

PROJECT  
**TINY MAISON**

SITE LOCATION  
**ONTARIO**

PROJECT TEAM

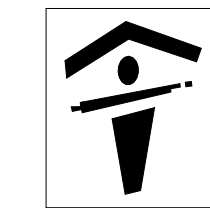
MANUFACTURER

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STRUCTURAL

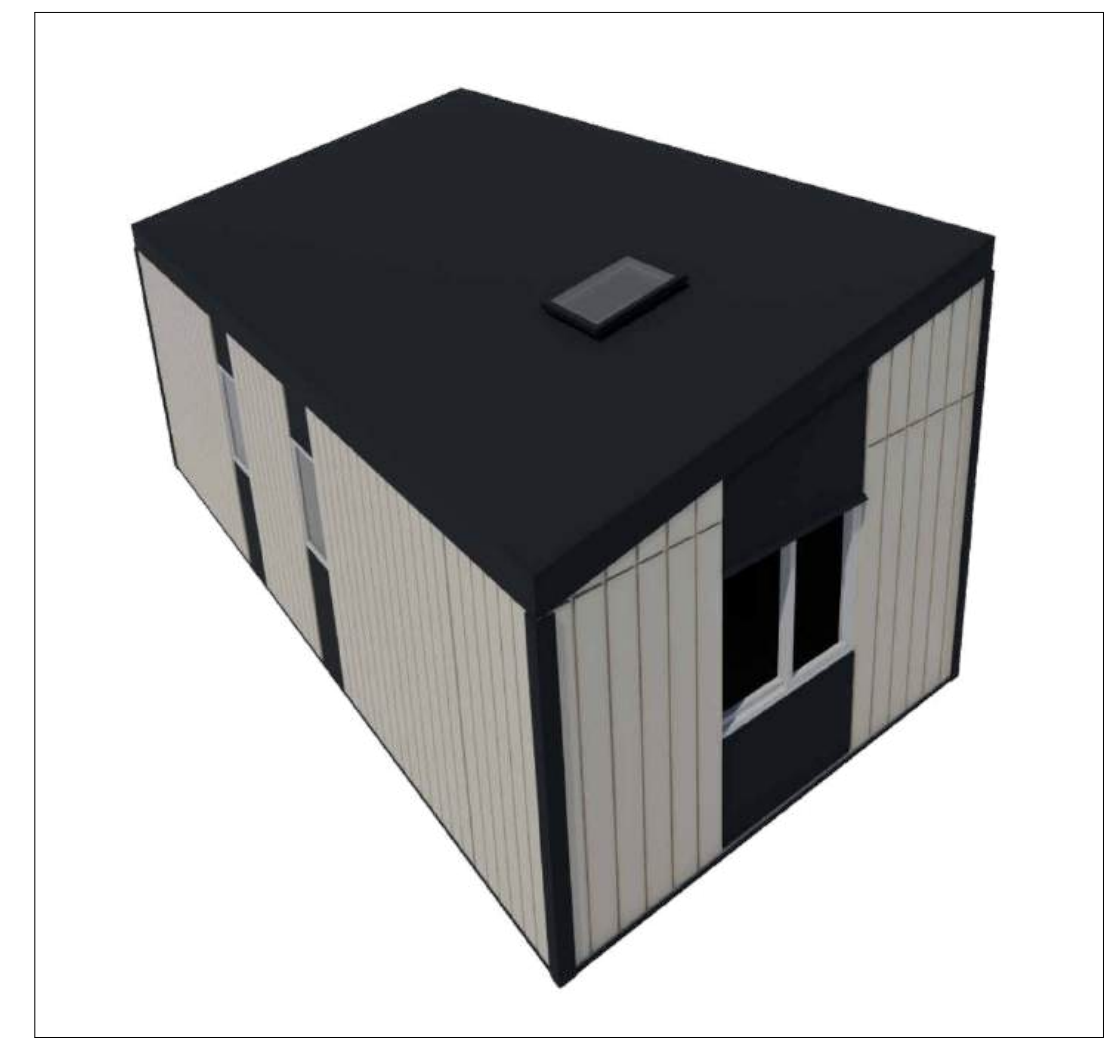
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CLIENT  
**Big Turtle Homes**

LIST OF DRAWINGS

SHEET LIST - ARCHITECTURAL			
Sheet No.	Sheet Name	Rev	Rev Date
A.000	TITLE SHEET	F	25/11/21
A.002	CODE ANALYSIS	F	25/11/21
A.200	GENERAL ARRANGEMENT VIEWS	F	25/11/21
TOTAL: 3			



NOTES:

1	25/11/21	GRADED SET	MSC
2	25/11/21	ADDED CODE ANALYSIS SHEET	MSC
3	25/11/21	ADDED ENTRANCE SIDELIGHT	MSC
4	25/11/21	ENGINEERED DOOR TO 22" x 8"	MSC
5	25/11/21	REVISED BEDROOM, ADDED FULL REFRIERGE & SKYLIGHT	MSC
6	25/11/21	FOR REVIEW	MSC

REV	DATE	DESCRIPTION	BY	CHK

ENGINEER'S SEAL

PERMIT STAMP

**MODUS** BUILDING BETTER FOR A BETTER WORLD

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PROJECT NAME: **TINY MAISON**

DRAWING TITLE: **TITLE SHEET**

PROJECT NO. PR-0774		CLIENT Big Turtle Homes	
DRAWN MSC	CHECKED TL	SCALE	DRAWING CREATION DATE 28/10/25
MODULE ID	MODULE TYPE	DRAWING NO. A.000	REV. F

PRINT DATE: 2025-11-21 4:25:13 PM

**PROJECT ANALYSIS**

<b>BUILDING CODE REFERENCE:</b>	ONTARIO BUILDING CODE - 2024
<b>PROJECT LOCATION:</b>	ONTARIO
<b>DESCRIPTION:</b>	DETACHED PART 9 RESIDENTIAL

