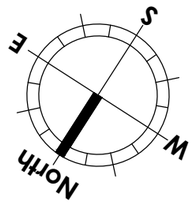
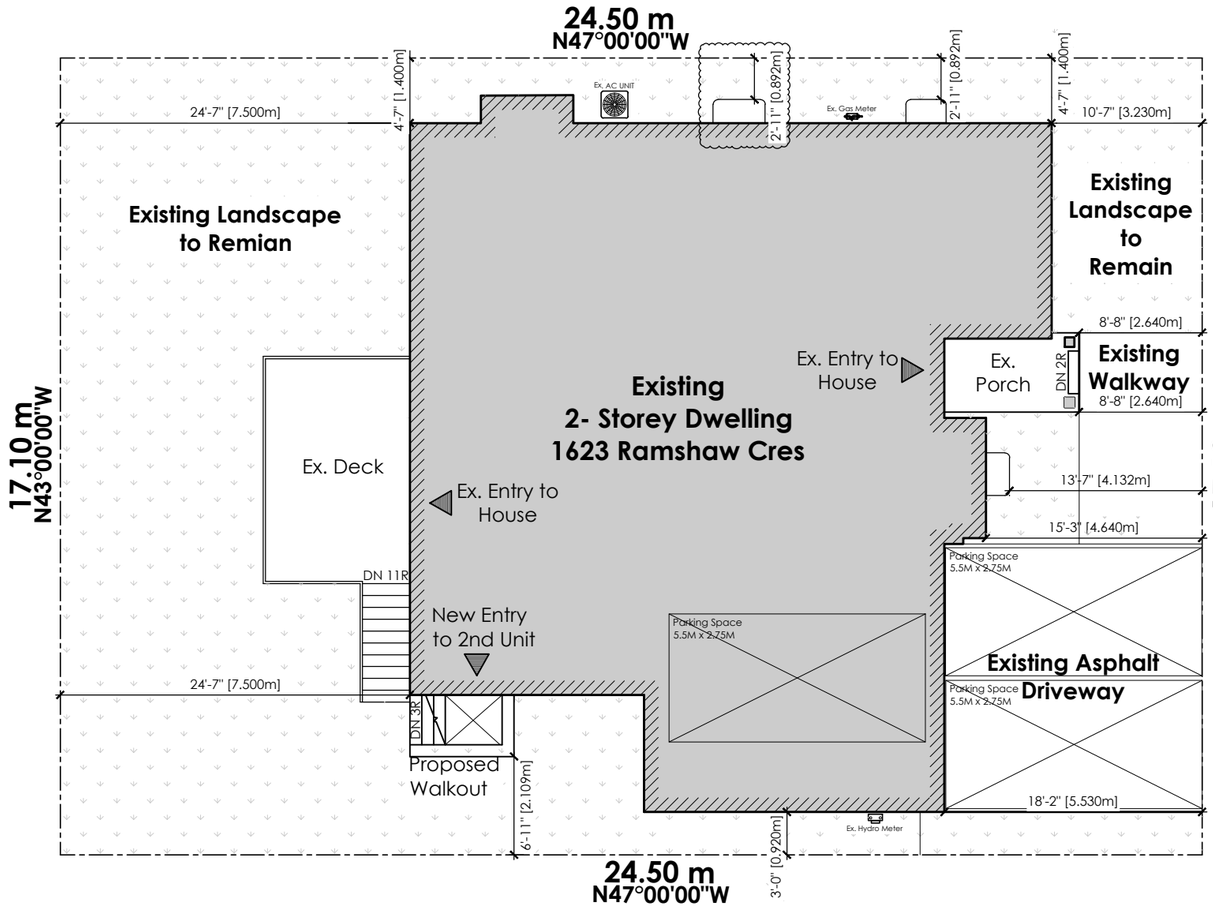




TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson MAR 10, 2026
ZONING OFFICER DATE

Basement Apartment Permit

Site Plan

General notes

1. All dimensions to be checked and verified on site prior to commencement of work. Any discrepancies shall be brought to the attention of permitguys prior to continuation of work.
2. The contractor shall take all precautionary measures under the occupational health and safety act as required by the ministry of labour.
3. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
4. All work in the municipal road allowance shall meet the minimum standards and specifications of the municipality's engineering department. The contractor is required to obtain & pay for permit to work in municipal R.O.W.
5. Prior to the commencing any work on the installation of services & grading, an approved set of plans and specifications must be available on the job site and shall remain there while work is being done.
6. The owners of the utilities must be informed at least two weeks prior to construction on any existing municipal road allowance. All existing underground utilities within the limits of construction shall be located and marked. Any utilities, damaged or disturbed during construction, shall be repaired or replaced to the satisfaction of the governing body at the contractors expense.
7. Prior to commencing any construction, all sewer outlet information, benchmarks, elevations, dimensions and grades must be checked by the contractor and verified and any discrepancies reported to the engineer.
8. The contractor is responsible for ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighboring properties

Legal Information

PLAN OF SURVEY OF LOT 162
PLAN 20M-773
TOWN OF MILTON
REGIONAL MUNICIPALITY OF HALTON

Scope of Work

Revised Permit (22-12717) for Finished Basement Apartment with New Below Grade Entrance.

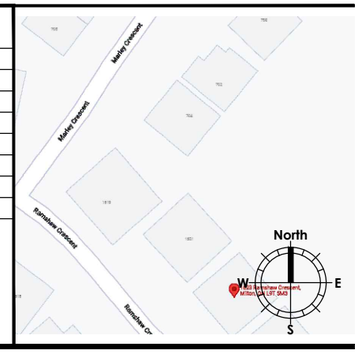
LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Existing Dwelling

■ More than 5 year old
□ Less than 5 year old

Site Statistics (All Units in Metric)

Lot Information		Gross Floor Area Calculation (m²)	
Lot Depth	24.50	Ground Floor GFA	179.83
Lot Frontage	17.10	Second Floor GFA	179.72
Lot Area	418.95	Basement GFA	119.09
Zone	RMD1*35	Total	478.64
Lot Coverage		Accessory Apartment	84.53
Dwelling Area	171.07	Accessory Apartment (%)	18
Ex. Porch & Deck	4.63	Personal Use Basement	34.56
Total Area	590.02		
Total Coverage (%)	29		



permitguys
80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Name: **Kenneth Jentas** **119298** Signature
Registration Info. **Permitguys.ca Inc.** **110882**

Title: **Site Plan**
Project Name: **1623 Ramshaw Cres**
Municipality: **Milton, ON**
Project No. **22-168** | Drawn By JB | Checked By MZ | Date 2026-04-02 | Scale 3/32"=1'-0" | Filename 1623 RAMSHAW CRES_V19
Sheet No. **A1**

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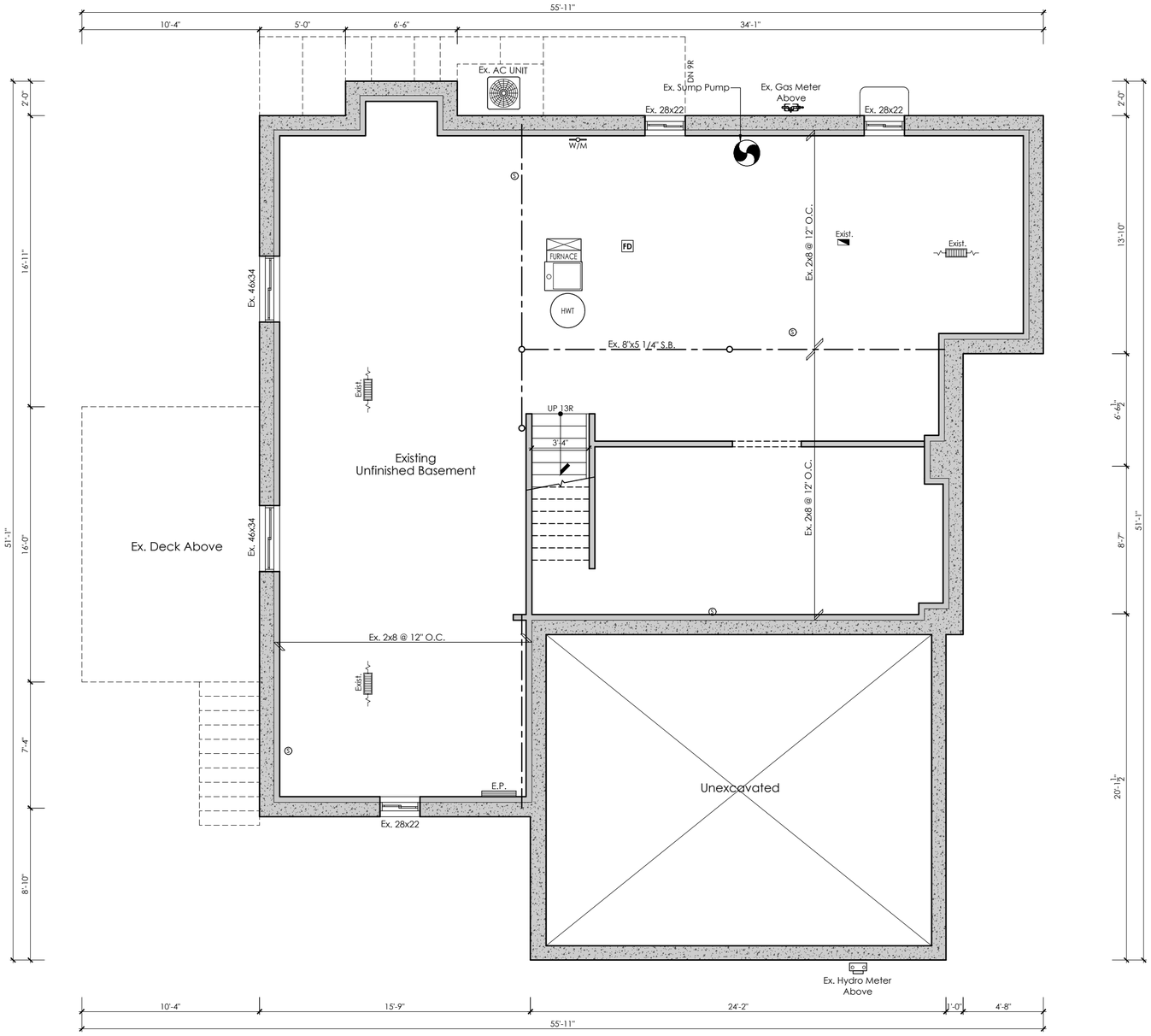
Wall Legend

