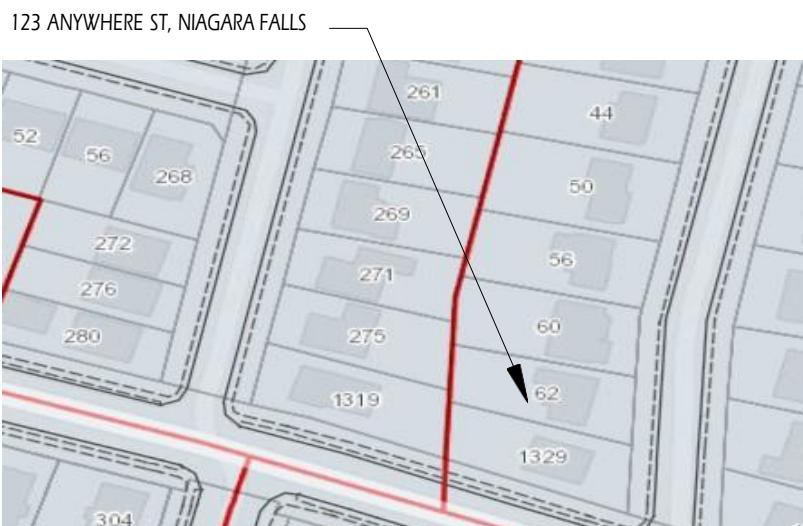


# Proposed Secondary Dwelling Unit

## 123 ANY ST, NIAGARA FALLS, ONTARIO

**DRAWING LIST:** Provided Survey and drawings are for Reference ONLY and are for Dwellings >5yrs in age.

- A101 SAMPLE SITE PLAN
- A102 SAMPLE EXISTING BASEMENT PLAN
- A103 SAMPLE BASEMENT PLAN - OPTION 'A'
- A104 SAMPLE BASEMENT PLAN - OPTION 'B'
- A105 SAMPLE GROUND FLOOR PLAN
- A106 SAMPLE SECOND FLOOR PLAN
- A201 SAMPLE SIDE ELEVATION
- A202 SAMPLE REAR ELEVATION
- A301 SAMPLE SECTIONS
- A302 WALL/ CEILING DETAILS
- A401 WINDOW DETAILS
- A402 FIRE BLOCKING DETAILS
- LINKS

