1	STUCCO #1 DUROCK PFG1001-4-LG FLAGSTONE MARBLE FINE FINISH
S-2	STUCCO #2 DUROCK PFG1001-6-LG KNIGHT'S ARMOR MARBLE FINE FINISH
B-1	BRICK



<p>LIMITING DISTANCE LIMITING DISTANCE PROV'D MAX EXPOSING BUILDING FACE WALL AREA @ FIRST FLOOR UNIT UNPROTECTED OPN'G PERMITTED UNPROTECTED OPN'G PROVIDED PROTECTED OPENING (2X PERMITTED) % UNPROTECTED OPN'G % OPENING PERMITTED</p>	<p>=8.33 FT (2.54M) =1889.3 SQFT (175.5 SQM) =133.3 SQFT (12.4 SQM) =12 SQFT (1.1 SQM) =0 SQFT (0 SQM) =11.8 SQFT / 2 (1.0 SQM) =8.8% =9%</p>	<p>LIMITING DISTANCE LIMITING DISTANCE PROV'D MAX EXPOSING BUILDING FACE WALL AREA @ FIRST FLOOR UNIT UNPROTECTED OPN'G PERMITTED UNPROTECTED OPN'G PROVIDED PROTECTED OPENING (2X PERMITTED) TOTAL UNPROTECTED OPENING % UNPROTECTED OPN'G % OPENING PERMITTED</p>	<p>=12.2 FT (3.7M) =1889.3 SQFT (175.5 SQM) =133.3 SQFT (12.4 SQM) =12 SQFT (1.1 SQM) =11.875 SQFT (1.1 SQM) =2 SQFT / 2 (.19 SQM / 2) =12.875 =9.7% =10%</p>	<p>10% OF OPEN LIVING AREA MIN GLAZING AREA REQUIRED GLAZING AREA PROVIDED</p>	<p>= 10% OF 316 SQFT (29.3 SQM) = 31.6 SQFT (2.93 SQM) = 32.3 SQFT (3 SQM)</p>
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NORTH SIDE ELEVATION

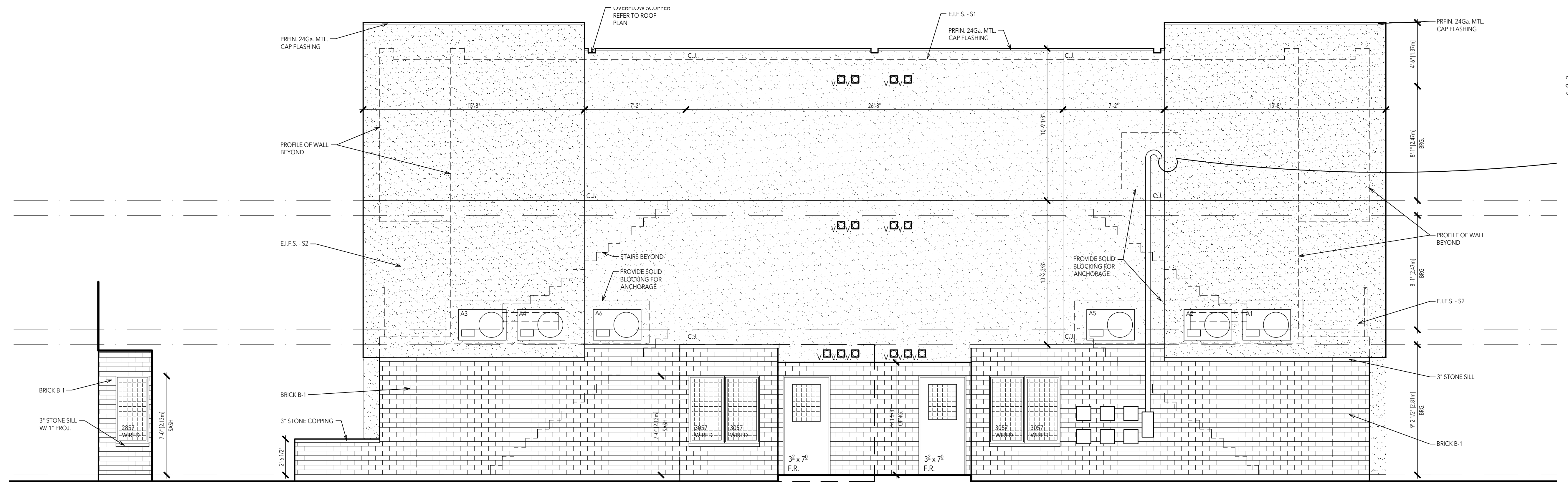
SCALE 1/4"=1'-0"



EAST SIDE ELEVATION - PELISSIER FACING

SCALE 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE	
S1	STUCCO #1 DUROCK FRG1001-4-LQ FLAGSTONE MARBLE FINE FINISH
S2	STUCCO #2 DUROCK FRG1001-4-LQ KNIGHTS ARMOR MARBLE FINE FINISH
B1	BRICK

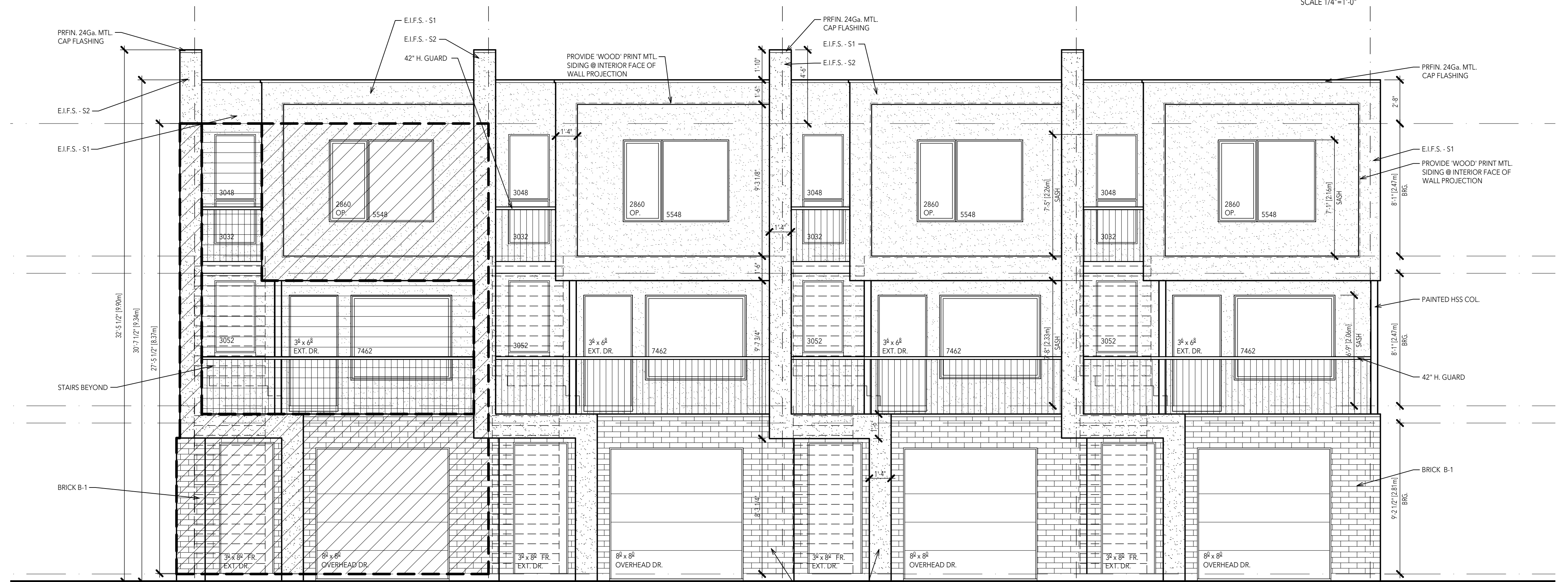


SIDE WALL OF FIRST FLOOR UNIT

<p>LIMITING DISTANCE LIMITING DISTANCE PROV'D = 8.33 FT (2.54M) MAX EXPOSING BUILDING FACE = 1889.3 SQFT (175.5 SQM) WALL AREA @ FIRST FLOOR UNIT = 133.3 SQFT (12.4 SQM) UNPROTECTED OPN'G PERMITTED = 12 SQFT (1.1 SQM) UNPROTECTED OPN'G PROVIDED = 0 SQFT (0 SQM) PROTECTED OPENING (X2 PERMITTED) = 11.8 SQFT / 2 (1.0 SQM) % UNPROTECTED OPN'G = 8.8% % OPENING PERMITTED = 9%</p>	<p>LIMITING DISTANCE LIMITING DISTANCE PROV'D = 12.2 FT (3.7M) MAX EXPOSING BUILDING FACE = 1889.3 SQFT (175.5 SQM) WALL AREA @ FIRST FLOOR UNIT = 133.3 SQFT (12.4 SQM) UNPROTECTED OPN'G PERMITTED = 12 SQFT (1.1 SQM) UNPROTECTED OPN'G PROVIDED = 11.875 SQFT (1.1 SQM) PROTECTED OPENING (2X PERMITTED) = 2.5 SQFT / 2 (1.19 SQM / 2) TOTAL UNPROTECTED OPENING = 12.875 % UNPROTECTED OPN'G = 9.7% % OPENING PERMITTED = 10%</p>
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10% OF OPEN LIVING AREA = 10% OF 316 SQFT (29.3 SQM)
MIN GLAZING AREA REQUIRED = 31.6 SQFT (2.93 SQM)
GLAZING AREA PROVIDED = 32 SQFT (3 SQM)