- Walls to remain
- Proposed Wall
- Foundation Wall
- Walls to be removed
- Load Bearing Wall
- Fire Rated Wall



TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson MAR 10, 2026
ZONING OFFICER DATE

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Existing Basement Floor Plan

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80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

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Qualification Information
Name: **Kenneth Jentas** **119298**
Registration Information: **Permitguys.ca Inc.** **110882**

Title: **Existing Basement Floor Plan**
Project Name: **1623 Ramshaw Cres**
Municipality: **Milton, ON**
Project No.: **22-168** | Drawn By: HA | Checked By: MZ | Date: 2026-04-02 | Scale: 3/16"=1'-0" | Filename: 1623 RAMSHAW CRES_V19
Sheet No.: **A2**

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Wall Legend

- Walls to remain
- Proposed Wall
- Foundation Wall
- Walls to be removed
- Load Bearing Wall
- Fire Rated Wall

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson — MAR 10, 2026
ZONING OFFICER — DATE

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Existing Ground Floor Plan

permitguys
80 Clementine Dr. Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

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Qualification Information
Kenneth Jentas 119298
Name Signature
Registration Information Permitguys.ca Inc. 110882

Title: Existing Ground Floor Plan
Project Name: 1623 Ramshaw Cres
Municipality: Milton, ON
Project No. 22-168 | Drawn By HA | Checked By MZ | Date 2026-04-02 | Scale 3/16"=1'-0" | Filename 1623 RAMSHAW CRES_V19
Sheet No. A3

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Wall Legend

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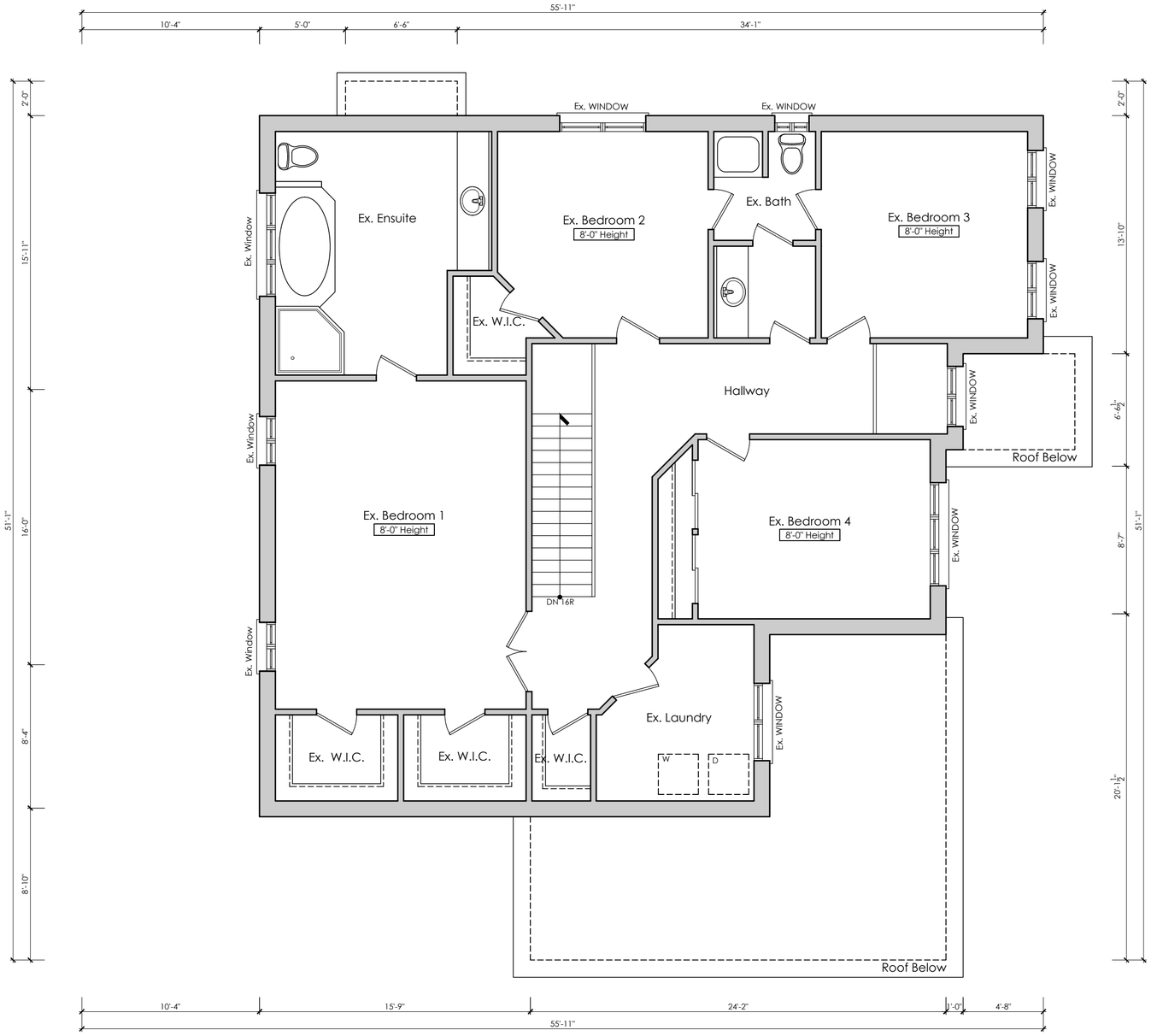

TOWN OF MILTON
DEVELOPMENT SERVICES
MILTON
RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson MAR 10, 2026
ZONING OFFICER DATE

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Existing Second Floor Plan

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80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

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Qualification Information
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Signature
Registration Information: **Permitguys.ca Inc. 110882**

Title: **Existing Second Floor Plan**
Project Name: **1623 Ramshaw Cres**
Municipality: **Milton, ON**
Project No.: **22-168** | Drawn By: HA | Checked By: MZ | Date: 2026-04-02 | Scale: 3/16"=1'-0" | Filename: 1623 RAMSHAW CRES_V19
Sheet No.: **A4**

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Wall Legend

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Ceiling Heights
Buildings < 5 YR: 6'-11" over entire floor, 6'-5" under beam/duct.
Buildings ≥ 5 YR: 6'-5" over all required room areas and any location normally used as means of egress

Duct Type Smoke Detector
Must be installed in supply or return air duct system and will completely turn off fuel and electrical supply to the heating system upon activation if existing furnace serves both dwelling units

Interior Doors Between Dwellings
20 min. permitted door fire protection rating (FPR) equipped w/ self-closing device

All interior existing and proposed doors to be 6'8" high unless otherwise noted.