ITEM	ITEM DESCRIPTION	CODE REFERENCE
<b>GENERAL PROJECT</b>		
1.	MAJOR OCCUPANCY, GROUP C, RESIDENTIAL OCCUPANCIES DWELLING UNIT MEANS A SUITE OPERATED AS A HOUSEKEEPING UNIT, USED OR INTENDED TO BE USED BY ONE OR MORE PERSONS AND USUALLY CONTAINING COOKING, EATING LIVING, SLEEPING AND SANITARY FACILITIES.	PART 9, 9.10.2.1 USE: DWELLING UNIT 1.4.1. 2A
2.	TOTAL BUILDING AREA: 331 SQFT / 30.75 SQM, less than 600 SQM, Application of Part 9	1.3.3.2
3.	NUMBER OF STOREYS, BUILDING HEIGHT: ONE STOREY	1.3.3.2
4.	DESIGN OCCUPANT LOAD: 2 PERSONS PER SLEEPING ROOM IN A DWELLING UNIT. PROPOSED OCCUPANTS = 2	3.1.17.1b
<b>PLUMBING FACILITIES</b>		
5.	TOILETS: KITCHEN SINK, WATER CLOSET, LAVATORY AND SHOWER STALL PROVIDED	3.7.4.5
<b>ACCESSIBILITY</b>		
6.	BARRIER FREE: NOT REQUIRED FOR DETACHED HOUSES	9.5.2/3.8
<b>DESIGN OF AREAS, SPACES &amp; DOORWAYS</b>		
7.	CEILING HEIGHTS: LIVING ROOM, DINING, KITCHEN MIN. 2100mm / 7', 2286mm / 7'-6" OVER AT LEAST 75% OF FLOOR AREA LIVING ROOM PROVIDED MIN. 2400mm / 8' BEDROOM MIN. 2100mm / 7'-6" BEDROOM PROVIDED 2387mm / 7'-10" BATHROOM MIN. 2100mm / 7'-6" BEDROOM PROVIDED 2387mm / 7'-10"	9.5.3
8.	ROOM AREAS: LIVING ROOM COMBINED WITH KITCHEN & DINING MIN. 11 SQM DINING SPACE NOT LESS THAN 3.25 SQM DINING ROOM COMBINED WITH OTHER SPACE MIN. 7 SQM LIVING ROOM COMBINED WITH KITCHEN & DINING PROVIDED 11 SQM MASTER BEDROOM MIN. 8.8 SQM WHERE BUILT-IN CABINETS PROVIDED, 10.38 SQM (WITHOUT CABINETS) MASTER BEDROOM PROVIDED 8.8 SQM WITH CLOSET	9.5.3.A2 9.5.3.B 9.5.3.D1
9.	HALLWAY WIDTH HALLWAY NOT LESS THAN 860mm, PROVIDED 889mm (35")	9.5.4
<b>WINDOWS AND DOORS</b>		
10.	WINDOW AREAS BATHROOM WITH LIGHTING WINDOW NOT REQUIRED, WINDOW PROVIDED LIVING/DINING 10% OF AREA SERVED 1.0 SQM REQUIRED, PROVIDED 1.56 SQM BEDROOM 5% OF AREA SERVED 0.52 SQM, PROVIDED 1.56 SQM	9.7.2.3
11.	ENTRANCE DOORS TRANSPARENT GLAZING REQUIRED, PROVIDED	9.5.4
12.	DOOR WIDTHS BATHROOM DOOR MIN. 610mm W X 1980mm, PROVIDED, 711mm X 2032mm OTHER ROOM DOORS MIN. 760mm W X 1980mm, BEDROOM PROVIDED, 762mm X 2032mm ENTRANCE DOOR MIN. 810mm W X 1980mm, PROVIDED, 914mm X 2032mm	9.5.5.1
<b>EXITS / MEANS OF EGRESS</b>		
13.	EXIT DOORS MIN. 800mm W X 2030mm H, PROVIDED 914mm X 2032mm	9.9.6.3 (2)
14.	DIRECTION OF EXIT DOOR, SWING DIRECTION OF TRAVEL NOT REQUIRED.	9.9.6.5 (1)
15.	NUMBER OF REQUIRED EXITS FOR DWELLING UNIT 1, PROVIDED 1	9.9.7.4 (1)
16.	TRAVEL DISTANCE MAX. 30 m=M, PROVIDED LESS THAN 30 M.	9.9.7.6 (1)
<b>FIRE RESISTANCE RATINGS &amp; FIRE SEPARATIONS</b>		
17.	CRAWLSPACE NOT CONSIDERED A BASEMENT	9.10.8.9
18.	FLOOR OVER CRAWLSPACE: NO FIRE RESISTANCE REQUIRED.	9.10.9.4
19.	ROOF ASSEMBLY: NO FIRE RESISTANCE REQUIRED	9.10.8.1
20.	LOAD BEARING WALLS & COLUMNS: NO FIRE RESISTANCE REQUIRED	9.10.3
<b>FIRE ALARMS &amp; DETECTION</b>		
21.	FIRE ALARM NOT REQUIRED	9.10.18.2
22.	SMOKE ALARM REQUIRED LOCATION: PROVIDED 1 IN BEDROOM AND 1 IN HALLWAY	9.10.19 9.10.19.3

SPATIAL SEPARATION						
23.	SPACIAL SEPARATION & EXPOSED BUILDING FACE					9.10.14.34A & 9.10.14.5A
LOCATION	AREA	LIMITING DISTANCE REQUIRED	DESIGNED MAX. % OF OPENINGS	PERMITTED MAX. % OF OPENINGS	MIN. REQ'D FIRE RESISTANCE & TYPE OF CLADDING	
NORTH WALL (SIDE 2)	25 SQM	3.0 M	41 SQM/WINDOW X 2 = .82 SQM .82 / 25 = 3.2%	<25%	45 MIN. FRR, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING	
SOUTH WALL (SIDE 1)	20 SQM	2.7 M	2.03 SQM/DOOR X 1 = 2.03 SQM 2.03 / 20 = 10%	<25%	45 MIN. FRR, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING	
EAST WALL (SIDE 1)	15 SQM	2.5 M	1.86 SQM/WINDOW X = 1.85 SQM 1.86 / 15 = 12.3%	<25%	45 MIN. FRR, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING	
WEST WALL (SIDE 1)	15 SQM	2.5 M	1.86 SQM/WINDOW X = 1.85 SQM 1.86 / 15 = 12.3%	<25%	45 MIN. FRR, COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION & COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING	
ENERGY EFFICIENCY						
1.	ZONE 5, HDD 3000 - 3999 ZONE 6, HDD 4000 - 4999	WITH HRV REQUIRED ROOF: 4.67 RSI PROVIDED: 5.58 RSI REQUIRED WALLS: 2.97 RSI PROVIDED: 3.13 RSI REQUIRED FLOOR: 4.67 RSI PROVIDED: 5.05 RSI				OBC 2024 9.36