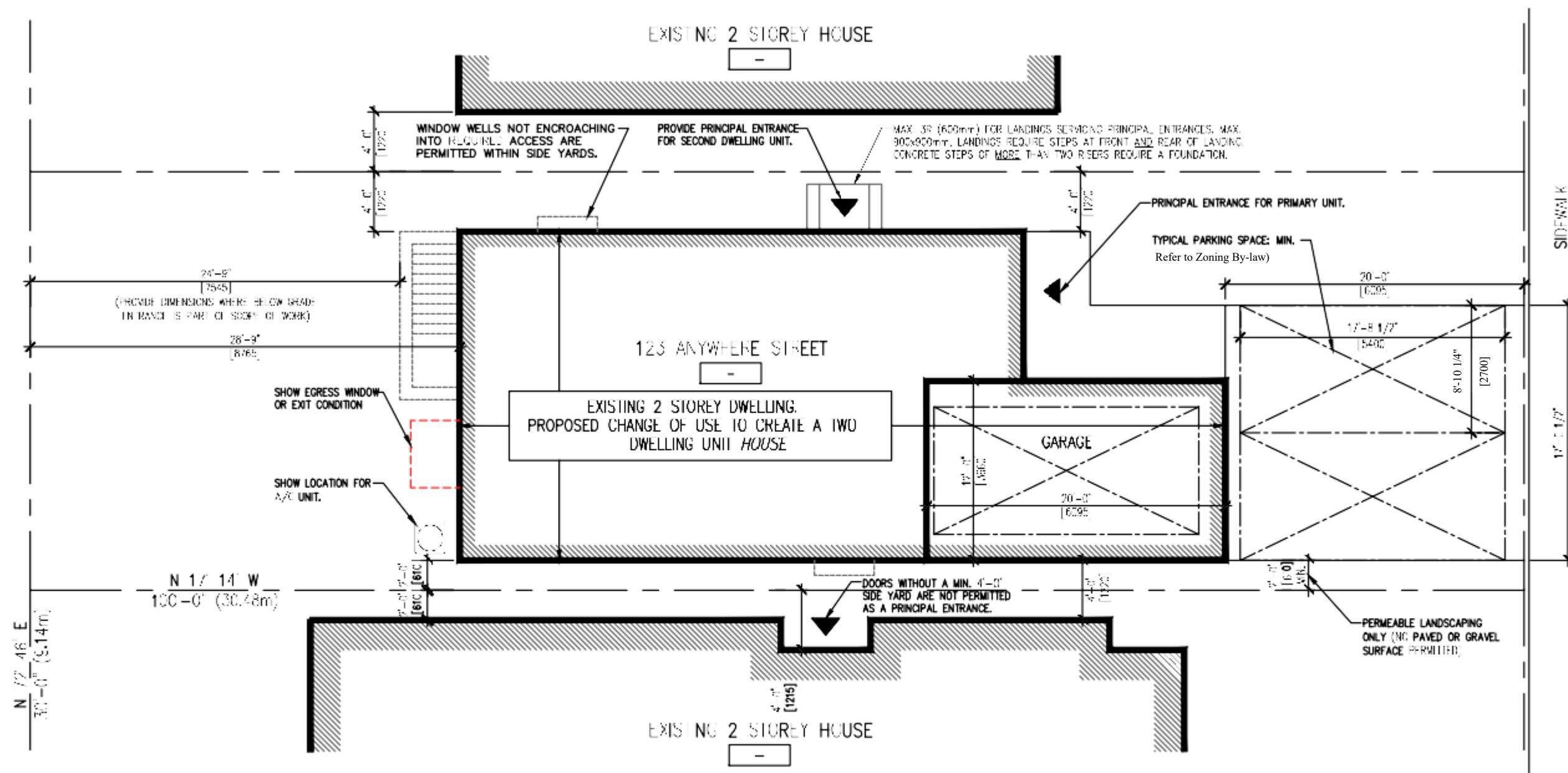


LOCATION PLAN N.T.S.

Conversion Matrix (Completed by Designer/Owner)										
Location / Parking	Location				PARKING	Length	Width			
	# of Storeys	Lot Area (sqm)			Parking #1			Maneuvering Area		
	Front Yard (m)	Rear Yard (m)				Length	Width		Length	
	Side Yard (m)	Lot Width (m)			Parking #2			Maneuvering Area	Width	
	Landscape Area (%)									
Exterior Appearance Altered: Y/N										
UNIT 1						Area	Ceiling Height	Window Area	Smoke Alarm	Pt.9
	Living Room (min.13.5m <sup>2</sup> / Combined w/kitchen(11m <sup>2</sup> )									Pt.11 (Comp.Alt.)
	Kitchen (4.2m <sup>2</sup> ) /Combined w/ 1 bedroom Min									
	Dining Room (7.0m <sup>2</sup> ) / combined w/other room (3.25m <sup>2</sup> )									
	Bedroom-main (min.9.8m <sup>2</sup> )									
	Bedroom -2 (min.7.0m <sup>2</sup> )									
	Bedroom -3 (min.7.0m <sup>2</sup> )									
	Bedroom -4 (min.7.0m <sup>2</sup> )									
	Ceiling Height to u/s of Beams/Ducts									
	# of Exits:	Locations:			Egress Window:					Location:
UNIT 2						Area	Ceiling Height	Window Area	Smoke Alarm	Pt.9
	Living Room (min.13.5m <sup>2</sup> / Combined w/kitchen(11m <sup>2</sup> )									Pt.11 (Comp.Alt.)
	Kitchen (4.2m <sup>2</sup> ) /Combined w/ 1 bedroom Min									
	Dining Room (7.0m <sup>2</sup> ) / combined w/other room (3.25m <sup>2</sup> )									
	Bedroom-main (min.9.8m <sup>2</sup> )									
	Bedroom -2 (min.7.0m <sup>2</sup> )									
	Bedroom -3 (min.7.0m <sup>2</sup> )									
	Bedroom -4 (min.7.0m <sup>2</sup> )									
	Ceiling Height to u/s of Beams/Ducts									
	# of Exits:	Locations:			Egress Window:					Location:
FRR / STC				Pt.9	Pt.11 (Comp.Alt.)				Pt.9	Pt.11 (Comp.Alt.)
	Egress from Dwelling Units					Vertical FRR rating				
	Sprinklered					Horizontal FRR rating				
	Exterior Stair					Mechanical Room FRR				SB3
NOTE: Permit Submission drawings must illustrate existing and proposed conditions including the FRR (Fire Resistant Rating) and STC (Sound Transmission Class Rating) in both wall and floor and in ceiling assemblies.										