Typ. Glass Area Calculation

Shaded area denotes glass area required as per plan

*Contractor to confirm w/ window manufacturer prior to installation

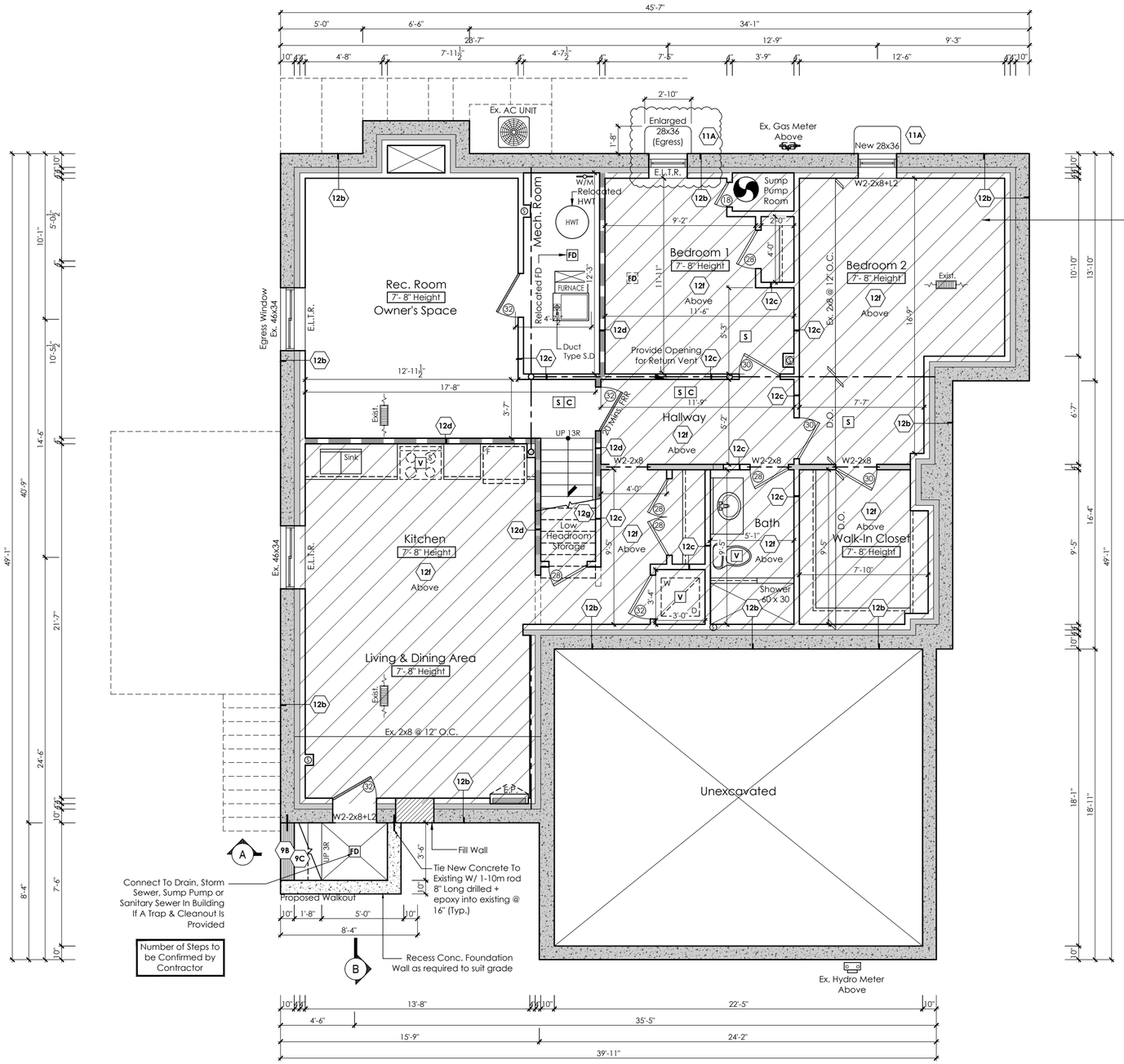
E.L.T.R - Existing Lintel to Remain

Smoke Alarm Note
All Smoke Alarms to be Interconnected with strobe light

Construction Note
All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.

Fill Wall Note
Contractor to fill existing openings where specified on plans. To match existing conditions and OBC.

GLASS AREA CALCULATION				
PER O.B.C. TABLE 9.7.2.3				
Room	**Room Area**	**Glass Area Req'd**		**Glass Area Provided**
Bedroom 1	116.80 sq.ft.	2.5%	2.9 sq.ft.	5.70 sq.ft.
	10.85 sq.m.		0.27 sq.m.	0.53 sq.m.
Bedroom 2	184.78 sq.ft.	2.5%	4.6 sq.ft.	5.70 sq.ft.
	17.17 sq.m.		0.43 sq.m.	0.53 sq.m.
Living/Dining/Kitchen	298.00 sq.ft.	5.0%	14.9 sq.ft.	18.20 sq.ft.
	27.69 sq.m.		1.38 sq.m.	1.69 sq.m.



Diagonal Hatch denotes extent of accessory apartment and pertaining fire rated ceiling finish as per hex note 12f (Refer to Construction Notes)

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
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LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Proposed Basement Floor Plan

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80 Clementine Dr. Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

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Qualification Information **Kenneth Jentas** **119298**
Name Signature
Registration Information **Permitguys.ca Inc.** **110882**

Site
Proposed Basement Floor Plan
Project Name
1623 Ramshaw Cres
Municipality
Milton, ON
Project No. **22-168** | Drawn By HA | Checked By MZ | Date 2026-04-02 | Scale 3/16"=1'-0" | Filename 1623 RAMSHAW CRES_V19
Sheet No. **A5**

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Wall Legend

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Smoke Alarm Note
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Construction Note
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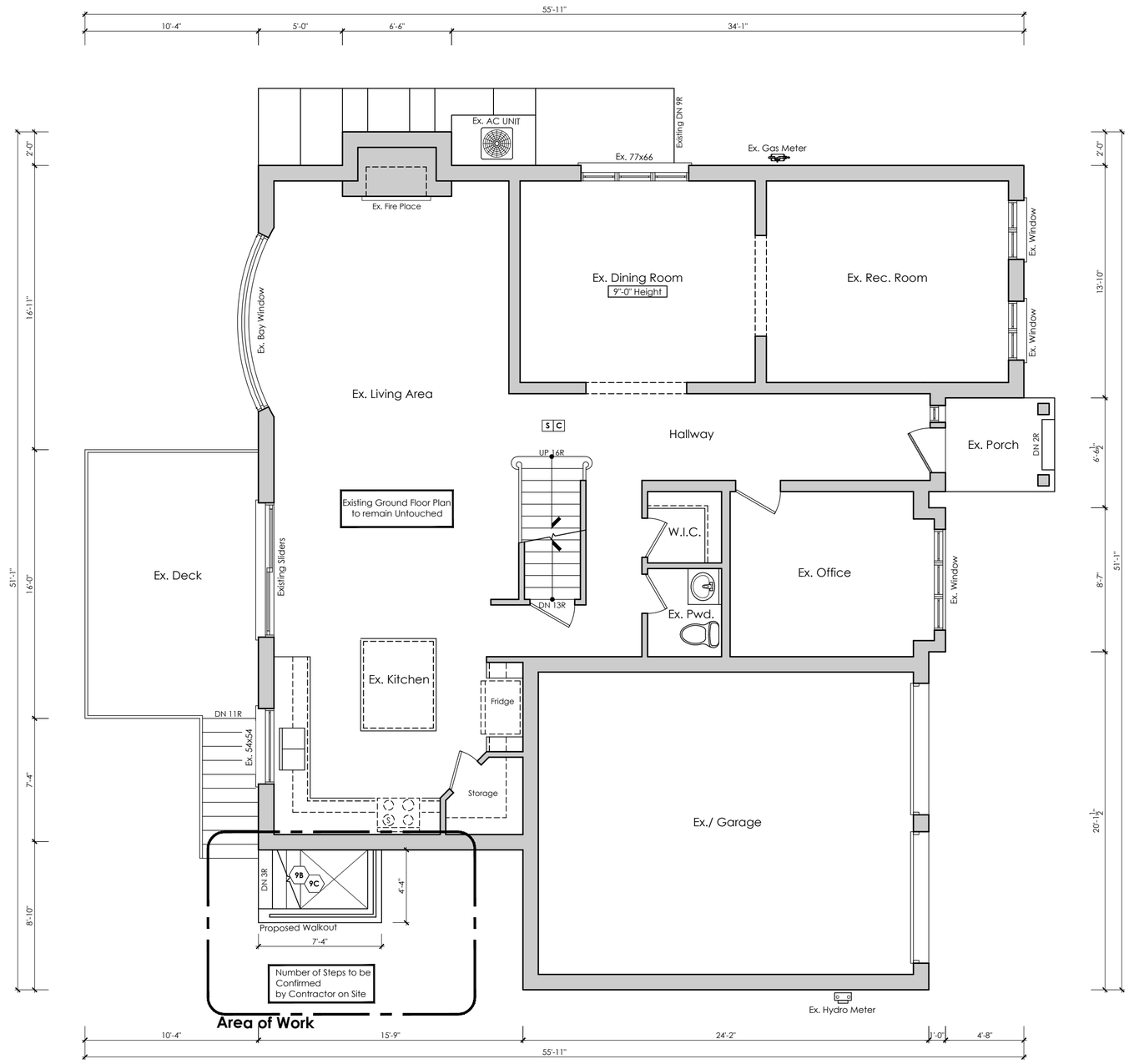

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
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sherri.jamieson MAR 10, 2026
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LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Proposed Ground Floor Plan

permitguys
80 Clementine Dr. Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

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Qualification Information
Kenneth Jentas 119298
Name Signature
Registration Information Permitguys.ca Inc. 110882

Title: Proposed Ground Floor Plan
Project Name: 1623 Ramshaw Cres
Municipality: Milton, ON
Project No. 22-168 | Drawn By HA | Checked By MZ | Date 2026-04-02 | Scale 3/16"=1'-0" | Filename 1623 RAMSHAW CRES_V19
Sheet No. A6

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Wall Legend

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- Fire Rated Wall

Smoke Alarm Note
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Construction Note
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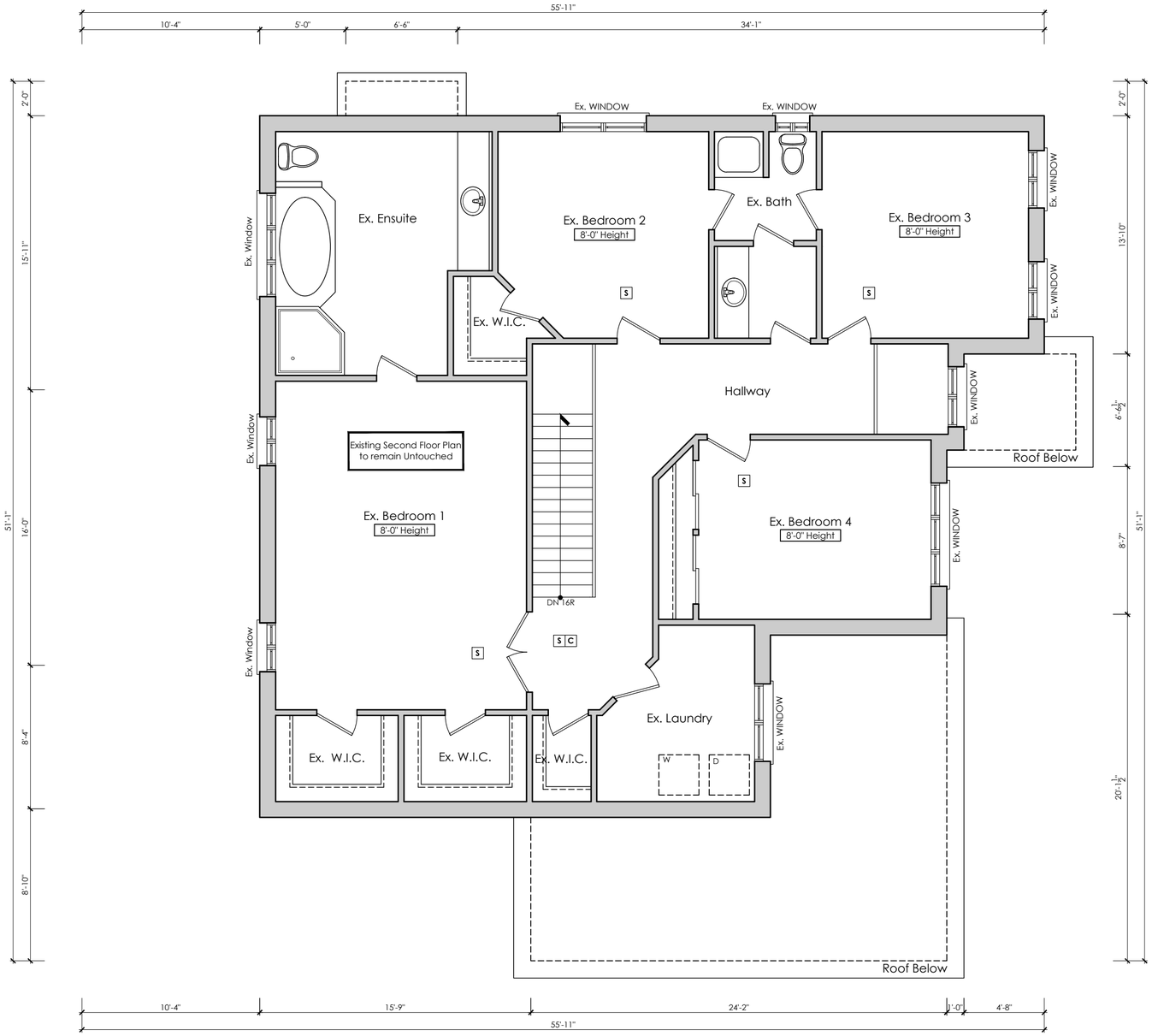