**ONTARIO BUILDING CODE REVIEW LIMITED TO THE BUILDING ONLY. SITE PLAN & COMPLIANCE WITH LOCAL ZONING BYLAWS NOT IN SCOPE AND TO BE PERFORMED BY OTHERS.**

WHITBY ONTARIO ADU REQUIREMENTS		
<b>FLOOR FIRE &amp; SOUND SEPARATIONS</b>		
1.	FLOOR FIRE RESISTANCE 45 MINUTE FRR FLOOR SOUND TRANSMISSION STC 50	NOT APPLICABLE FOR DETACHED, SINGLE STOREY DWELLING
<b>WALL FIRE &amp; SOUND SEPARATIONS</b>		
2.	WALL FIRE RESISTANCE 45 MINUTE FRR WALL SOUND TRANSMISSION STC 50 EXIT FIRE RESISTANCE 20 MINUTE FRR	ALL COMPLIANT WITH ONTARIO BUILDING CODE - 2024 REQUIREMENTS FOR DETACHED, SINGLE STOREY DWELLING
<b>HVAC SYSTEM</b>		
3.	INDEPENDENT HEATING SYSTEM DUCT TYPE SMOKE DETECTOR	SUPPLIED APPROPRIATE SMOKE/ALARM DETECTORS SUPPLIED
<b>SMOKE ALARMS</b>		
4.	INTERCONNECTED BETWEEN DWELLING UNITS	APPROPRIATE SMOKE/ALARM DETECTORS SUPPLIED INTERCONNECTION NOT APPLICABLE
<b>CARBON MONOXIDE ALARMS</b>		
5.	LOCATED ADJACENT TO SLEEPING AREA	SUPPLIED
<b>GENERAL DESIGN REQUIREMENTS</b>		
6.	NATURAL LIGHT CEILING HEIGHTS DOOR SIZES FLOOR AREAS	ALL REQUIREMENTS COMPLIANT WITH RELEVANT ONTARIO BUILDING CODE - 2024 REQUIREMENTS

**CODE ANALYSIS**  
SCALE: 1" = 1'-0"

NOTES:

REV	DATE	DESCRIPTION	BY
1	25/11/24	ISSUED SET	MSC
2	25/11/24	ADDED CODE ANALYSIS SHEET	MSC
3	25/11/24	ADDED ENTRANCE SIDELIGHT	MSC
4	25/11/24	LENGTHENED DOOR TO 22'-6"	MSC
5	25/11/24	REVISED BEDROOM, ADDED FULL REFUGE & SKYLIGHT	MSC
6	25/11/24	FOR REVIEW	MSC

ENGINEER'S SEAL:

PERMIT STAMP:

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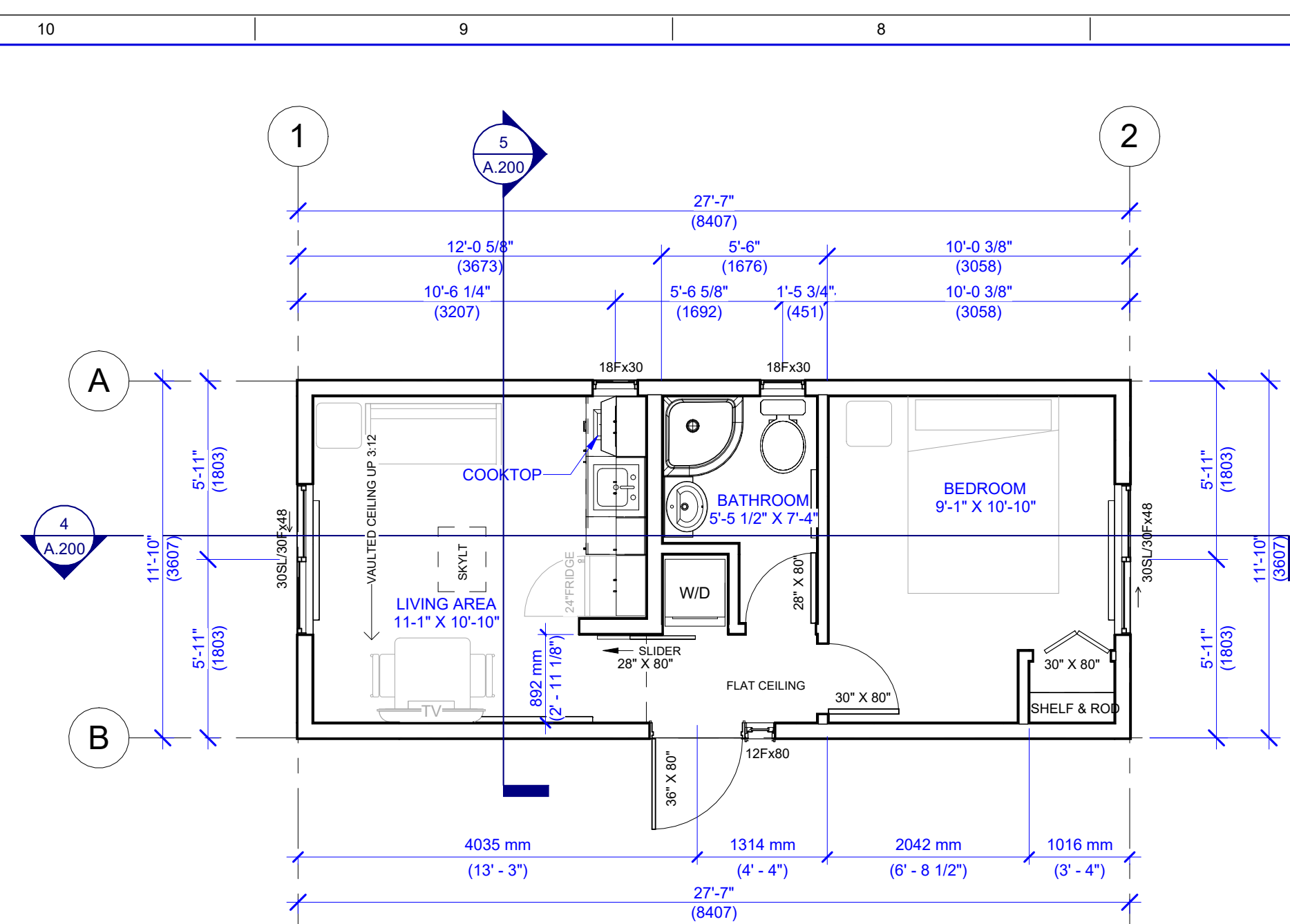
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THIS BAR IS 1" HIGH LONG WHEN PLOTTED ON 1/4" X 30" (1" X 762 mm) SHEET. DO NOT SCALE DRAWINGS. 1 inch (25 mm)