SOUTH SIDE ELEVATION



SCALE 1/4"=1'-0"

FIRE COMPARTMENT A EXPOSING BUILDING FACE CALCULATIONS

HATCH DENOTES WALL AREA - A	<p>LIMITING DISTANCE AREA A LIMITING DISTANCE PROV'D = 18.5 FT (5.6M) MAX EXPOSING BUILDING FACE = 1,022 SQFT (94.9 SQM) WALL AREA = 529.1 SQFT (49.1 SQM) UNPROTECTED OPN'G = 95.2 SQFT (8.8 SQM) % UNPROTECTED OPN'G = 17.9% % OPENING PERMITTED = 18%</p>
HATCH DENOTES WALL AREA - B	<p>LIMITING DISTANCE AREA B LIMITING DISTANCE PROV'D = 23.5 FT (7.1M) MAX EXPOSING BUILDING FACE = 1,022 SQFT (94.9 SQM) WALL AREA = 529.1 SQFT (49.1 SQM) UNPROTECTED OPN'G = 79.8 SQFT (7.4 SQM) % UNPROTECTED OPN'G = 15% % OPENING PERMITTED = 34%</p>

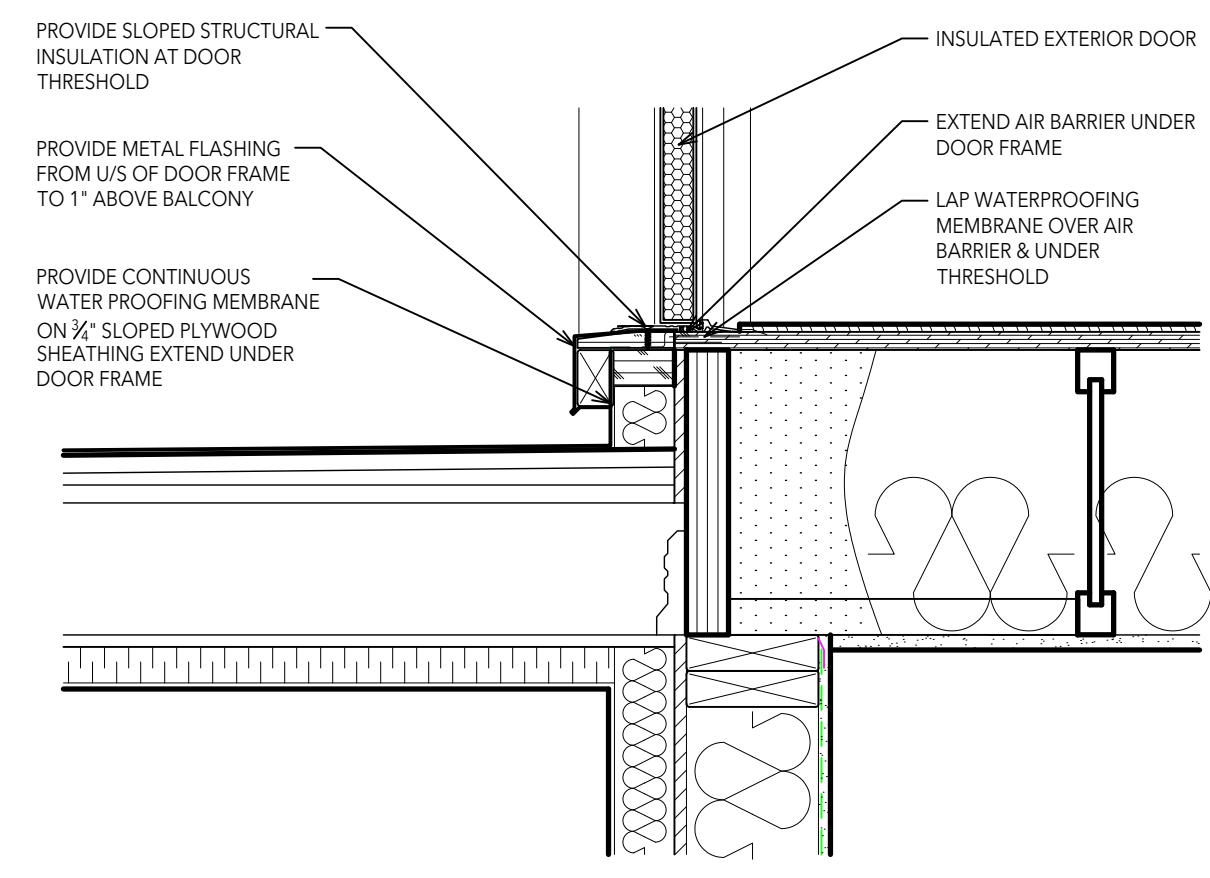
FIRE COMPARTMENT A EXPOSING BUILDING FACE CALCULATIONS

HATCH DENOTES WALL AREA - A	<p>LIMITING DISTANCE AREA A LIMITING DISTANCE PROV'D = 18.5 FT (5.6M) MAX EXPOSING BUILDING FACE = 1,022 SQFT (94.9 SQM) WALL AREA = 529.1 SQFT (49.1 SQM) UNPROTECTED OPN'G = 95.2 SQFT (8.8 SQM) % UNPROTECTED OPN'G = 17.9% % OPENING PERMITTED = 18%</p>
HATCH DENOTES WALL AREA - B	<p>LIMITING DISTANCE AREA B LIMITING DISTANCE PROV'D = 23.5 FT (7.1M) MAX EXPOSING BUILDING FACE = 1,022 SQFT (94.9 SQM) WALL AREA = 502 SQFT (46.6 SQM) UNPROTECTED OPN'G = 79.8 SQFT (7.4 SQM) % UNPROTECTED OPN'G = 15% % OPENING PERMITTED = 34%</p>

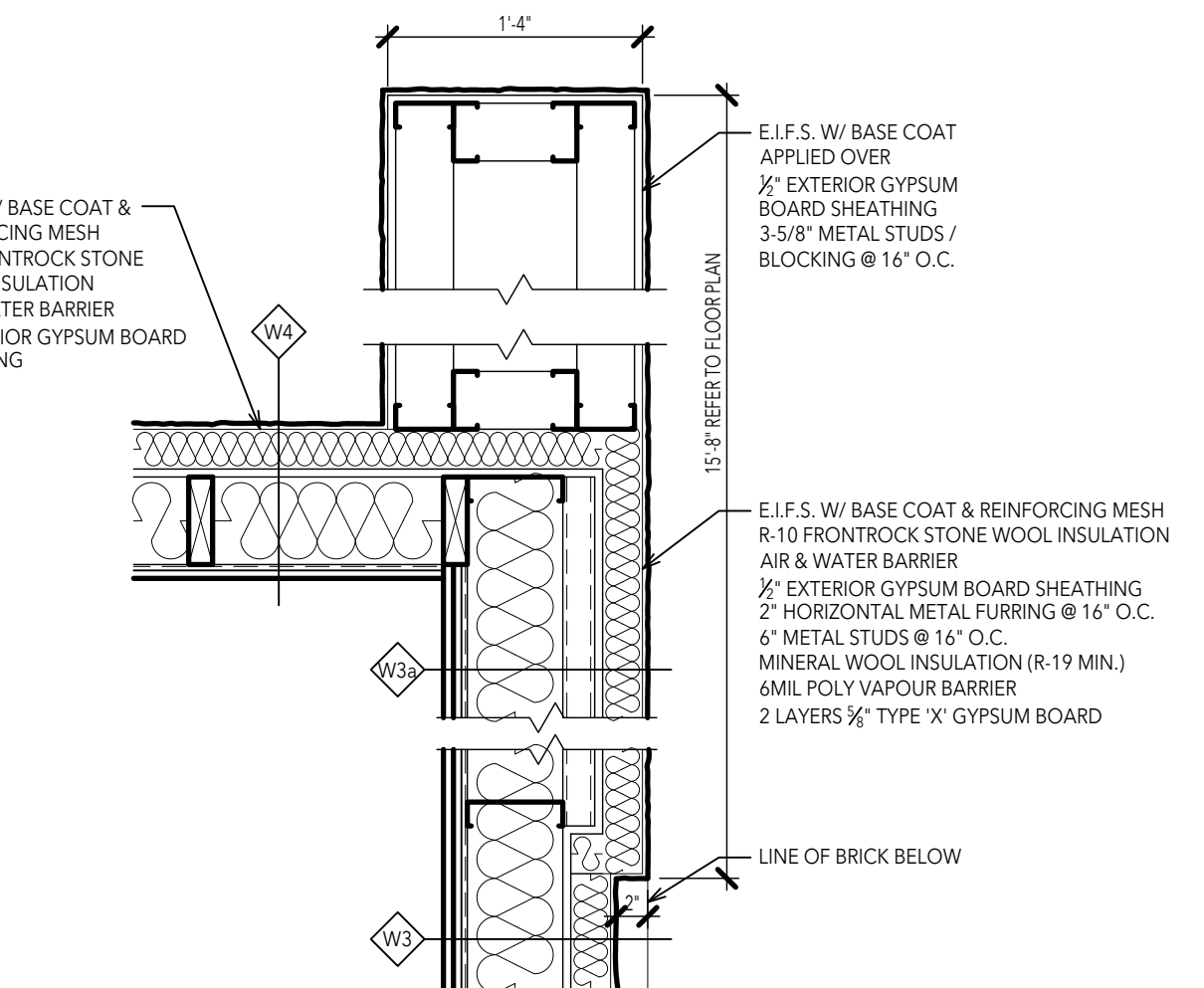
MINIMUM GLASS SIZE REQUIRED 9.7.2.3.
38 SQFT WINDOW
261 SQFT AREA OF D+L
10% REQUIRED