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
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ZONING OFFICER — DATE

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Proposed Second Floor Plan

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80 Clementine Dr, Unit 15
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Email: info@permitguys.ca

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Qualification Information
Name: **Kenneth Jentas** **119298**
Signature
Registration Information: **Permitguys.ca Inc. 110882**

Title: **Proposed Second Floor Plan**
Project Name: **1623 Ramshaw Cres**
Municipality: **Milton, ON**
Project No.: **22-168** | Drawn By: HA | Checked By: MZ | Date: 2026-04-02 | Scale: 3/16"=1'-0" | Filename: 1623 RAMSHAW CRES_V19
Sheet No.: **A7**

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Wall Legend

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TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
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sherri.jamieson MAR 10, 2026
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LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Proposed Rear Elevation

permitguys
80 Clementine Dr. Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

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Qualification Information
Name: **Kenneth Jentas** 119298
Registration Information: **Permitguys.ca Inc.** 110882
Signature

Title: **Proposed Rear Elevation**
Project Name: **1623 Ramshaw Cres**
Municipality: **Milton, ON**
Project No.: **22-168**
Drawn By: HA
Checked By: MZ
Date: 2026-04-02
Scale: 3/16"=1'-0"
Filename: 1623 RAMSHAW CRES_V19
Sheet No.: **A8**

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Wall Legend

- Walls to remain
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Construction Note

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Spatial Separation Calculations

Limiting Distance	1.40	m
Exposed Building Face	847.00	sq.ft
	78.69	sq.m
Permitted Glazing(%)	8	%
Permitted Glazing Area	68.000000	sq.ft
	6.32	sq.m
Actual Glazing(%)	7.08	%
Actual Glazing Area	60	sq.ft
	5.57	sq.m

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
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sherri.jamieson MAR 10, 2026
ZONING OFFICER DATE

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

Proposed Right Elevation

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Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

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Qualification Information
Kenneth Jentas 119298
Name Signature

Registration Information Permitguys.ca Inc. 110882

Site
Proposed Right Elevation
Project Name
1623 Ramshaw Cres
Municipality
Milton, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
22-168	HA	MZ	2026-04-02	3/16"=1'-0"	1623 RAMSHAW CRES_V19	A9

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Wall Legend

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Construction Note
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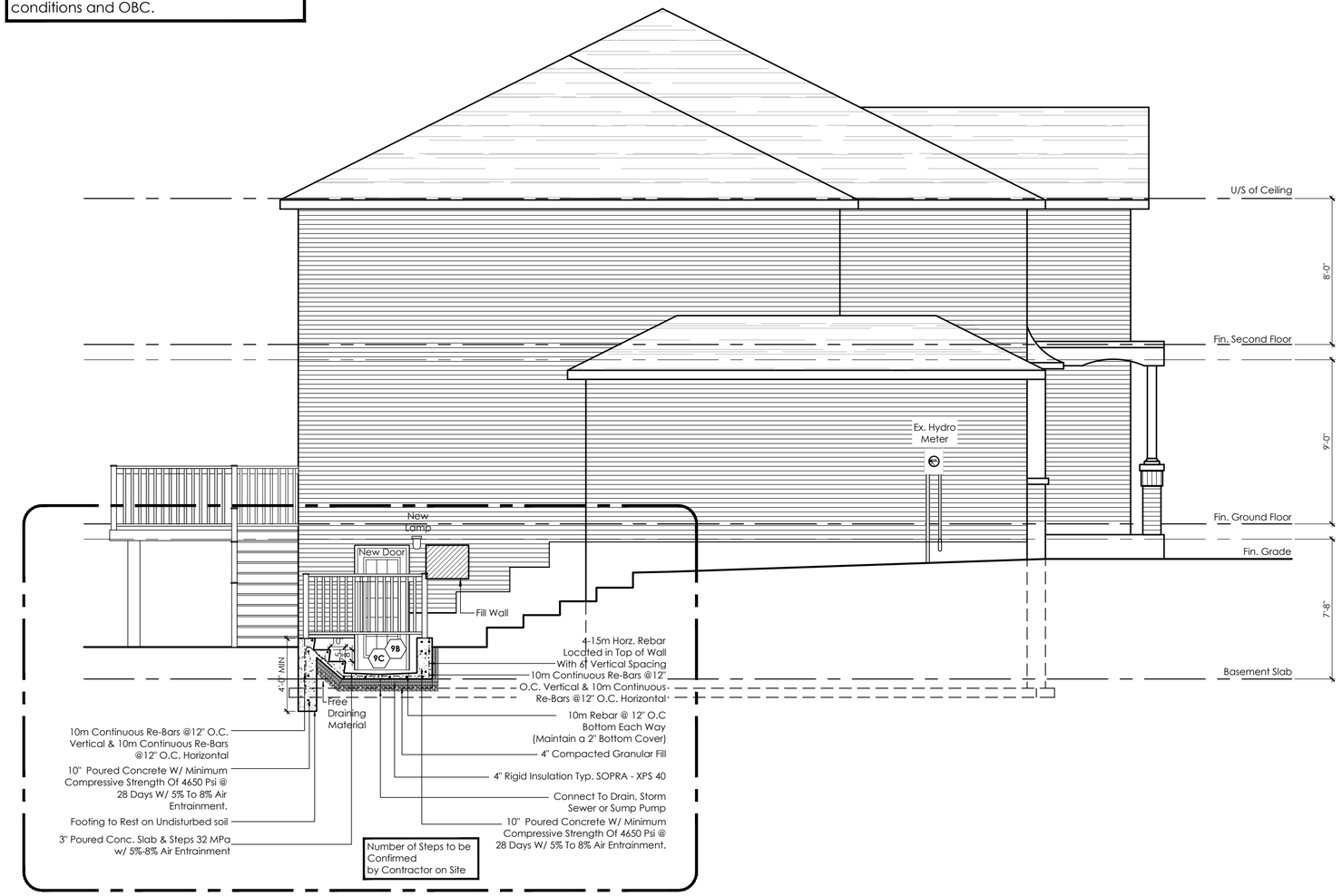
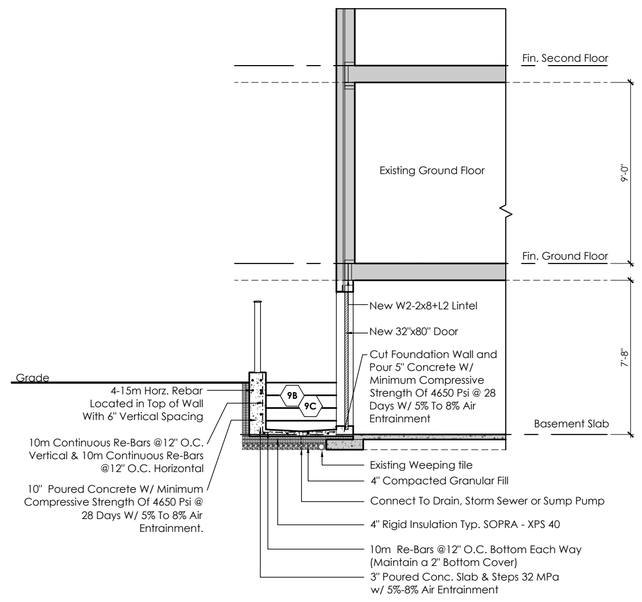
Fill Wall Note
Contractor to fill existing openings where specified on plans. To match existing conditions and OBC.