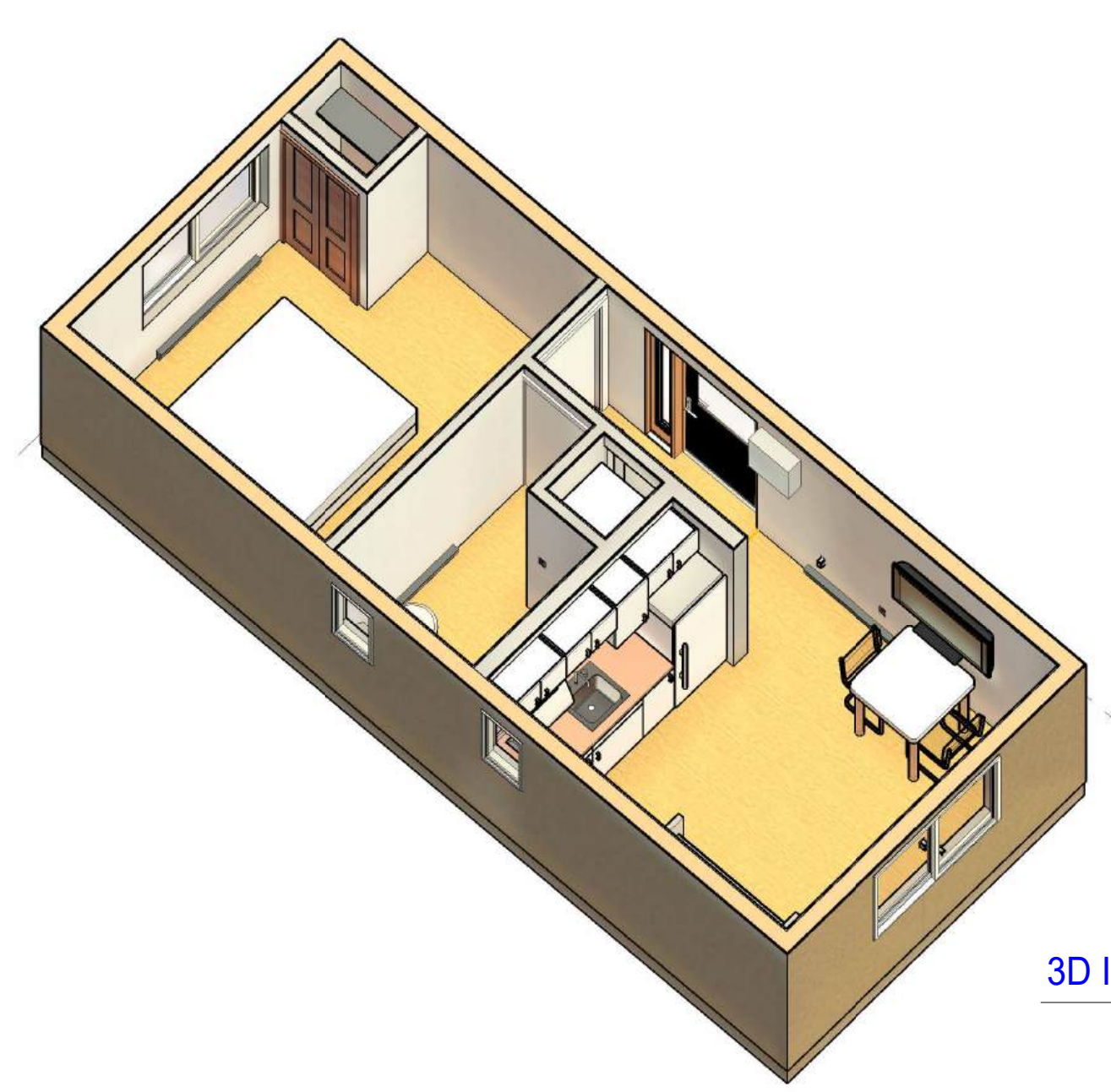
PROJECT NAME: **TINY MAISON**

DRAWING TITLE: **CODE ANALYSIS**

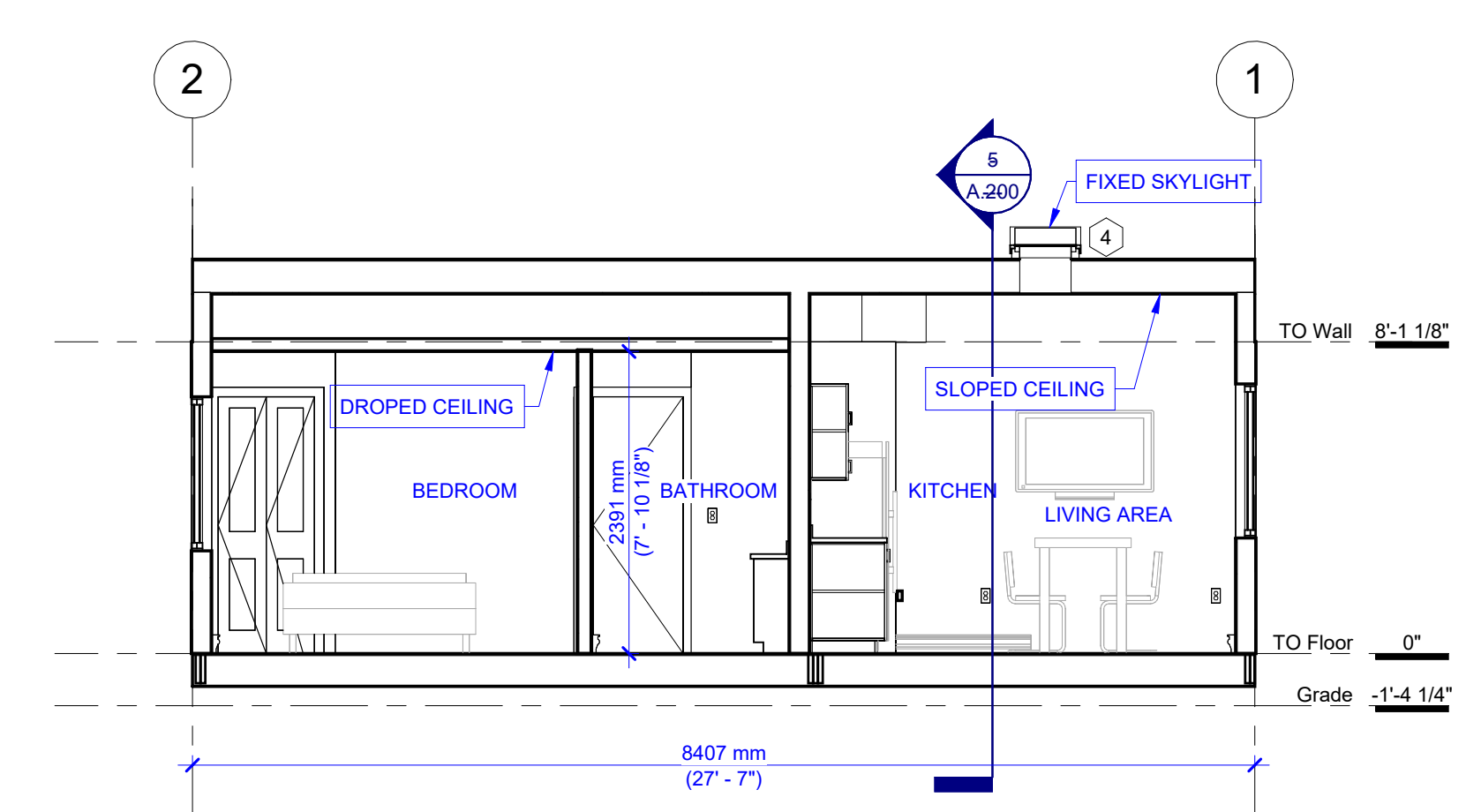
PROJECT NO. <b>PR-0774</b>	CLIENT <b>Big Turtle Homes</b>
DRAWN <b>Author</b>	CHECKED <b>TL</b>