WEST SIDE ELEVATION - ALLEY FACING

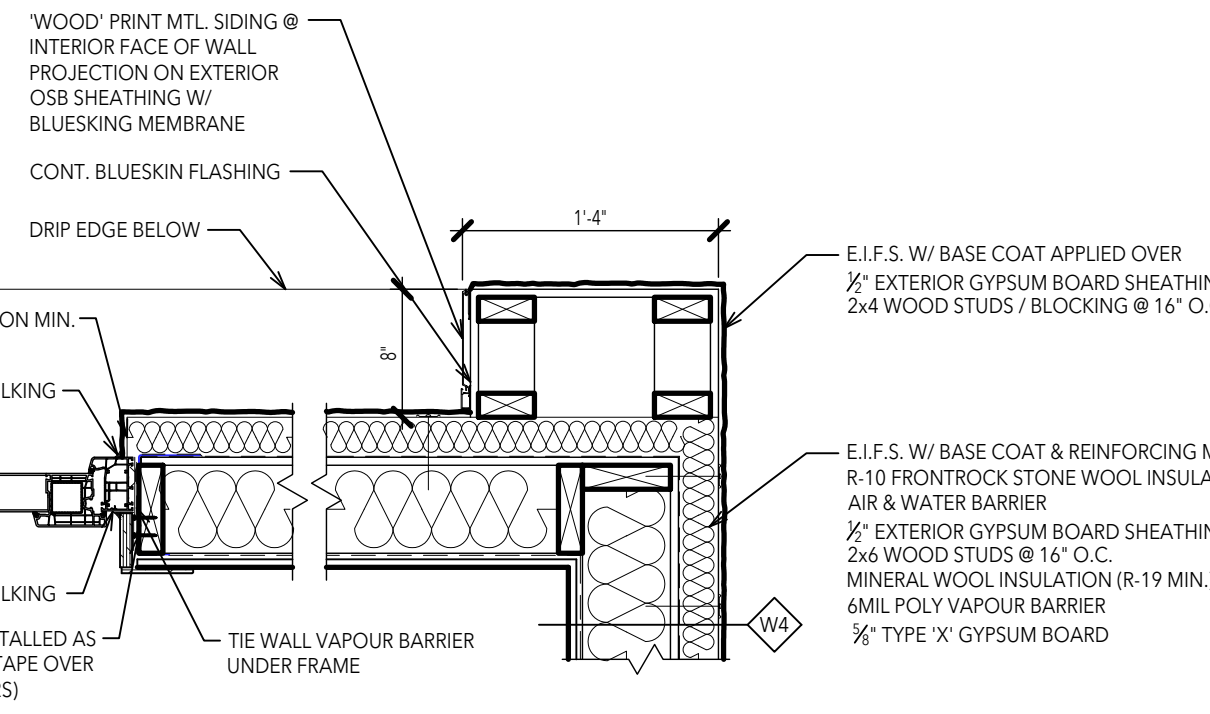
SCALE 1/4"=1'-0"



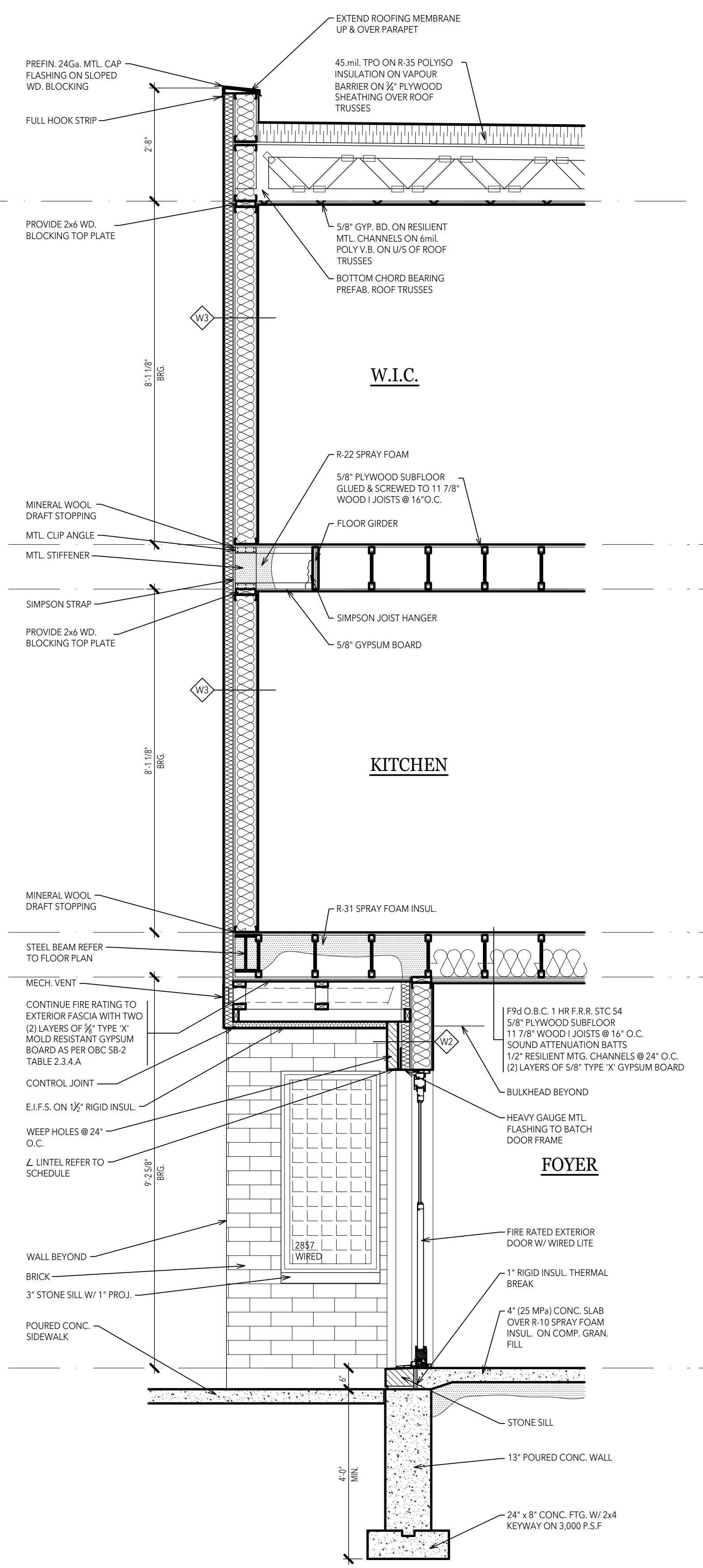
5 SILL DETAIL
SCALE 1"=1'-0"