Area of Work

Proposed Left Elevation & Section A



Proposed Section B

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
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H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

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Qualification Information **Kenneth Jentas** **119298**
Name Signature
Registration Information **Permitguys.ca Inc.** **110882**

Title
Proposed Left Elevation with Section A & Sction B

Project Name **1623 Ramshaw Cres**
Municipality **Milton, ON**
Project No. **22-168** | Drawn By HA | Checked By MZ | Date 2026-04-02 | Scale 3/16"=1'-0" | Filename 1623 RAMSHAW CRES_V19
Sheet No. **A10**

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General Notes

General

1. All drawings are the property of the Designer. The Designer retains copyright in these documents which may not be used for any other project without the written permission of the Designer.
2. All work shall conform to the 2024 Ontario Building Code, Ontario regulation 163/24 and all amending regulations., the Ontario Health and Safety Act Regulations for construction projects and all requirements of authorities having jurisdiction over the site.
3. Any and all changes and/or deviations from these drawings are to be noted on a set of "As Built" drawings maintained by the General Contractor or Project Manager.
4. All dimensional information and grades shown on drawings must be verified on site and any discrepancies reported to the Designer prior to commencing work, Drawings must not be scaled.
5. No responsibility is hereby assumed for details and information not contained in these drawings.
6. All Specifications and materials proposed by engineers shall be used in place of specifications and materials identified in Construction Notes.
7. All manufactured items to be installed in accordance with manufacturers printed instructions. Submit all installation instructions to owner upon completion of job.
8. The Construction shall be carried out in a manner that does not adversely affect the performance of the building with respect to fire safety, health, accessibility. Structural sufficiency, and environmental seperation, in accordance with the objectives and functional statements of the 2024 OBC.
9. Unless the drawings are accompanied with a letter by the structural engineer, the engineer will not have performed a site visit to inspect existing conditions and the review is solely based on information provided by to the engineer by permitguys.ca. If site conditions do not match drawings, the sturcutral engineer stamping the drawings is to be notified prior to construction.

Windows

1. Windows in dwelling units shall comply with 2024 OBC 9.7.5.3. Resistance to Forced Entry for Windows
2. A guard or a window with a maximum restricted opening width of 4" (100) is required where the top of the window sill is located less than 1'-7" (480) above fin. floor and the distance from the finished floor and the distance from the finished floor to the adjacent grade is greater than 5'-11" (1800). In accordance with 2024 OBC (9.8.8.1.)
3. Windows in exit stairways that extend to less than 2'-11" (900) shall be protected by guards conforming to MMAH Guideline MGN 7.1.3. or the window shall be non-operable and designed to withstand the specified loads for balcony guards as provided in 2024 OBC 9.8.8.2

Doors

1. Minimum Thermal Resistance of Doors (SB-12, 2.1.1.9.): Except for doors in enclosed unheated vestibules and cold cellars, and except for glazed portions of doors, all doors that separate heated space from unheated space shall have a thermal resistance of not less than RSI 0.7 where a storm door is not provided, in accordance with 2024 OBC Supplemantry Standard SB-12, 2.1.1.9.
2. Entrance doors to dwelling units shall comply with 2024 OBC 9.7.5.2. Resistance to Forced Entry for Doors.

Guards

1. Guards are required where there is a difference in elevation of more than 600 mm between the walking surface and the adjacent surface. 9.8.8.1.
2. Guards are not required for windows when the top surface of the window sill is located more than 480 mm above the finished floor on one side of the window, or the window is located in a room or space with the finished floor located less than 1800 mm above the floor or ground on the other side. 9.8.8.1. (2)
3. In dwelling units, glazing installed over stairs, ramps and landings that extends to less than 900 mm above the surface of the treads, ramp or landing shall be protected by guards or non-openable and designed to withstand the specified lateral loads for guards as provided in 2024 OBC 4.1.5.14.
4. Except as provided in Sentence (5), guards shall be designed to resist the specified loads prescribed in 2024 OBC Table 9.8.8.2.
5. All guards within dwelling units shall be not less than 900 mm high. In accordance with 2024 OBC (9.8..8.3.(2))
6. Exterior guards serving not more than one dwelling unit shall be not less than 900 mm high where the walking surface served by the guard is not more than 1 800 mm above the finished ground level. 9.8.8. (3).
7. The height of guards shall be not less than 920 mm for required exit stairs, and 1 070 mm around landings. (9.8.8.3.(5))
8. Openings through any required guard shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm. (9.8.8.5.)
9. Guards shall be designed so that no member, attachment or opening located between 140 mm and 900 mm above the floor or walking surface protected by the guard will facilitate climbing. (9.8.8.6.)

Smoke Alarms (9.10.19)

1. Smoke alarms conforming to ULC-S531 shall be installed shall be installed in conformance with CAN/ULC-S553. 9.10.19.3.(2).
2. One smoke alarm shall be installed on each storey, including basements. Any storey of a dwelling unit containing sleeping rooms a smoke alarm shall be installed in each sleeping room and in a location between the sleeping rooms and the remainder of the storey. If the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway. 9.10.19.3.
3. Smoke alarms shall be installed on or near the ceiling and shall have a visual signalling component conforming to 2024 OBC 9.10.19.3.(3) and (4).
4. Smoke alarms shall be permanently connected to an electrical circuit and have no disconnect switch between the overcurrent device and the smoke alarm. In case the regular power supply to the smoke alarm. In case the regular power supply to the smoke alarm is interrupted. It shall be provided with a battery as an alternative power source that can continue to provide power for a period of not less than 7 days in the normal condition, followed by 4 min of alarm. Smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound. 9.10.19.4.

Carbon Monoxide Alarms (9.32.3.9.A)

1. A carbon monoxide alarm shall be installed adjacent to each sleeping area in a dwelling unit. Carbon monoxide alarms shall be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide alarm. The alarm shall be be wired so that its activation will activate all carbon monoxide alarms within the dwelling and be equipped with an alarm that is audible within bedrooms when the intervening doors are closed.

Excavation

1. Every excavation shall be undertaken in such a manner to prevent damage to adjacent property, existing structures, utilities, roads and sidewalks at all stages of construction. (9.12.1.4.(1))
2. The topsoil and vegetable matter in all unexcavated areas under a building shall be removed. (9.12.1.1.(1))
3. The bottom of every excavation shall be free of all organic material. (9.12.1.1.(3))
4. Material shall not be placed nor shall equipment be operated or placed in or adjacent to an excavation in a manner that may endanger the integrity of the excavation or its supports. (9.12.1.4.(2))
5. Backfill shall be graded to prevent drainage towards the foundation after settling. (9.12.3.2.(1))
6. Backfill within 600 mm of the foundation shall be free of deleterious debris and boulders larger than 250 mm diameter. (9.12.3.3.(1))

Drainage

1. The building shall be located or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties. (9.14.6.1.)
2. Every window well shall be drained to the footing level or other suitable location. (9.14.6.2.)
3. Where downspouts are provided and are not connected to a sewer, extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion. (9.26.18.2.)

Footings

1. Footings shall rest on rock, undisturbed soil with min. bearing capacity of 75kPa, or compacted granular fill with min. bearing capacity of 150 kPa. (9.4.4.1.)
2. Minimum footing width or area shall comply with Table 9.15.3.4.

Table 9.15.3.4. Minimum Footing Sizes

Floors Supported	Supporting Exterior Walls	Supporting Interior Walls	Footing Area for Columns
1	250mm	200mm	0.40m²
2	350mm	350mm	0.75m²
3	450mm	500mm	1.0m²

4. Increase exterior footing width by 65mm for each storey of brick veneer supported. (9.15.3.5.(1)(a))
5. Footing thickness shall be not less than the greater of 100mm or the width of the projection of the footing beyond the supported element. (9.15.3.8.)

Foundation Walls

1. The thickness of foundation walls made of solid concrete and subject to lateral earth pressure shall conform to Table 9.15.4.2.A. for walls not exceeding 3.0m in unsupported height. (9.15.4.2.(1))

Table 9.15.4.2.A. Thickness of Solid Concrete Foundation Walls

Type	Thickness	Unsupported at Top	≤2.5m	Supported At Top >2.5m & ≤2.75m	
	>2.75m & ≤3.0m				
15MPa	200mm	1.2m	2.15	2.15	2.15
15MPa	250mm	1.4m	2.3	2.6	2.5
15MPa	300mm	1.5m	2.3	2.6	2.85
20MPa	200mm	1.2m	2.3	2.3	2.2
20MPa	250mm	1.4m	2.3	2.6	2.85
20MPa	200mm	1.5m	2.3	2.6	2.85

2. Foundation Wall for Continous Insulated Masonry Veneer Walls
   9" (225mm) min. Thick foundation wall is required for masonry veneer finished exterior walls with continuous insulation condition, to provide min. bearing for sill plates, beams and floor joist as per 9.23.7.2., 9.23.8.1., & 9.23.9.1. of the O.B.C.
3. Foundation Reduction in Thickness for Floor Joists
   Where the top of a foundation wall is reduced in thickness to permit the installation of floor joists, the reduced section shall be not more than 350 mm high and not less than 90 mm thick. (9.15.4.7.(1))
4. Foundation Reduction in Thickness for Masonry
   Where the top of a foundation wall is reduced in thickness to permit the installation of a masonry exterior facing, the reduced section shall be not less than 90 mm thick, and tied to the facing material with metal ties conforming to Sentence 9.20.9.4.(3) spaced not more than 200 mm o.c. vertically, and 900 mm o.c. horizontally. The space between wall and facing shall be filled with mortar. (9.15.4.7.(2)(3))

Masonry Veneer Walls

1. Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 150mm end bearing and shall bear on masonry, concrete or steel. (9.20.5.2.)
2. Steel angle lintels supporting masonry veneer above openings shall conform to Table 9.20.5.2.B. (9.20.5.2.(3)). Refer to MCN 1.2.

General Requirements of Wood Frame Construction

1. All lumber shall be spruce-pine-fir No. 1 & 2, and shall be identified by a grade stamp. (9.3.2.)
2. Wood framing members that are supported on concrete in contact with the ground or fill shall be separated from the concrete by not less than 0.05 mm polyethylene film or Type S roll roofing. (9.23.2.3.)

Fasteners (9.23.3.)

1. Nailing of framing shall conform to Table 9.23.3.4.
2. Fastening of sheathing and subflooring shall conform to Table 9.23.3.5.

Notching and Drilling (9.23.5.)