SCALE <b>1" = 1'-0"</b>	DRAWING CREATION DATE <b>28/10/25</b>
MODULE ID	MODULE TYPE
DRAWING NO. <b>A.002</b>	REV. <b>F</b>



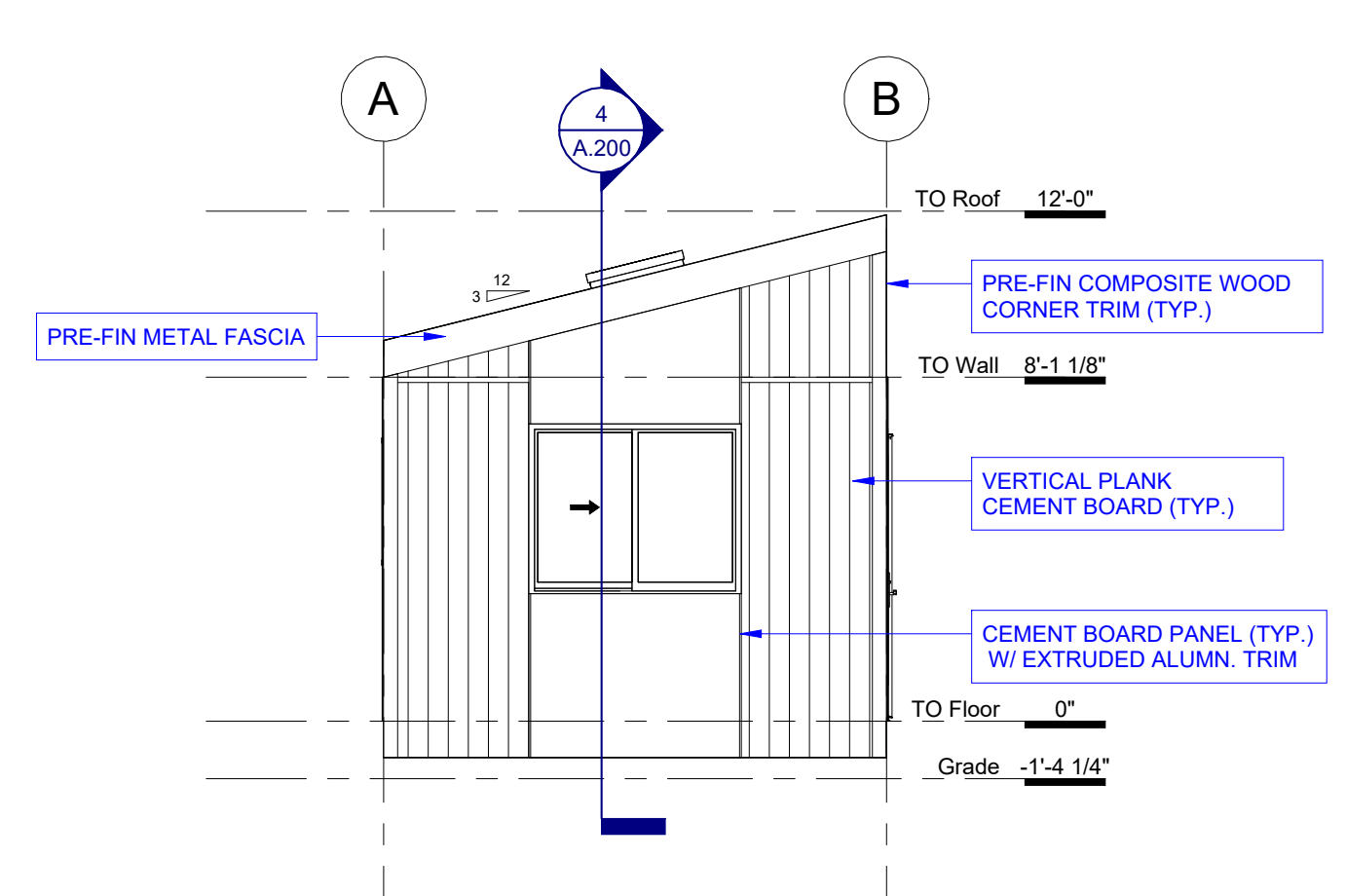
**1 FLOOR PLAN**  
A.200 SCALE: 1/4" = 1'-0"