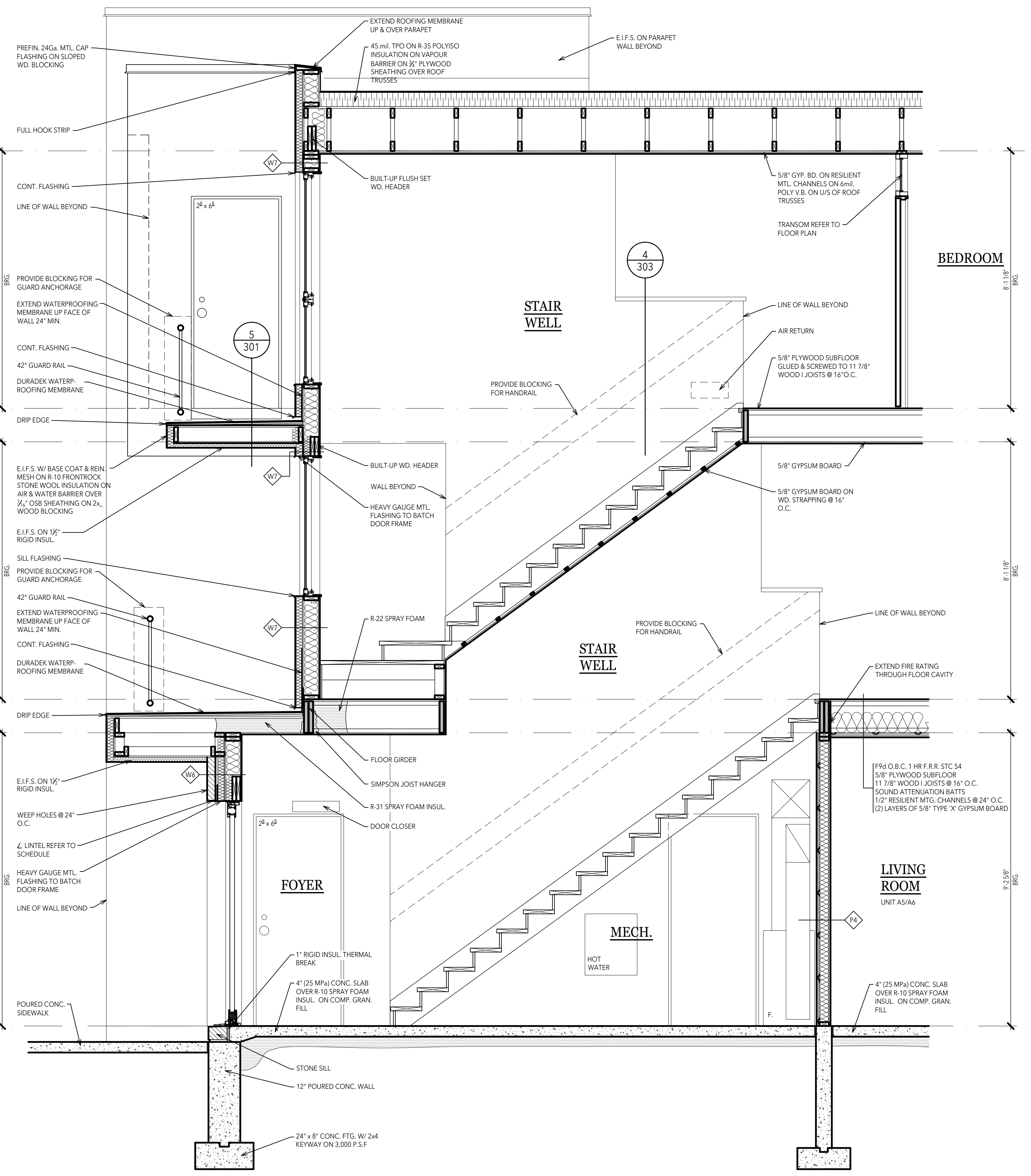
4 PLAN DETAIL
SCALE 1"=1'-0"



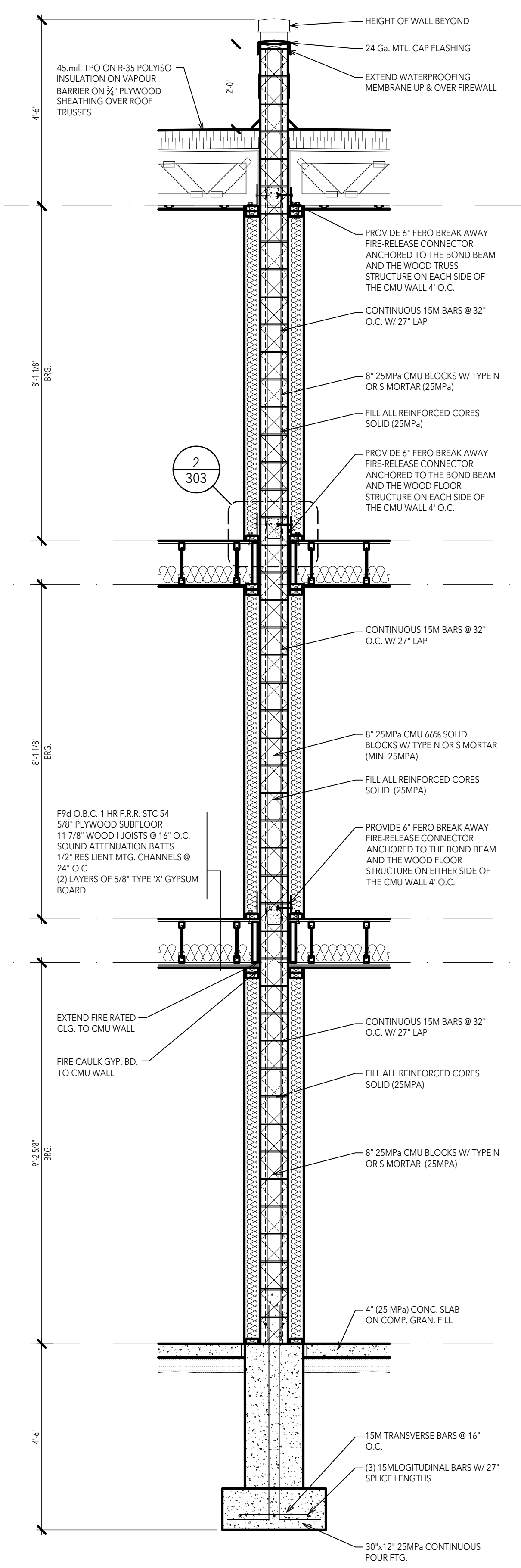
3 PLAN DETAIL
SCALE 1"=1'-0"



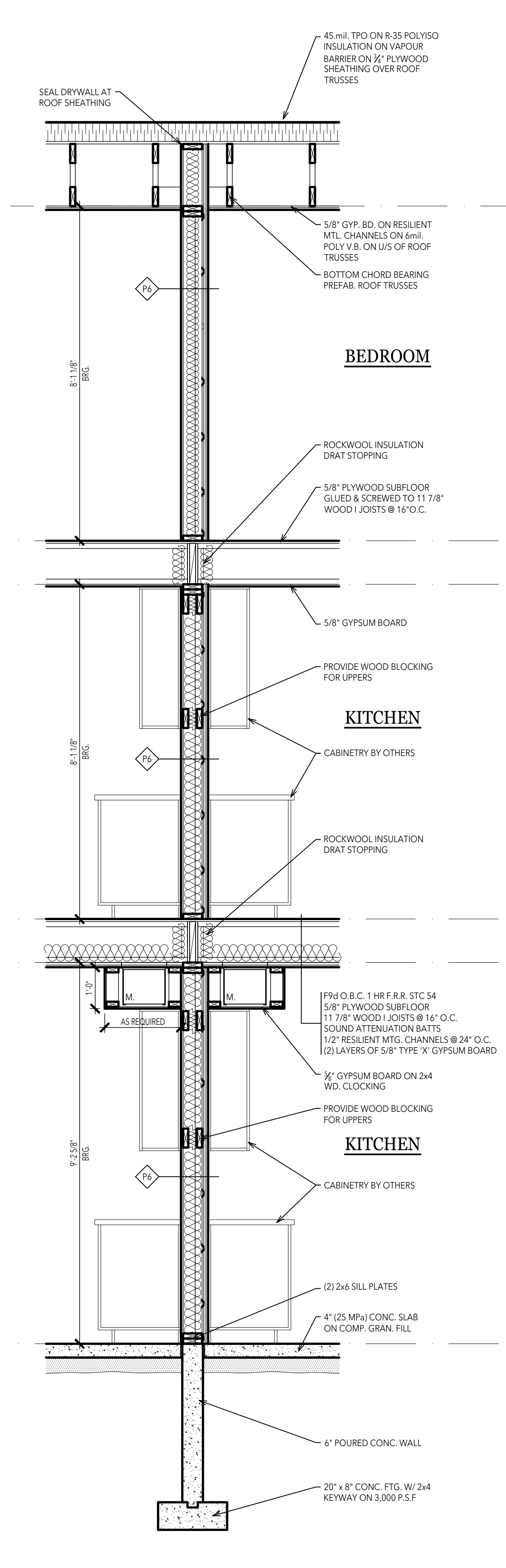
2 SECTION AT SIDE ENTRY
SCALE 1/2"=1'-0"



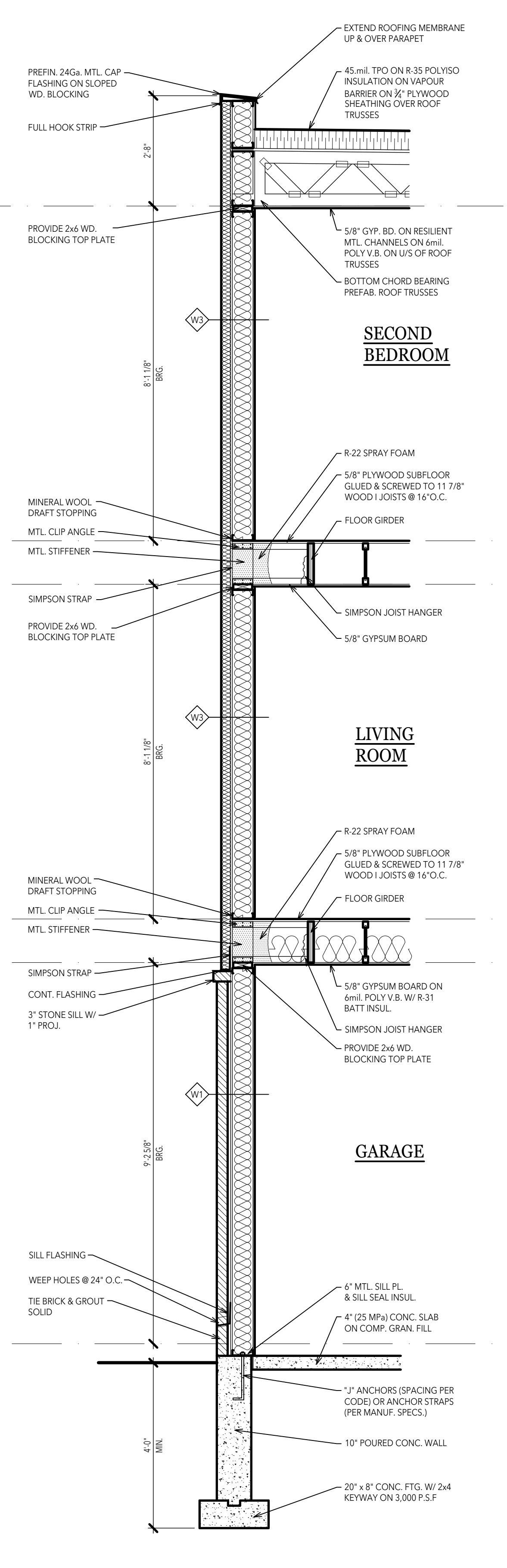
1 SECTION AT STAIR
SCALE 1/2"=1'-0"