1. Holes in floor, roof and ceiling members to be not larger than 1/4 the actual depth of member and not less than 50mm from edges. (9.23.5.1.)
2. Notches in Floor, roof and ceiling framing members are to be located on the top of the member within half the joist depth from the edge of bearing and is not deeper than one-third the joist depth. (9.23.5.2.)
3. Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 40mm if non-load bearing, unless the weakened studs are suitably reinforced. (9.23.5.3.)
4. Roof truss members shall not be notched, drilled or weakened unless accommodated in the design. (9.23.5.4.)

Columns, Beams & Wood Lintels

1. Beams shall have even and level bearing and shall have not less than 89 mm length of bearing at end supports, except as required in notes to Tables A-8 to A-11. (9.23.8.1.)
2. Steel beams shall at least meet the requirements for Grade 350 W steel and shall be shop primed with rust-inhibitive paint Grade 350 W steel. (9.23.4.3.(2), 9.23.8.2.(1))
3. Built-up wood beams shall conform to 9.23.8.3.
4. Columns shall be centrally located on a footing (9.17.2.1)
5. Steel pipe columns shall have a minimum outside diameter of 73mm and a minimum wall thickness of 4.76mm (9.17.3.1.(1))
6. Wood columns shall be not less than 184 mm for round columns and 140mm by 140 mm for rectangular columns. (9.17.4.1.(2))
7. Provide solid blocking the full width of the supported member under all concentrated loads.
8. Spans and sizes of wood lintels shall conform to the spans shown in Tables A-15, where the spans of supported joists do not exceed 4.9m and where the span of trusses do not exceed 9.8m (9.23.12.3).
9. All wood columns shall conform to 9.17. unless noted otherwise. Provide a built-up wood stud column equal to the width of the beam/girder truss under all beams/girder trusses, minimum unless noted otherwise. Continue all columns down to foundation or full bearing on beams. Block solid in joist spaces, typical.
10. All lintels shall have 1 jack stud plus 1 king stud at each end unless noted otherwise.

11B. Lateral Support of Steel Beams: 3/4"x2" (19 mm by 38 mm) wood strips in contact with the top flange and nailed on both sides of the beam to the bottom of the joist supported.

Floor Joists

1. Floor joists shall have not less than 183 mm in depth when the span exceeds 4.9m, Table A-1 in span Tables for Joists & Rafters (Supplementary Standard SB-7).
2. Joists shall bear on a minimum 38mm by 89mm sill plate fixed to foundation with 12.7mm anchor bolts @ 2400mm o.c (9.23.7., 9.23.6.1.(2))
3. Non-loadbearing walls parallel to the floor joists shall be supported by joists beneath the wall or on blocking between the joists. (9.23.9.8.(1))
4. Loadbearing interior walls parallel to floor joists shall be supported by beams or walls of sufficient strength to transfer safely the design loads to vertical supports. (9.23.9.8.(4))
5. Loadbearing interior walls at right angles to floor joists shall be located not more than 900 mm from the joist support when the wall does not support a floor, and not more than 600 mm from the joist support when the wall supports one or more floors. (9.23.9.8.(5))

Wall Studs (9.23.10.)

1. Wall studs shall be continuous for the full storey height except at openings and shall not be spliced except by finger-jointing with a structural adhesive (9.23.10.4.)
2. Corners and intersections shall be designed to provide adequate support for the vertical edges of interior finishes, sheathing and cladding materials, and in no instance shall exterior corners be framed with less than the equivalent of two studs. (9.23.10.5.(1))
3. The number of studs in a wall directly below a girder truss or roof beam shall conform to Tables A-34 to A-37.
4. The bottom plate in exterior walls shall not project more than one-third the plate width over the support. (9.23.11.2.(2))

Roof and Ceiling Framing (9.23.13.)

1. Hip and valley rafters shall be not less than 50 mm greater in depth than the common rafters and not less than 38 mm thick, actual dimension (9.23.13.6.(1))
2. 38x89 collar ties @ rafter spacing with 19x89 continuous brace at mid span if collar tie exceeds 2400mm in length (9.23.13.7.)

Heat Transfer, Air Leakage and Condensation Control

1. All walls, ceilings and floors separating conditioned space from unconditioned space, the exterior air or the ground shall be, provided with, thermal insulation conforming to Subsection 9.25.2., an air barrier system conforming to Subsection 9.25.3., and a vapour barrier conforming to Subsection 9.25.4., and constructed in such a way that the properties and relative position of all materials conform to Subsection 9.25.5. (9.25.1.1.(2))
2. Insulation and sealing of heating and ventilating ducts shall conform to Sections 9.32. and 9.33. 9.25.1.1.(3))
3. All walls, ceilings and floors separating heated space from unheated space, the exterior air or the exterior soil shall be provided with thermal insulation in conformance with Section 12.2. to prevent moisture condensation on their room side during the winter and to ensure comfortable conditions for the occupants. (9.25.2.1.)
4. Wall, ceiling and floor assemblies that separate conditioned spaces from unconditioned spaces or from the ground shall be constructed so as to include an air barrier system that will provide a continuous barrier to air leakage, from the interior of the building into wall, floor, attic or roof spaces sufficient to prevent excessive moisture condensation in such spaces during the heating season, and from the exterior inward sufficient to prevent moisture condensation on the room side during the heating season. The continuity of the air barrier system shall extend throughout the basement. (9.25.3.1.)
5. Thermally insulated wall, ceiling and floor assemblies shall be constructed with a vapour barrier sufficient to prevent condensation in the wall spaces, floor spaces or attic or roof spaces. (9.25.4.1.(1))
6. Insulation materials shall confirm to CAN/ULC-S701 for polystyrene board, CAN/ULC-D705.1 for spray polyurethane foam, where applicable, 9.25.2.1.
7. Attic hatch covers shall be insulated to the same level as the surrounding roof insulation and weatherstripped, Supplementary Standard SB-12.

Roofing

1. Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 12mm into roof sheathing.
2. Eave protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum of 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall. (9.26.5.1.(1))
3. Eave protection is not required over unheated garages, carports, and porches, on roofs of asphalt shingles installed in accordance with Subsection 9.26.8 Asphalt Shingles on Slopes of Less Than 1 in 3., or on roofs with slopes of 1 in 1.5 or greater (9.26.5.1.(2))
4. Asphalt Shingles on Slopes of Less Than 1 in 3 (4:12) shall conform to Section 9.26.8.
5. Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 600mm wide. (9.26.4.3.(5))
6. The intersection of shingle roofs and masonry walls or chimneys shall be protected with flashing shall conform to Section 9.26.4.4.
7. The intersection of shingle roofs and walls clad with other than masonry shall be protected with flashing shall conform to Section 9.26.4.5.

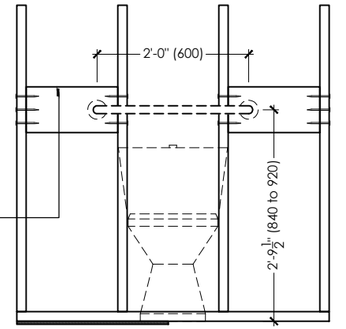
AFF	Above finished floor	GALV	Galvanized
ALUM	Aluminum	GT	Girder truss
BBFM	Beam by floor manufacturer	GWB	Gypsum Wall Board
BBRM	Beam by roof manufacturer	HB	Hose bib
BBSE	Beam by structural engineer	INSUL	Insulated or Insulation
BG	Fixed glass with black backing	INT	Interior
BM	Beam	JST	Joist
CLG	Ceiling	LVL	Laminated veneer lumber
CRF	Conventional roof framing	LSL	Laminated strand lumber
CMU	Concrete masonry unit	MAX	Maximum
COL	Column	MIN	Minimum
CONC	Concrete	MTL	Metal
CONT	Continuous	OBC	Ontario Building Code
CW	Complete with	OC	On center
DEMO	Demolish	OSB	Oriented strand board
DIM	Dimension	OTA	Open to above
DJ	Double joist	OTB	Open to below
DN	Down	PT	Pressure treated
DO	Do over	PTD	Paint or Painted
DR	Door	REQD	Required
DROP	Dropped	RM	Room
DS	Downspout	RT	Roof truss
DWG	Drawing	RWL	Rain water leader
EA	Each	SB	Solid bearing
EIFS	Exterior Insulated Finish System	SBFA	Solid bearing from above
ELEV	Elevation	SJ	Single joist
ENC	Enclosed	SPEC	Specified or Specification
ENG	Engineer or engineered	SPF	Spruce, pine, fir
EQ	Equal	STL	Steel
EST	Estimated	T&G	Tongue and groove
EXT	Exterior	TJ	Triple joist
FA	Flat arch	T/O	Top of
FD	Floor Drain	TYP	Typical
FG	Fixed glass	UNO	Unless noted otherwise
FL	Flush	U/S	Underside
FLR	Floor	WIC	Walk-in closet
GA	Gauge	WP	Weather proof

Electrical Symbols Legend

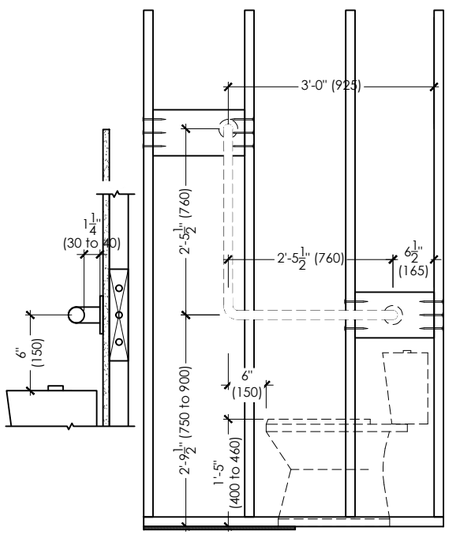
	Receptacle	GFI	Receptacle: Gfi	WP	Light: Waterproof		Light: Ceiling Mounted		Light: Wall Mounted		Chandelier (ceiling Mounted)
WP	Receptacle: Waterproof	x2	Receptacle: Duplex 42"		Light: Pot Light	PC	Light: Pull Light	TV	Cable		Electrical Panel
	Receptacle: Heavy Duty 220v		Switch		Telephone	3 4	Switch: 3/4 Way		Ceiling Fan	VAC	Central Vacuum Outlet

Stud Wall Reinforcement (9.5.2.3.)