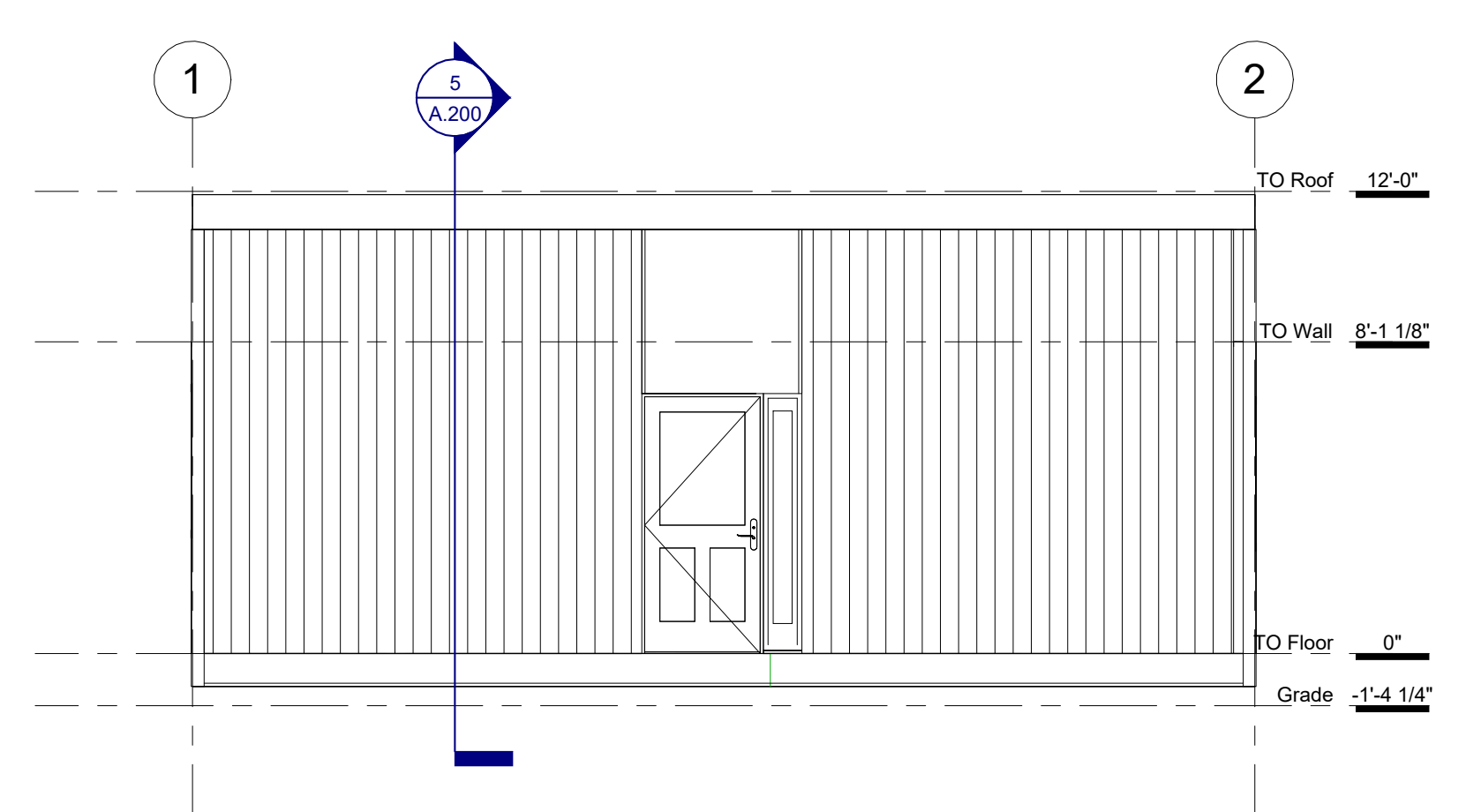
**3D INTERIOR VIEW**



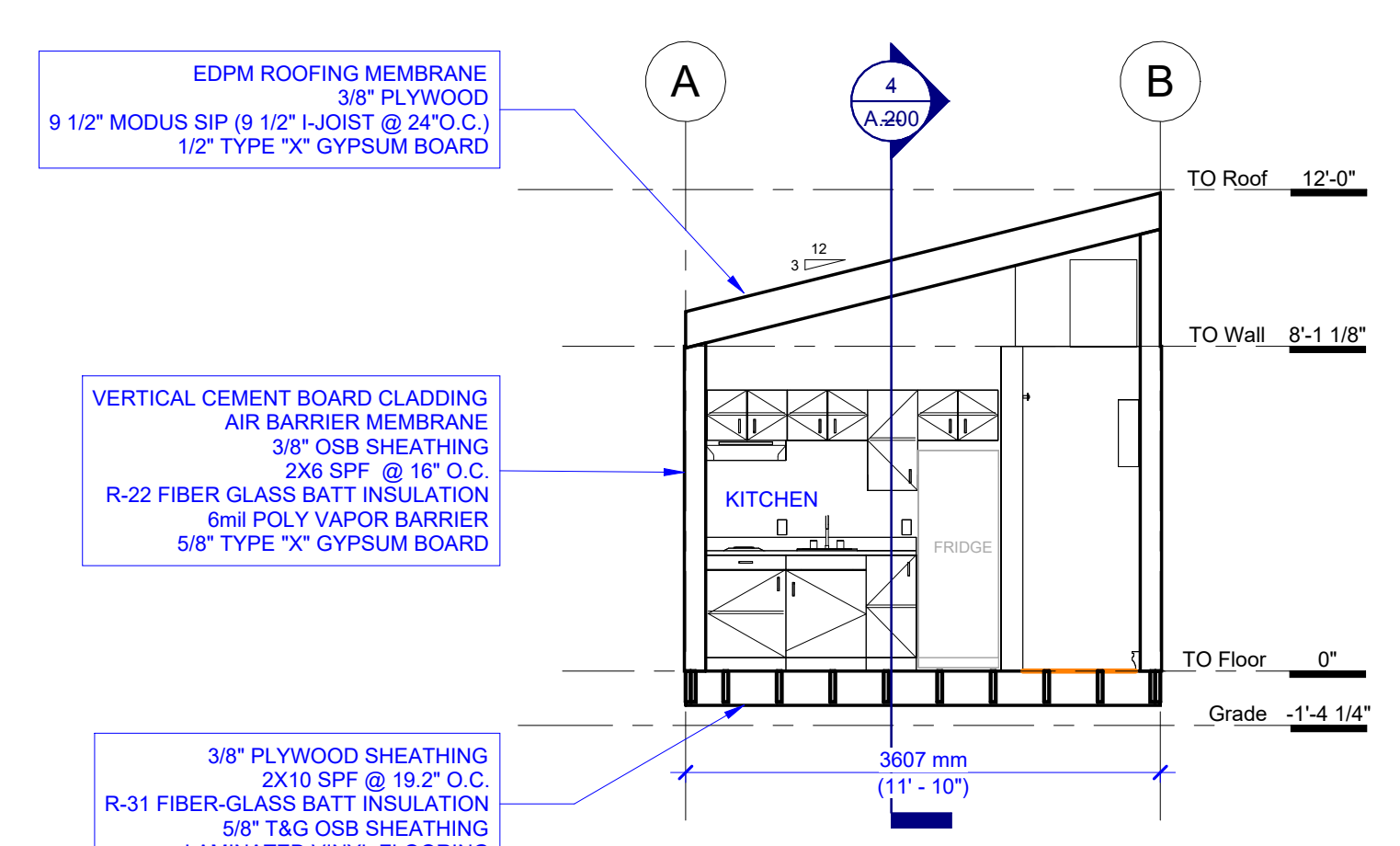
**4 LONG SECTION**  