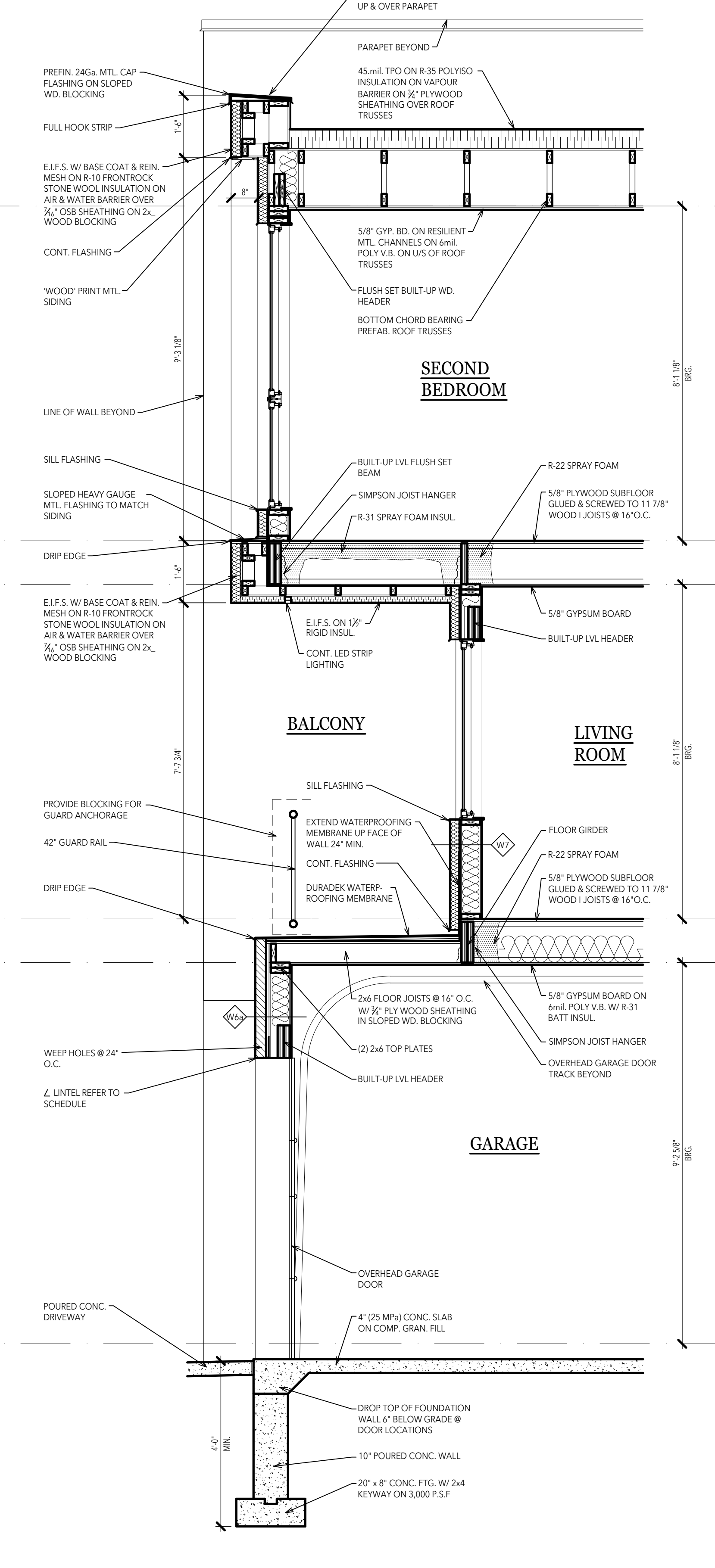
4 FIRE RATED PARTITION
302 SCALE 1/2"=1'-0"



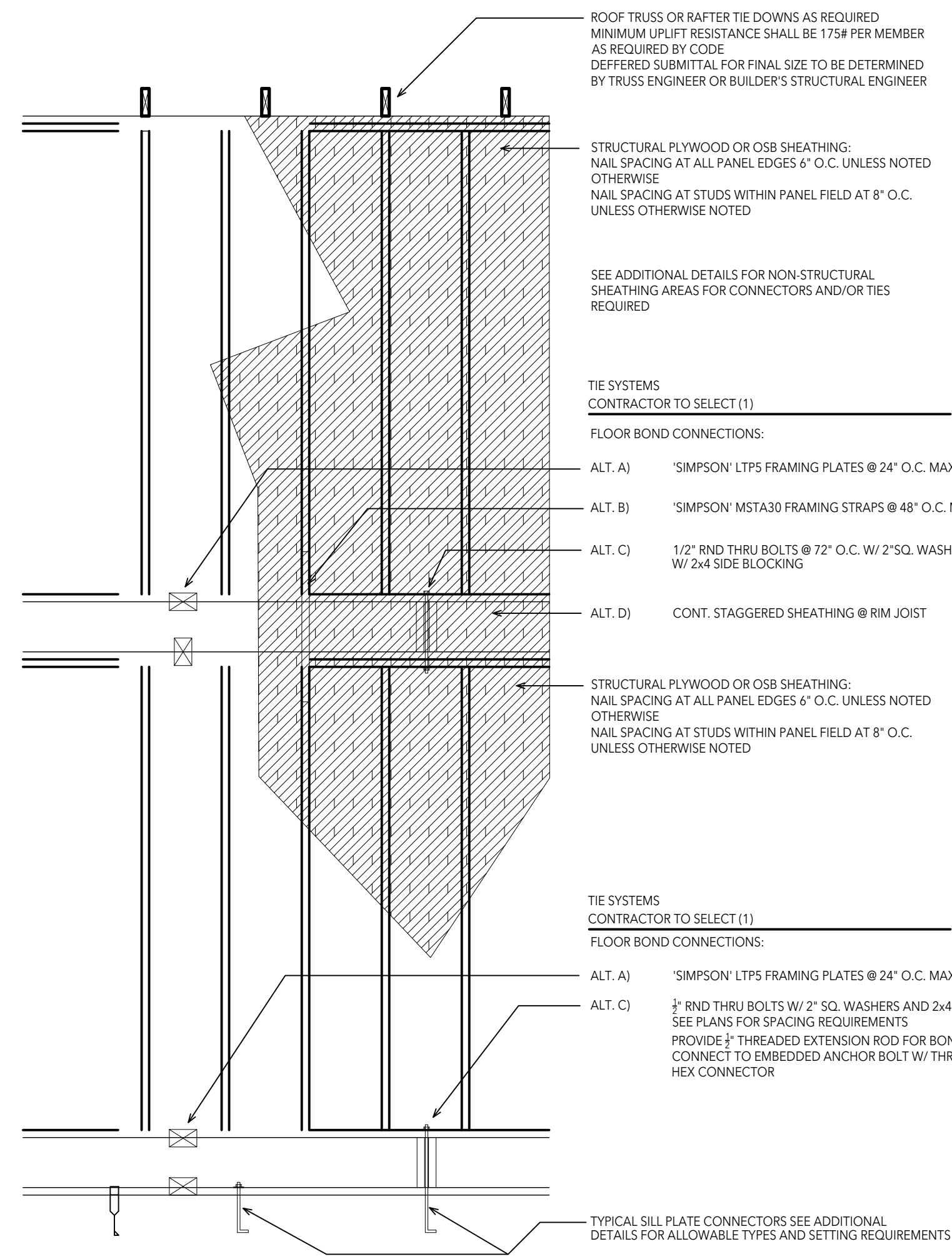
3 FIRE RATED PARTITION
302 SCALE 1/2"=1'-0"