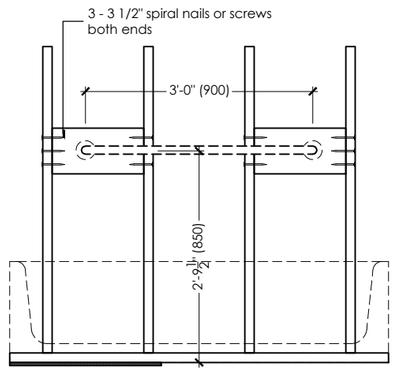
(1) If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
(a) for a water closet, a grab bar described in Clauses 3.8.3.8.(3)(a) and a grab bar described in Clause 3.8.3.8.(3)(c),
(b) for a shower, a grab bar described in Clause 3.8.3.13.(2)(f), and
(c) for a bathtub, a grab bar described in Clause 3.8.3.13.(4)(c).



Water Closet Front Elevation



Water Closet Side Elevation



Shower/Tub Wall Side Elevation

Notes

TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson MAR 10, 2026
ZONING OFFICER DATE

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

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Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Kenneth Jentas 119298
Name Signature
Registration Info. Permitguys.ca Inc. 110882

Title
General Notes
Project Name
1623 Ramshaw Cres
Municipality
Milton, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
22-168	JB	MZ	2026-04-02	N/A	1623 RAMSHAW CRES_V19	A11

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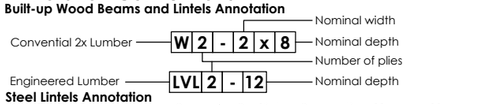
Construction Notes - Second Dwelling

Notes

1. Minimum Thermal Performance Values for Building Components
Construction Notes do not provide the required minimum thermal performance values of the building envelope component.

1. Annotation Conventions

1A. Built-up Wood Beams and Lintels Annotation



1B. Steel Lintels Annotation

Table 9.20.5.2.B. Max. Allowable Spans for Stl. Lintels Supporting Masonry Veneer

Label	Angle size (Vert. x Horiz. x Thick.)	90mm Brick	100mm Stone
L2	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)
L3	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)	8'-1" (2.48m)
L4	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.08m)
L5	4 7/8" x 3 1/2" x 7/16" (127 x 89 x 11)	11'-5" (3.48m)	10'-8" (3.24m)
L6	4 7/8" x 3 1/2" x 17/32" (127 x 89 x 13)	11'-9" (3.59m)	10'-11" (3.33m)
L7	5 7/8" x 3 1/2" x 7/16" (152 x 89 x 11)	12'-6" (3.82m)	11'-7" (3.54m)
L8	5 7/8" x 3 1/2" x 17/32" (152 x 89 x 13)	13'-4" (4.07m)	12'-4" (3.77m)
L9	5 7/8 x 4" x 17/32" (152 x 102 x 13)	13'-6" (4.12m)	12'-6" (3.82m)
L10	7 1/8" x 4" x 7/16" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)
L11	7 1/8" x 4" x 17/32" (178 x 102 x 13)	15'-1" (4.59m)	13'-11" (4.25m)

1C. Legend

- (26) Door width reference (inches)
- FD Floor drain
- S Smoke alarm
- (15A) Construction note reference (Hex note)
- V Mechanical ventilation (see 15-CN2)
- F Exterior wall cladding and roofing flashing
- C Carbon monoxide alarm

1D. Patterns

- Fire Rated Partition
- Proposed Interior walls
- Existing Walls to remain
- Existing Walls to be removed

2. Columns

2A. Adjustable steel column
3 1/2" (90) diameter x 0.188" (4.78) steel column. Adjustable steel columns shall conform to CAN/CGSB-7.2m and have a maximum imposed design load of 8093 lb (36KN/8kip). Steel posts shall have minimum 4"x4"x1/4" (100x100x6.35) steel plates at top & bottom. Field weld basement column and steel beam connection. Column shall bear on the center of the concrete pad footing or directly on the concrete foundation wall below.

2B. Non-adjustable steel column
3 1/2" (90)Ø x 0.188" (4.78) non-adjustable steel column with 4"x4"x1/4" (100x100x6.35) steel top plate & 4"x4"x1/4" (100x100x6.35) steel bottom plate. Field weld basement column and steel beam connection. Column shall bear on the center of the concrete pad footing or directly on the concrete foundation wall below. For columns in stud walls provide 3 steel straps (24" from ends and at center of the column) welded to column and nailed to adjacent studs for lateral support.

2C. Built-up wood column on concrete footing
3-2"x6" (3-38x140) (unless otherwise noted) built-up wood column located at center of pad footing below. Column shall be mechanically fastened to the footing or embedded into concrete slab. Wood in contact with concrete shall be protected by 2 mil poly. Column shall be laterally supported at the top with a metal post to beam cap or similar method. Post shall be supported on a 24"x24"x12" (610x610x305) 15 MPa concrete pad footing or as noted on plan.

3. Wood studs and Interior Partitions

3A. Interior Stud Wall Construction
Bearing partitions shall be a minimum 2"x4" (38x89) @ 16" (406) o.c. for 2 storey and 12" (305) o.c. for 3 storey, non-bearing partitions 2"x4" (38x89) @ 24" (610) o.c. Provide 2"x4" (38x89) bottom plate and 2-2"x4" (2-38x89) top plate. 1/2" (12.7) int. drywall both sides of studs. Provide 2"x6" (38x140) studs where noted. Provide 2"x4" (38x89) @ 24" (610) o.c. ladder framing where walls intersect perpendicular to one another.

3B. Bearing Stud Wall in Basement
2"x4" (38x89) studs @ 16" (406) o.c., 2"x4" (38x89) or 2"x6" (38x140) sill plate on 6 mil poly., 1/2" (12.7) Ø x 8" (200) long anchor bolts embedded 4" (100) min. into conc. @ 7'-10" (2390) o.c. 4" (100) high conc. curb on conc. strip footing. For size of strip footing refer to MGN unless noted on plan. Add horiz. blocking at mid-height if wall is unfinished.

3C. Stud Wall Reinforcement for Barrier Free Design
If wood wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following: for a water closet, a grab bar described in Clauses 3.8.3.8.(3)(a) and a grab bar described in Clause 3.8.3.8.(3)(a), for a shower, a grab bar described in Clause 3.8.3.13.(2)(f) and for a bathtub, a grab bar described in Clause 3.8.3.13.(4)(c).

4. Exterior Masonry Veneer Walls

4A. Masonry Veneer Wall Construction at House
3 1/2" (90) brick veneer 1" (25) air space, 7/8"x7"x0.03" (22x180x0.76) galv. metal ties @ 16" (400) o.c. horiz. 24" (600) o.c. vertical bonding and fastening ties to conform with 9.20.9 on 2" rigid insulation (Codebord), on 7/16" exterior OSB sheathing, 2"x6" (38x140) studs @ 24" (610) o.c., insulation and 6 mil polyethylene vapour barrier with approved cont. air barrier. 1/2" (12.7) gypsum sheathing interior finish. Provide weep holes @ 32" (800) o.c. at bottom course and over openings. Provide base flashing up min. 6" (150) behind building paper (9.20.13.6.)

5. Exterior Siding Walls

5A. Siding Wall Construction at House
Siding material as per elevation attached to framing members, furring members or blocking between the framing members on continuous 2" rigid insulation (CABS) on 7/16" exterior OSB sheathing on 2"x6" (38x140) studs @ 24" (610) o.c., insulation, approved 6 mil poly. air/vapour barrier, on 1/2" (12.7) interior gypsum sheathing fin. (gypsum sheathing, rigid insulation, and fiberboard shall not be used for the attachment of siding per 9.23.16.3.(1))

6. Exterior Stucco Walls

6A. Stucco Wall Construction at House
Stucco finish conforming to section 9.28. and applied per manufacturers specifications over 1x3 wood strapping at 24" o/c fied to studs, over continuous 2" rigid insulation (CABS) on 7/16" exterior OSB sheathing on 2"x6" (38x140) spruce studs @ 24" (610) o.c., insulation, approved 6 mil. polyethylene vapour barrier, 1/2" (12.7) gypsum wallboard interior finish.

7. Floors and Ceilings

7A. Conventional Floor Joists
T&G subfloor on wood floor joists. Joists to be bridged with 2"x2" (38x38) cross bracing or solid blocking @ 6'-11" (2108) o.c. max. All joists to be strapped with 1"x3" (19x64) @ 6'-11" (2108) o.c. unless a panel type ceiling finish is applied.

7B. Engineered Floor Joists
Engineered floor joists will be installed per manufacturer's approved details and specifications.

7C. Header Construction at Foundation
Provide continuous approved air barrier (header wrap) under the sill plate, around the rim board and under the bottom plate. The header wrap shall extend 6" (152) below the top of foundation wall and will be sealed to the concrete foundation wall. Extend header wrap 6" (152) up the interior side of the stud wall and overlap with the vapour barrier and seal the joint. All edges/joints must be mechanically clamped.

7D. Exposed Ceiling to Exterior (Spray Foam Insulation)
Provide spray foam insulation, 6 mil polyethylene vapour barrier, 5/8" (15.9) gypsum sheathing interior finish or approved eq.

8. Beams and Lintels

8A. Steel Beam Bearing on Foundation Wall
Beam pocket or 8"x8" (200x200) poured conc. nib walls, min. bearing 3 1/2" (90).

8B. Beams bearing on Concrete Block Party Walls
12"x12"x5/8" (305x305x15.9) steel plate for steel beams and 12"x12"x1/2" (305x305x12.7) steel plate for wood beams bearing (min. 3-1/2" (89)) on conc. block party wall, anchored with 2-3/4" (2-19) x 8" (200) long galv. anchors within solid block course. Level w/ non-shrink grout.