A.200 SCALE: 1/4" = 1'-0"



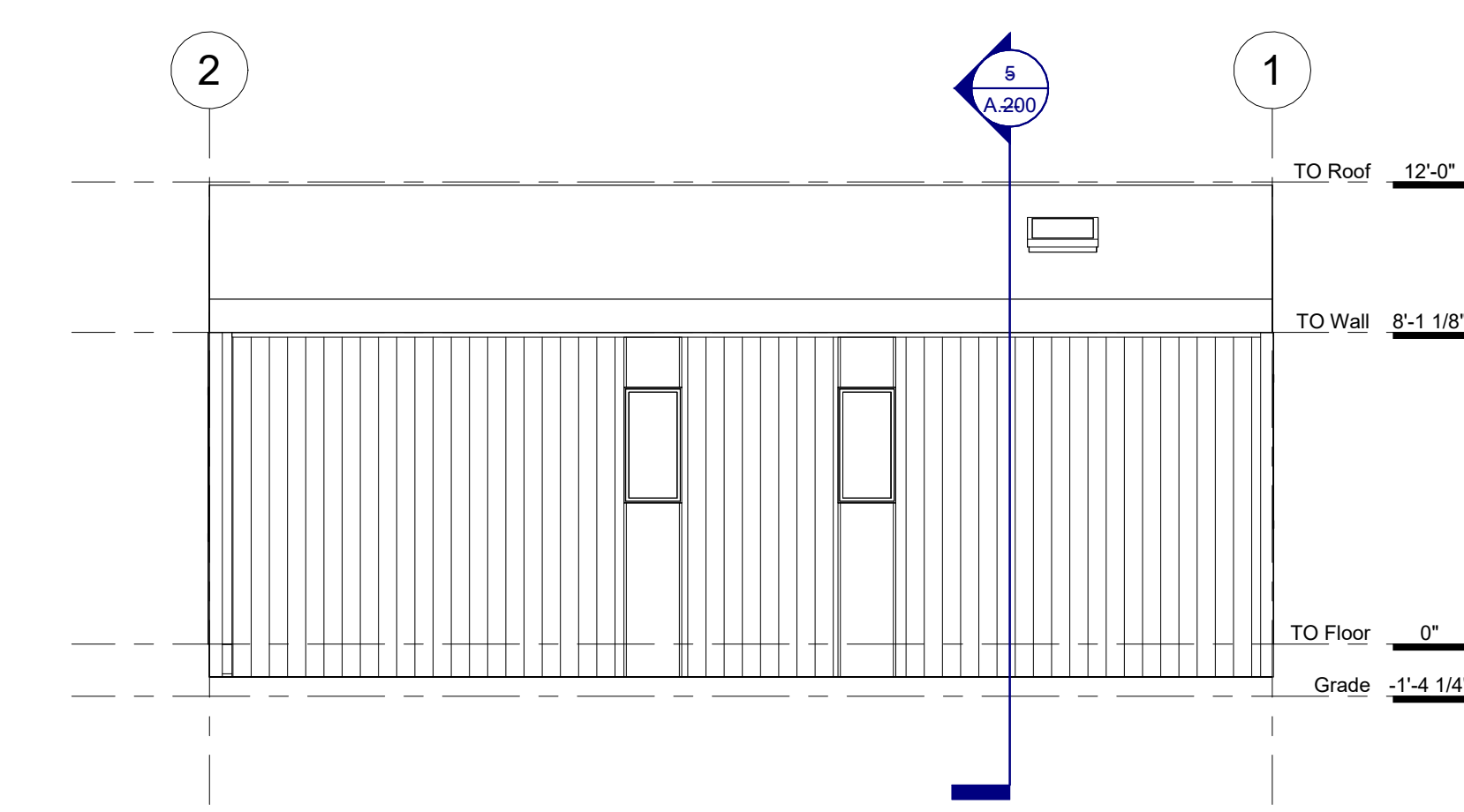
**6 FRONT ELEVATION**  
A.200 SCALE: 1/4" = 1'-0"