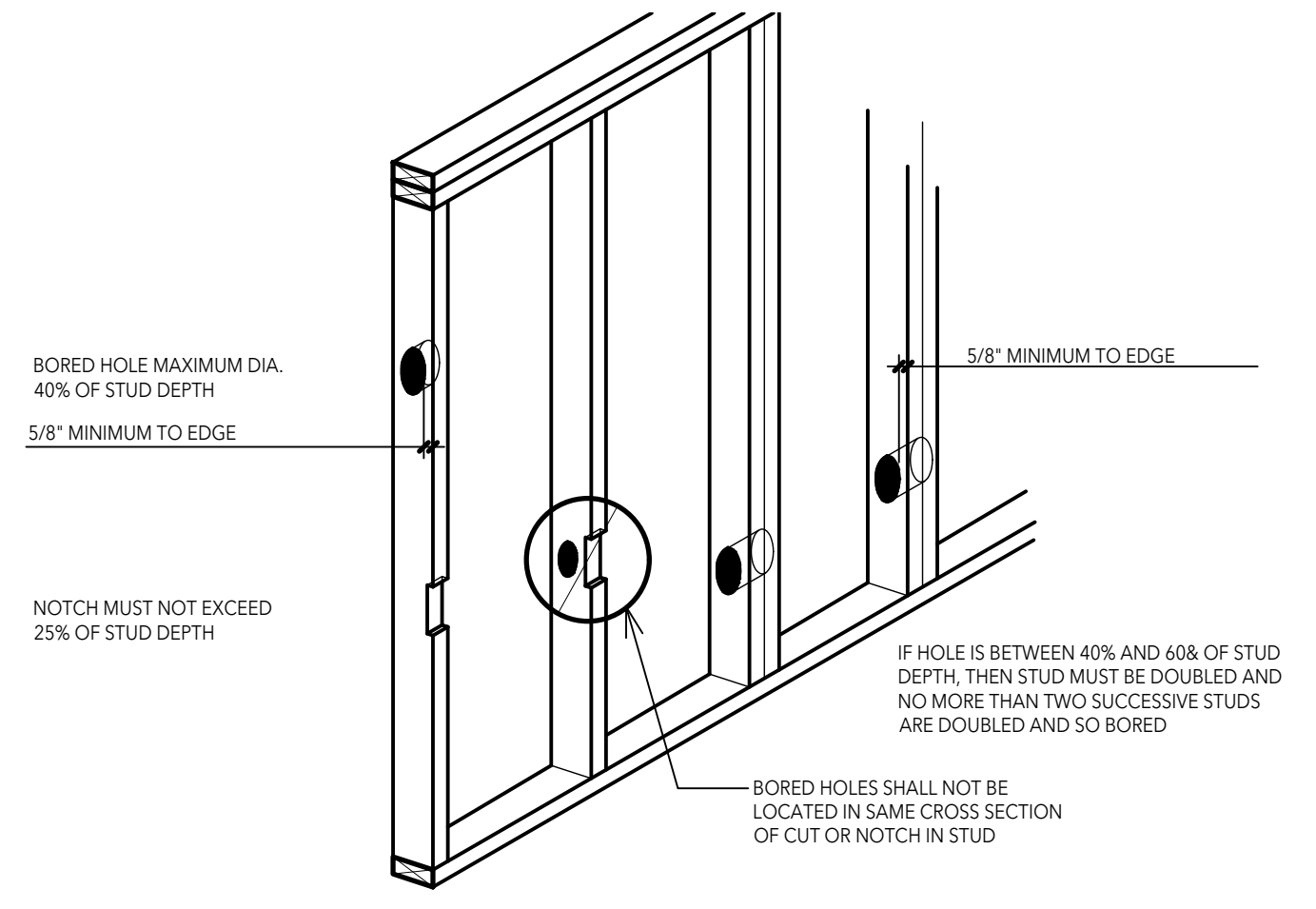
2 NON-COMBUSTIBLE WALL SECTION
302 SCALE 1/2"=1'-0"



1 SECTION AT GARAGE DOOR
302 SCALE 1/2"=1'-0"



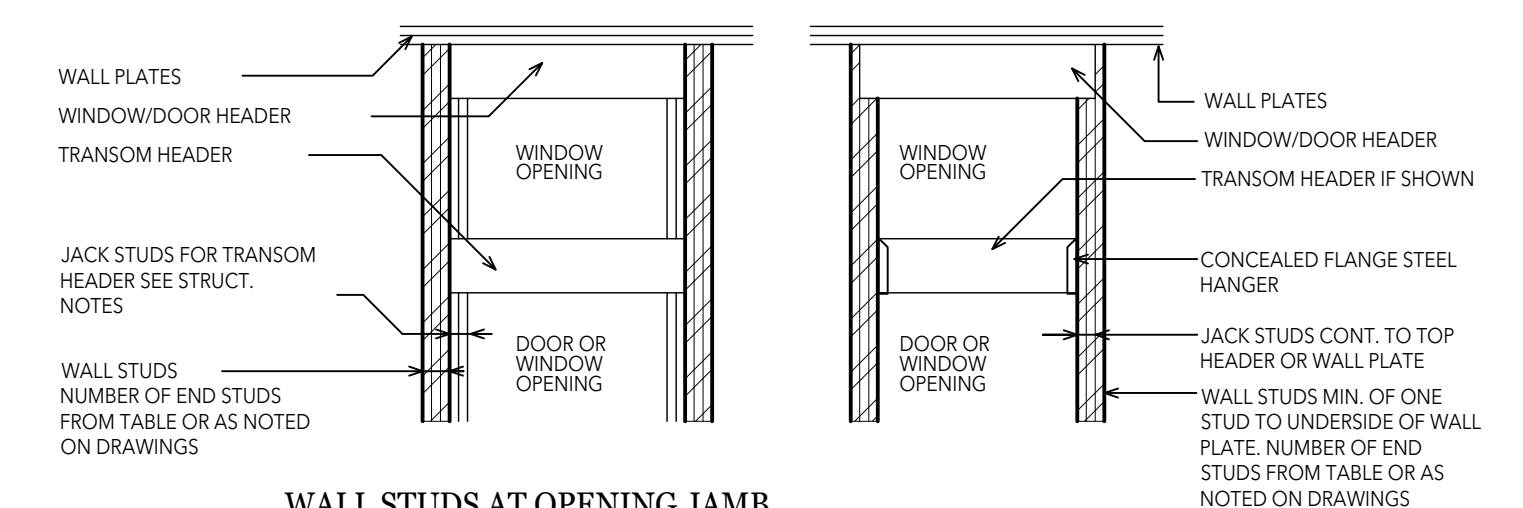
WALL ELEVATION
LOAD PATH TIES AT STRUCTURAL SHEATHING



STUD SIZE	NOTCH	HOLE DIAMETER (60%)	(40%)
2x4	7/8"	2"	1 3/8"
2x6	1 3/8"	3"	2 3/16"
2x8	1 3/4"	4 1/4"	2 7/8"

ALL SIZES INDICATED ARE MAXIMUM AND INCLUDE ANY OVER-CUT BEYOND OPENING
***SEE CURRENT CODE FOR COMPLETE WRITTEN DESCRIPTION OF ALLOWABLE CUTTING & BORING

STUD BORING & CUTTING DETAILS
BEARING WALLS NO SCALE

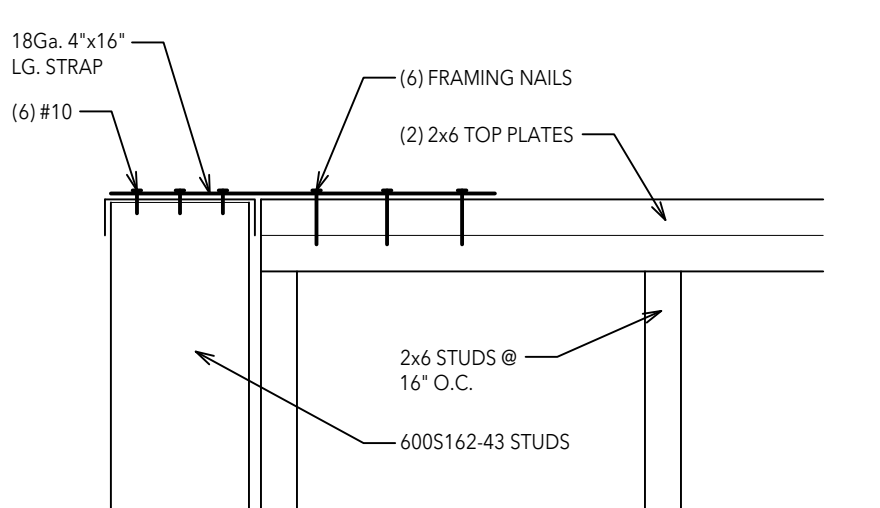


WALL STUDS AT OPENING JAMB

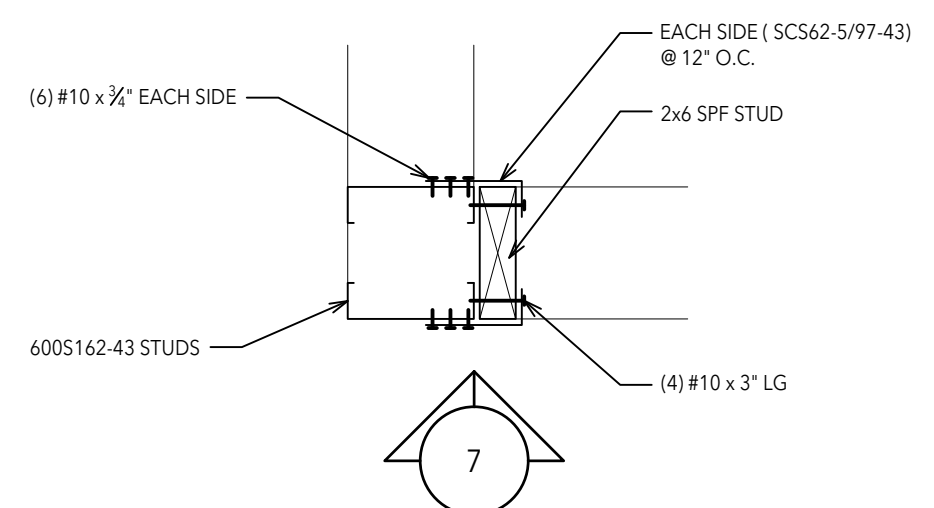
OPENING WIDTH	3'-0"	4'-0"	5'-0"	6'-0"	7'-0"	8'-0"
NUMBER OF STUDS EACH SIDE	1	2	2	3	3	4