9. Stairs, Ramps, Handrails and Guards

9A. Exterior and Garage Steps
Precast conc. step or wood step where not exposed to weather. Max rise 7-7/8" (200), min. tread 10" (255). For the required number of steps refer to siting and grading drawings. Exterior concrete stairs with more than 2 risers and 2 treads shall be provided with foundation as required by article 9.8.9.2. or shall be cantilevered as per subsection 9.8.10.

9B. Stairs, Ramps, Handrails and Landing (refer to MGN)
a. The clear height over stairs shall be measured vertically, over the clear width of the stair, from a straight line tangent to the tread and landing nosings to the lowest point above, and not less than 1 950 mm for stairs serving a single dwelling unit. (9.8.2.2.)
b. Rise, Run and Tread Depth for Rectangular Treads shall conform to Table 9.8.4.1.

Table 9.8.4.1. Rise, Run and Tread Depth for Rectangular Treads

Stair	All Steps Rise		Rectangular Treads Run		Tread Depth	
Type	Max.	Min.	Max.	Min.	Max.	Min.
Private	200	125	355	210	355	255
Public	180	125	no limit	280	no limit	280

c. Angled treads in other than required exit stairs shall have an average run, which is measured as the horizontal nosing-to-nosing distance, of not less than 200 mm and a minimum run of 150 mm. (9.8.4.3.)
d. The height of handrails on stairs and ramps shall be not less than 865 mm, and not more than 965 mm. (9.8.7.4.(2))

9C. Guards
a. Guards are required where there is a difference in elevation of more than 24" (600 mm) between the walking surface and the adjacent surface.
b. Guards are not required for windows when the top surface of the window sill is located more than 19" (480 mm) above the finished floor on one side of the window, or the window is located in a room or space with the finished floor located less than 71" (1800 mm) above the floor or ground on the other side of the window.
c. In dwelling units, glazing installed over stairs, ramps and landings that extends to less than 35" (900 mm) above the surface of the treads, ramp or landing shall be protected by guards or non-openable and designed to withstand the specified lateral loads for guards as provided in Article 4.1.5.14.
d. Except as provided in Sentence (5), guards shall be designed to resist the specified loads prescribed in Table 9.8.8.2.
e. All guards within dwelling units shall be not less than 35" (900 mm) high. (9.8..8.3.(2))
f. Exterior guards serving not more than one dwelling unit shall be not less than 35" (900 mm) high where the walking surface served by the guard is not more than 71" (1800 mm) above the finished grad level.
g. The height of guards shall be not less than 36" (920 mm) for required exit stairs, and 42" (1070 mm) around landings. (9.8.8.3.(5))
h. Openings through any required guard shall be of a size that will prevent the passage of a spherical object having a diameter of 4" (100 mm). (9.8.8.5.)
i. Guards shall be designed so that no member, attachment or opening located between 6" and 35" (140 mm and 900 mm) above the floor or walking surface protected by the guard will facilitate climbing. (9.8.8.6.)

10. Ventilation

10A. Dryer Exhaust
Capped dryer exhaust vented to ext. conforming to part 6, obc 9.32.

10B. Exhaust Fan
Mechanical exhaust fan vented to exterior, to provide at least one air change per hour. (refer to General Notes)

10C. Furnace Venting
Direct vent furnace terminal min. 3'-0" (915) from a gas regulator. Min. 12" (305) above fin. grade, all openings, exhaust vents and intake vents. HRV intake to be a min. of 6'-0" (1830) from all exhaust vents. Refer to Gas Utilization Code.

10D. Cooking Appliance Exhaust Fan
Ductwork for cooking appliance exhaust fans shall, be of noncombustible, corrosion-resistant material and lead directly to the outdoors without connection to other exhaust fans or ducts. Ductwork for cooking appliance exhaust fans shall be equipped with a grease filter at the intake.

10E. Gas Fireplace Venting
Direct vent gas fireplace vent to be a min. 12" (305) from any opening and above fin. grade. Refer to Gas Utilization Code.

11. Other

11A. Window Wells
Where a window opens into a window well, a clearance of not less than 21 5/8" (550) shall be provided in front of the window. Every window well shall be drained to the footing level or other suitable location with a 4" (100) weeping tile c/w a filter cloth wrap and filled with crushed stone.

11B. Garage Door to House
Gas-Proof door and frame. Door equipped with self closing device and weather stripping. (9.10.9.16., 9.10.13.10., 9.10.13.15.)

12. Details

12a. Ext. Insulated Wall
- Existing Foundation Wall
- Existing R12 Foundation Blanket w/ batt insulation c/w 6 mil poly vapour barrier

12b. Ext. Stud Insulated Wall
- Existing Foundation Wall
- Existing R12 batt insulation c/w 6 mil poly vapour barrier
- 2x3 or 2x4 @ 16" o/c wood studs w/ 6 mil. poly under bottom plate
- 1/2" gypsum board int. finish

12c. Interior Partition wall (1-Sided or 2-Sided)
- 1/2" gypsum board int. finish (Not req'd for 1-Sided Interior Wall)
- 2x4 or 2x6 @ 16" o/c wood studs w/ 6 mil. poly under bottom plate
- 1/2" gypsum board int. finish

12d. Interior Partition wall w/ 30 Min. F.R.R. w/ 32 STC (SB-3, W1c), OBC [11-CA:152]
- 1/2" gypsum board int. finish
- 2x4 or 2x6 @ 16" o/c wood studs w/ 6 mil. poly under bottom plate
- Sound Insulation b/w stud cavity
- 1/2" gypsum board int. finish

12e. Bulkhead 1-Sided Wall w/ 30 Min. F.R.R. (SB-2)
- 2x4 or 2x6 @ 16" o/c wood studs
- Sound Insulation
- 1/2" Type 'X' Gypsum board

12f. Full Height Ceiling w/ 30 Min. F.R.R. w/ 50 STC (SB-3, F8D) OBC [11.5.1.1.C : C152]
- Floor Joists
- 6" Sound Insulation
- Resilient Channel @ 24" o/c
- 5/8" Type 'X' Gypsum board

12g. Bulkhead/Stair Ceiling w/ 30 Min. F.R.R. (SB-2) OBC [11.5.1.1.C: C121/122]
- 1 Layers of 5/8" Type 'X' Gypsum board
Note: No openings permitted this membrane only fire separation)

12h. Dropped Ceiling Below Fire Separation
- Fire separation ceiling as per 12f
- 6" Space for insulated exhaust ducts
- 2x4 @ 16" o/c ceiling framing
- 1/2" Gypsum board

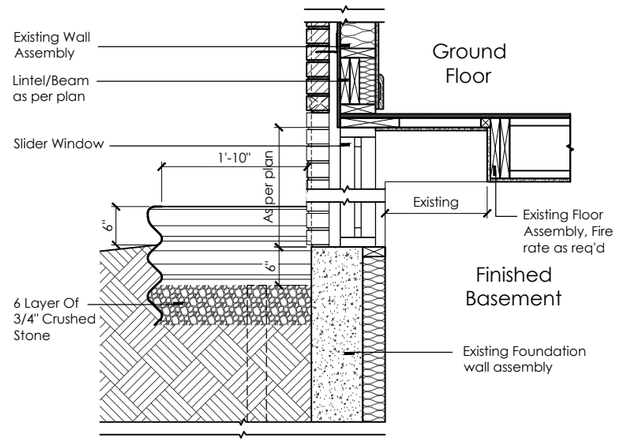
12i. Dropped Ceiling w/ 30 Min. F.R.R.

12j. Stair Fire Separation

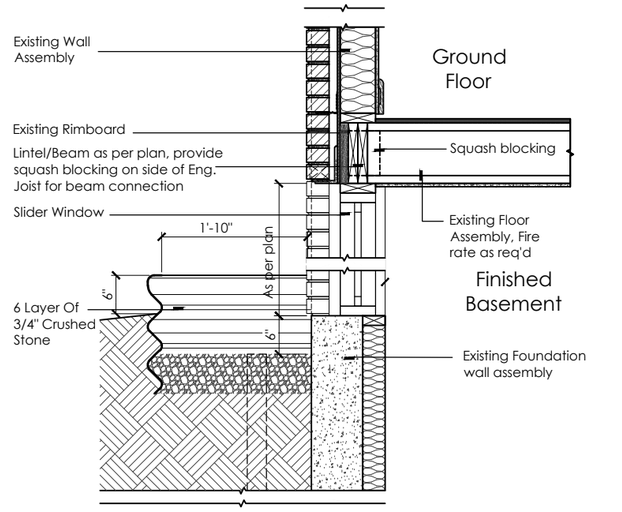
12k. Sliding Egress Window

- Clear opening to be min. 3.8 sq.ft.
- Actual Window size may vary, see plans & elevations.
- Egress requirements shall comply with O.B.C. 9.9.10

12k. Egress Window Section



12l. Egress Window Section (Dropped)



TOWN OF MILTON
DEVELOPMENT SERVICES
RMD1*35 ZONE
ZONING: REVIEWED FOR C of A
sherri.jamieson — MAR 10, 2026
ZONING OFFICER — DATE

LICENSED PROFESSIONAL ENGINEER
H.SINGH
100156144
2025/10/08
PROVINCE OF ONTARIO

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80 Clementine Dr, Unit 15
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The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Name: **Kenneth Jentas** **119298** — Signature
Registration Info. **Permitguys.ca Inc.** **110882**

Title: **Construction Notes**
Project Name: **1623 Ramshaw Cres**
Municipality: **Milton, ON**

Project No.	Drawn By	Checked By	Date	Scale	Filename
22-168	JB	MZ	2026-04-02	N/A	1623 RAMSHAW CRES_V19

Sheet No. **A12**

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