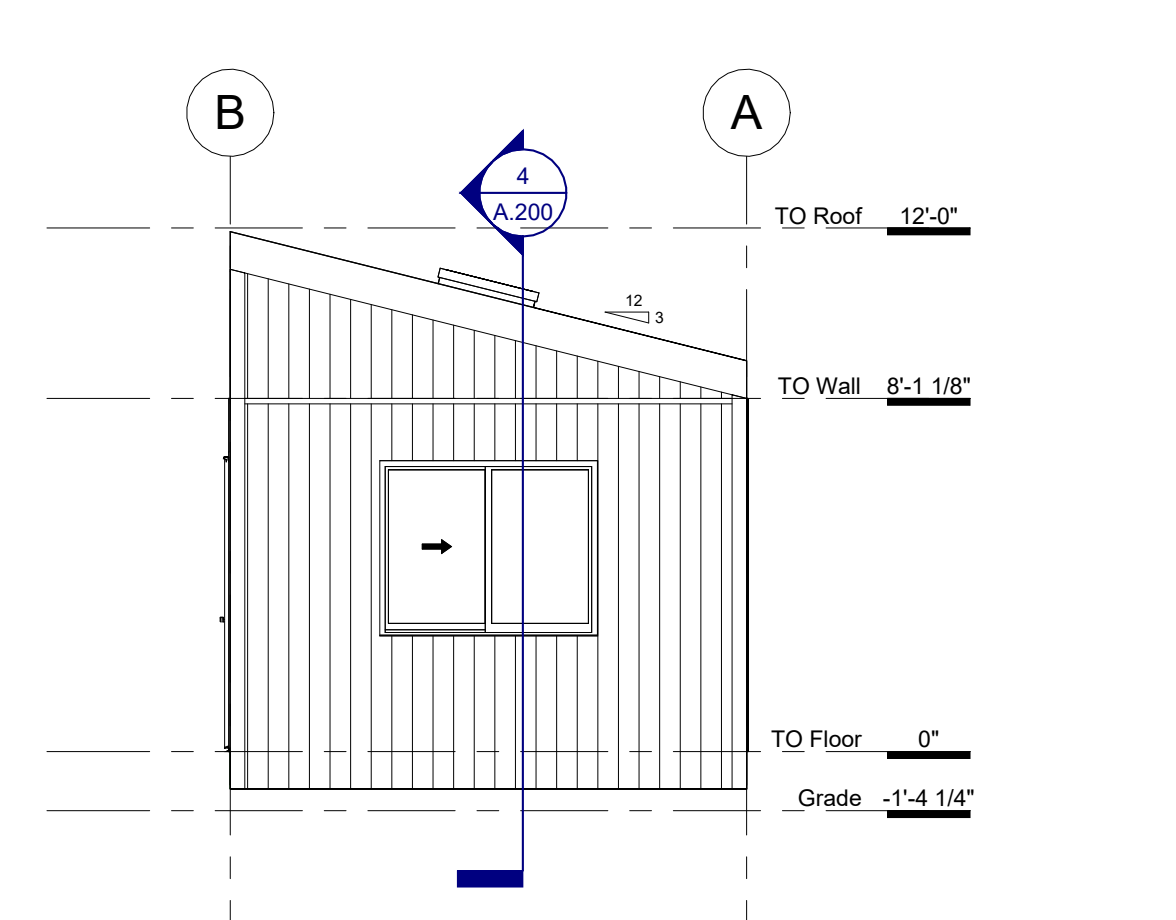
**7 SIDE 1 ELEVATION**  
A.200 SCALE: 1/4" = 1'-0"



**5 CROSS SECTION**  
A.200 SCALE: 1/4" = 1'-0"



**9 SIDE 2 ELEVATION**  
A.200 SCALE: 1/4" = 1'-0"



**8 REAR ELEVATION**  
A.200 SCALE: 1/4" = 1'-0"

NOTES:

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6	25/11/24	CFR REVIEW	MSC	CHK

ENGINEER'S SEAL PERMIT STAMP

**MODUS ASSOCIATES OF ARCHITECTS INC.**  
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Licence #17007  
Nov 24, 2025

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PROJECT NAME: **TINY MAISON**

DRAWING TITLE: **GENERAL ARRANGEMENT VIEWS**

PROJECT NO. <b>PR-0774</b>	CLIENT <b>Big Turtle Homes</b>		
DRAWN <b>MSC</b>	CHECKED <b>TL</b>	SCALE <b>1/4" = 1'-0"</b>	DRAWING CREATION DATE <b>28/10/25</b>
MODULE ID	MODULE TYPE	DRAWING NO. <b>A.200</b>	REV. <b>F</b>