*FOR WALL HEIGHTS 10'-0" TO 17'-0"

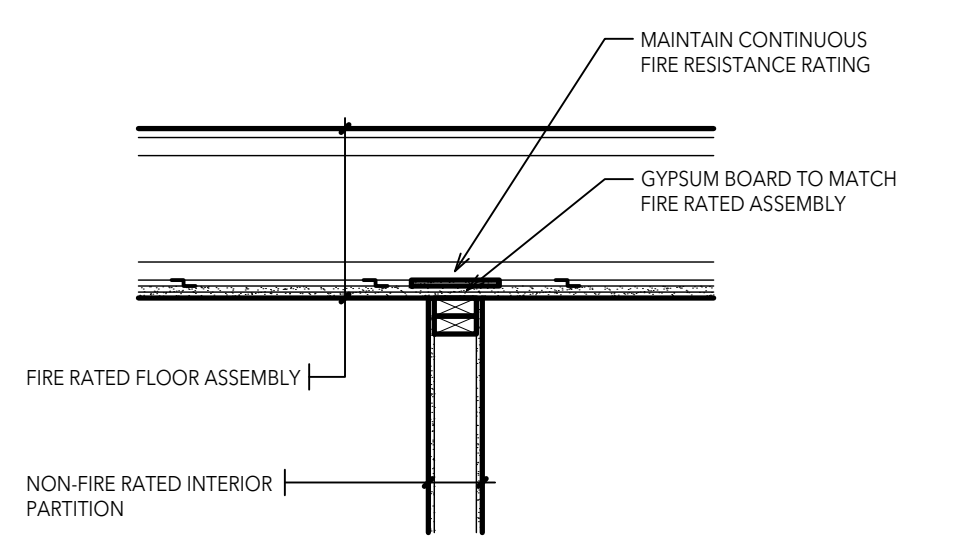
WINDOW/DOOR END STUD DETAIL
A MINIMUM OF ONE WALL STUD SHALL BE CONTINUOUS TO WALL PLATE AT EACH SIDE OF OPENING



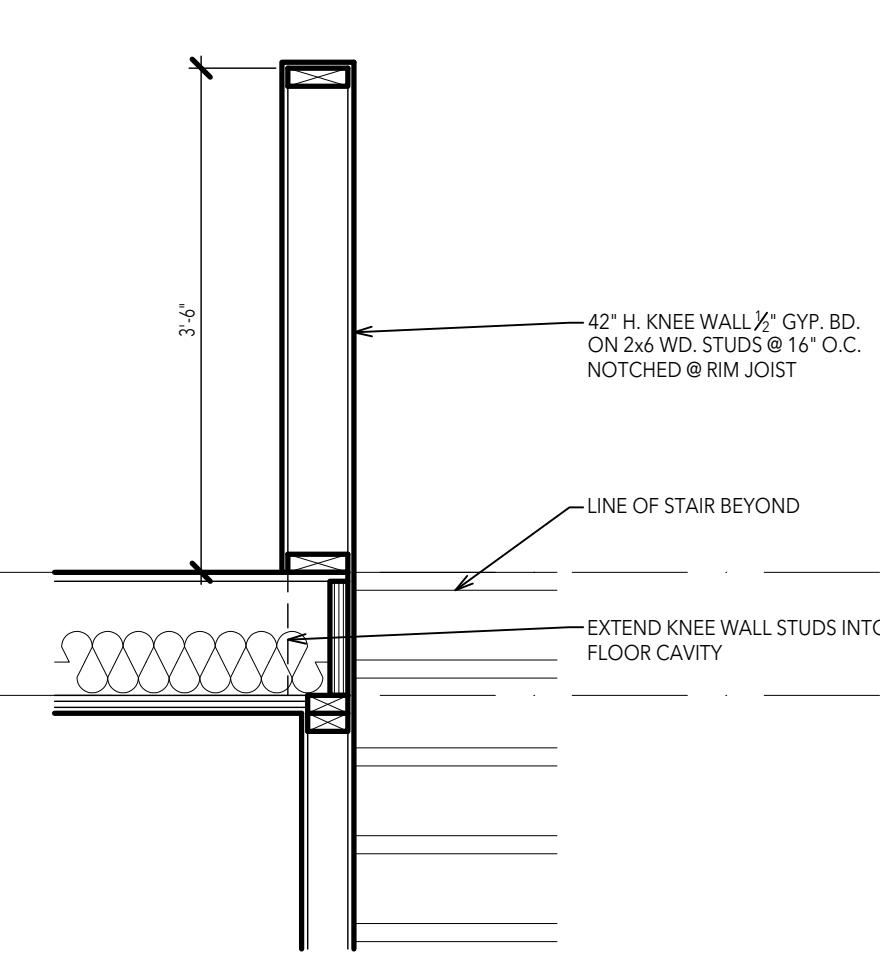
7 CONNECTION DETAIL
303 ELEVATION SCALE 3/4"=1'-0"



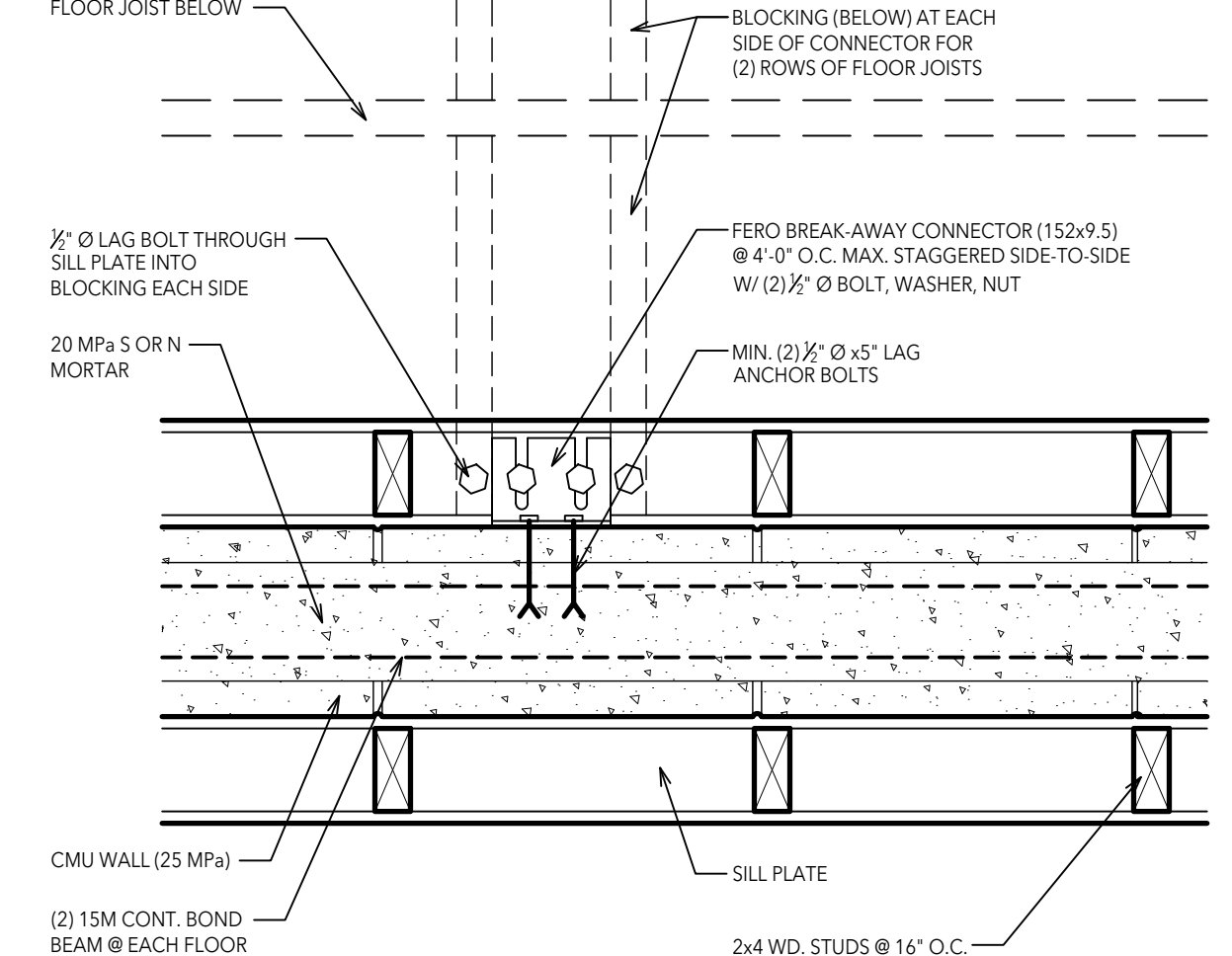
6 CONNECTION DETAIL
303 PLAN SCALE 3/4"=1'-0"



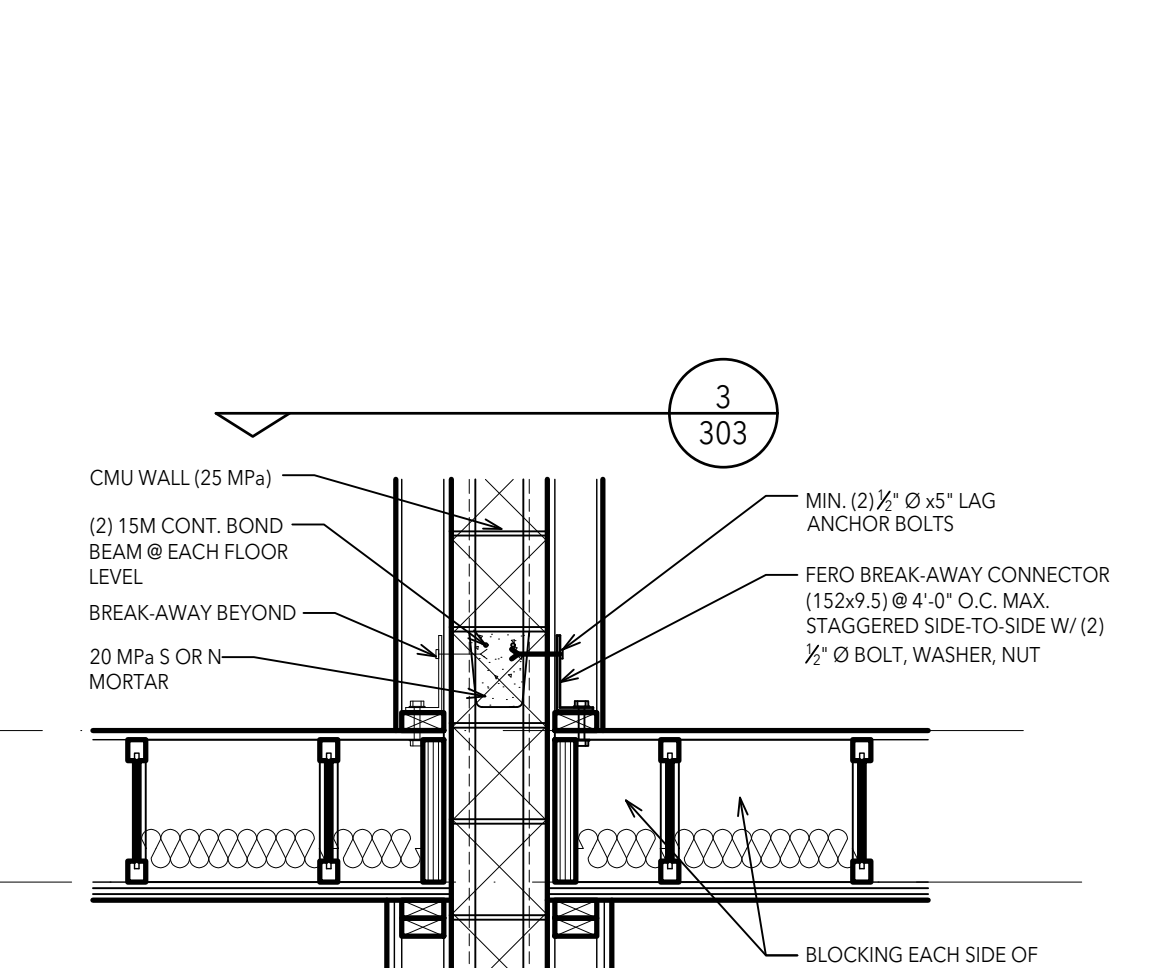
5 CONTINUOUS CEILING F.R.R. DETAIL
303 SCALE 3/4"=1'-0"



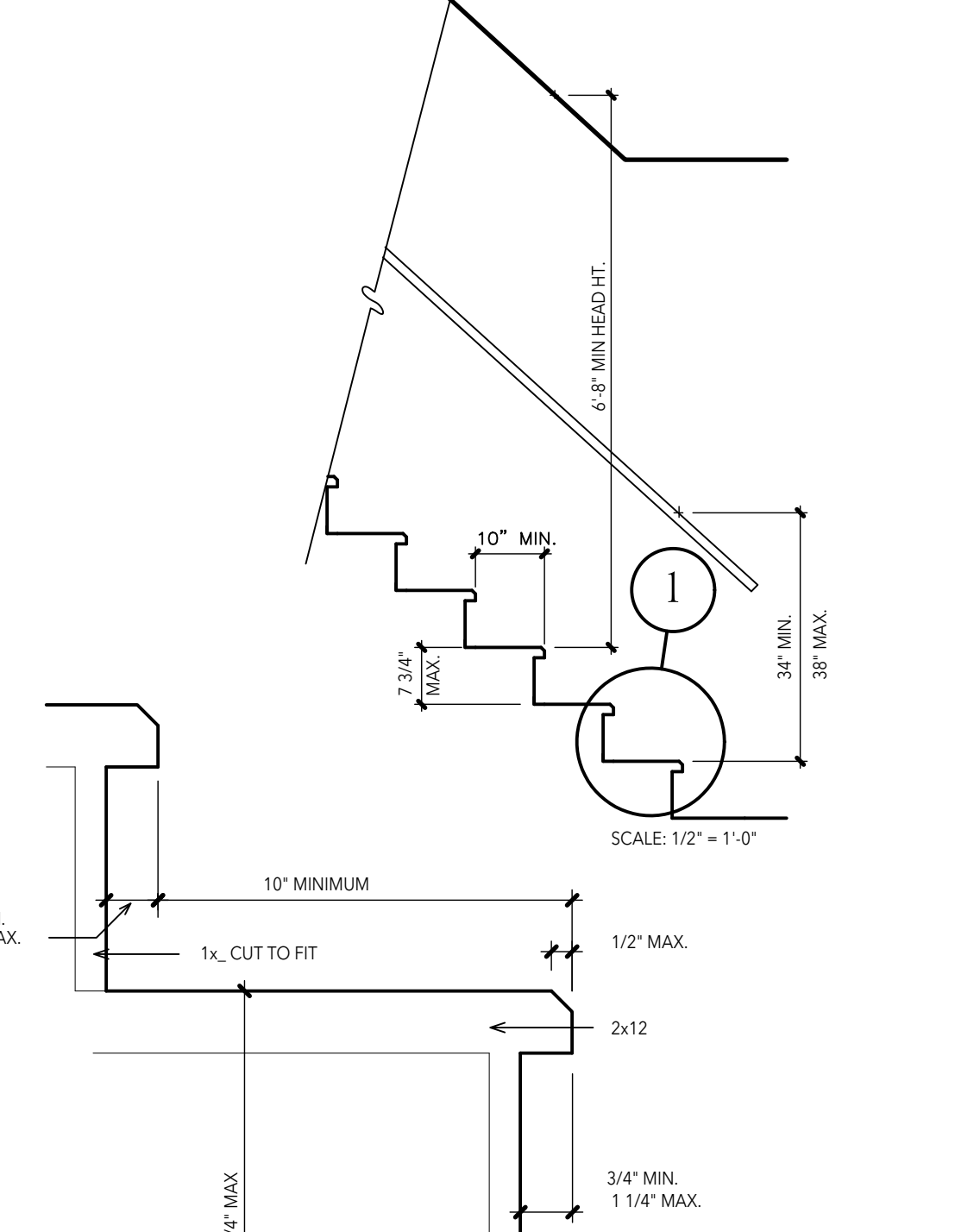
4 KNEE WALL SECTION
303 SCALE 3/4"=1'-0"



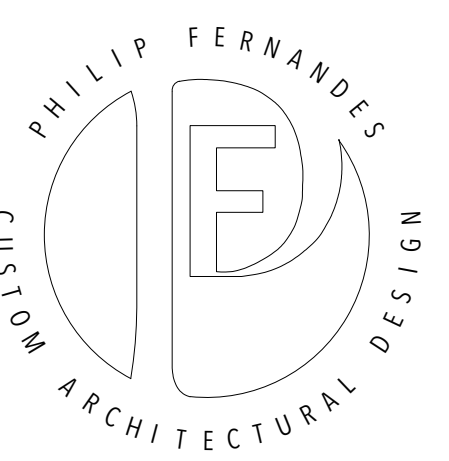
3 FIRE WALL LAT. SUPPORT DETAIL
303 SCALE 3/4"=1'-0"



2 FIRE WALL LAT. SUPPORT DETAIL
303 SCALE 3/4"=1'-0"



1 TYPICAL STAIR DETAIL
303 SCALE 3/4"=1'-0"



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DETAILS
PRELIMINARY
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BIDS
PERMITS
CONSTRUCTION
REVISIONS

DRAWN BY
AP
CHECKED BY
PF
JOB NUMBER
24-1279
DATE
2026 04 01
SHEET NUMBER
303