December 2023





1  
A101

SAMPLE SITE PLAN

1/8" = 1'-0"

For Zoning and Parking regulations, visit  
the City of Niagara Falls website

PROJECT:  
CHANGE OF USE - TWO UNIT HOUSE  
SAMPLE SITE PLAN

DESIGN BY:  
DG

DRAWN BY:  
DG

CHECKED BY:  
LM

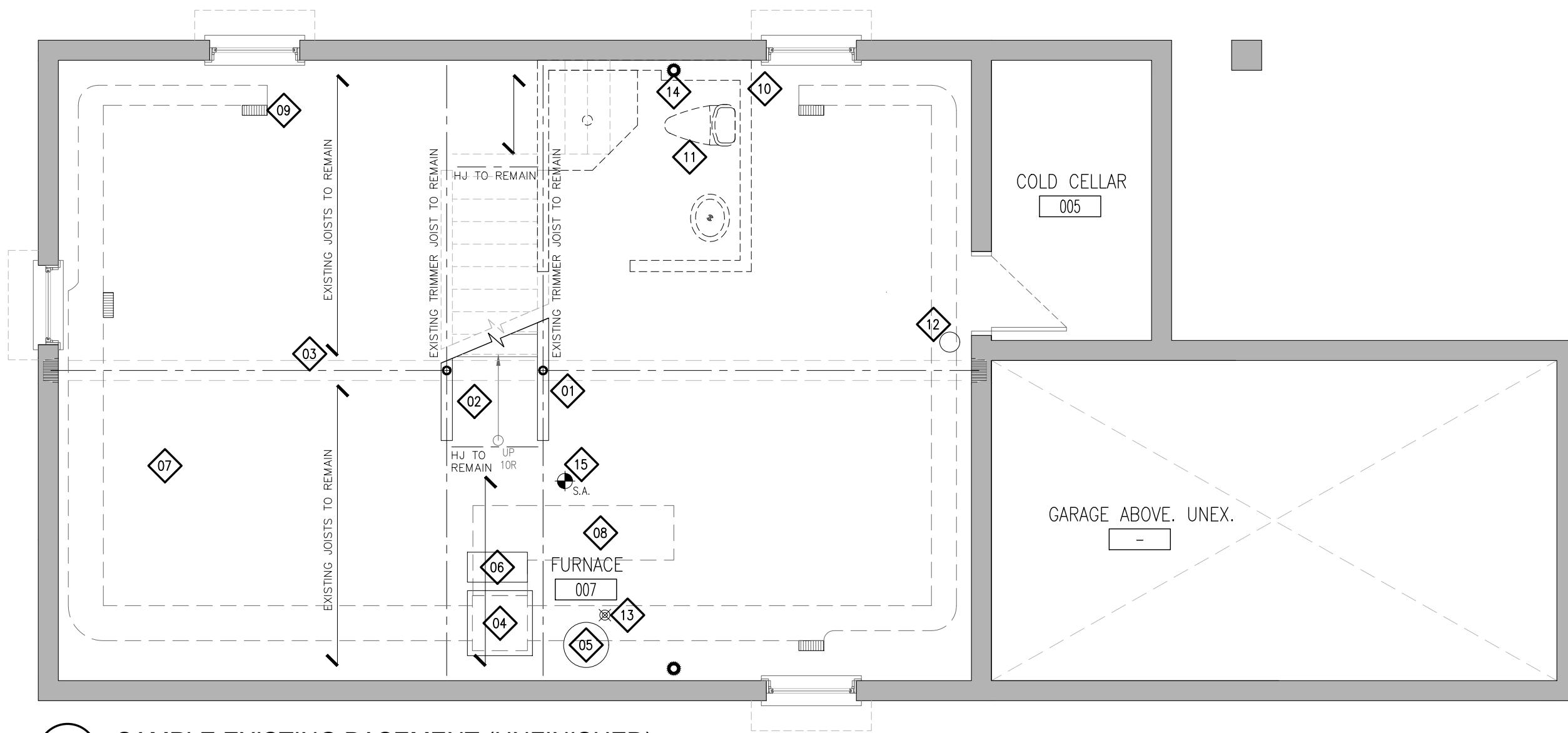
DATE:  
AUGUST 29, 2018

SCALE:  
AS NOTED

FILE:  
TUDR\_PLAN.DWG

PROJECT NO: DRAWING NO:

A101



1  
A102

### SAMPLE EXISTING BASEMENT (UNFINISHED)

1/4" = 1'-0"

#### REFERENCE NOTES:

LABEL ALL CONSTRUCTION WHICH IS EXISTING AND AS-BUILT

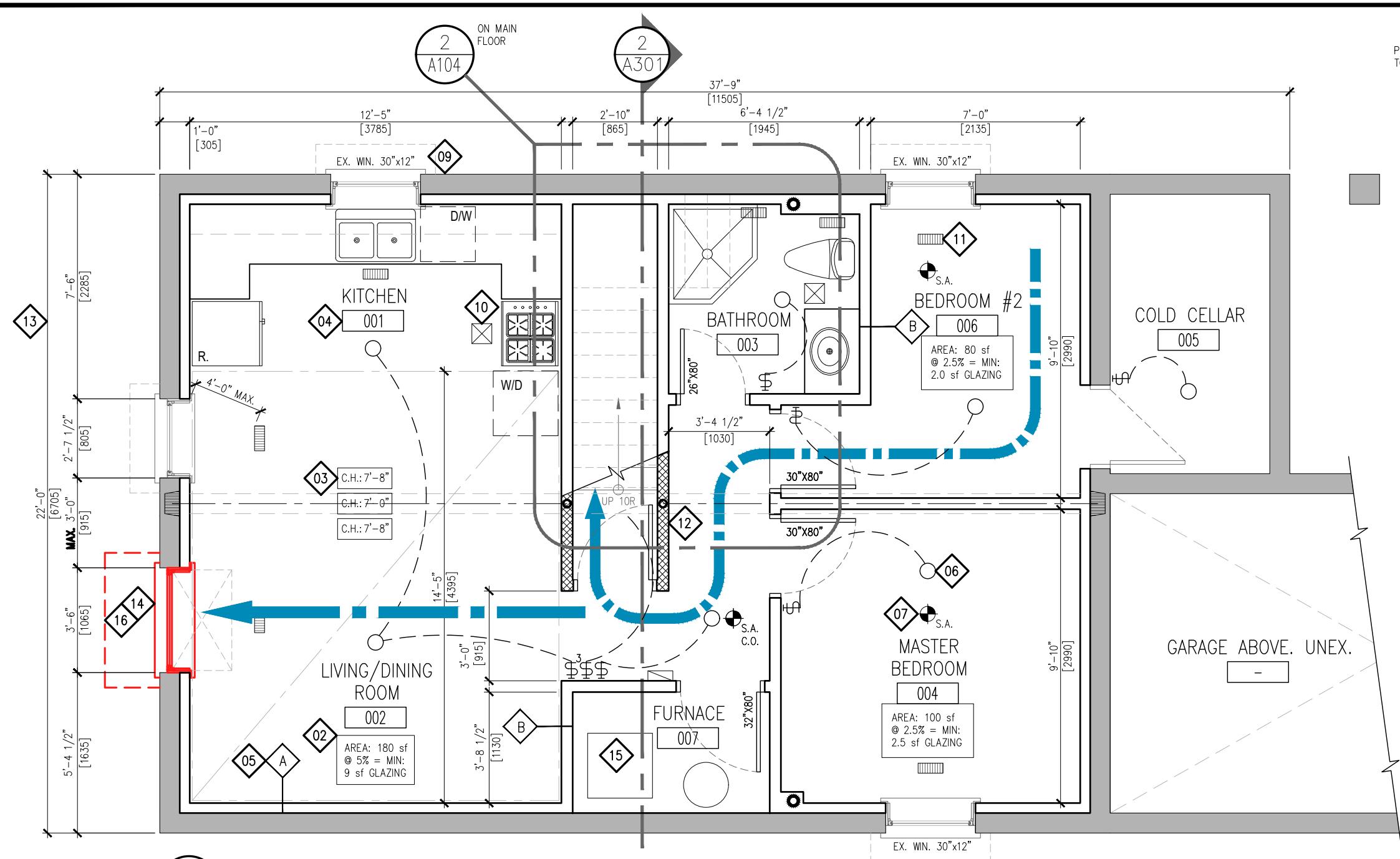
NAMING CONVENTION:  
**EXISTING:** CONSTRUCTED **WITH** A  
 BUILDING PERMIT  
**AS-BUILT:** CONSTRUCTED **WITHOUT**  
 BENEFIT OF A PERMIT.

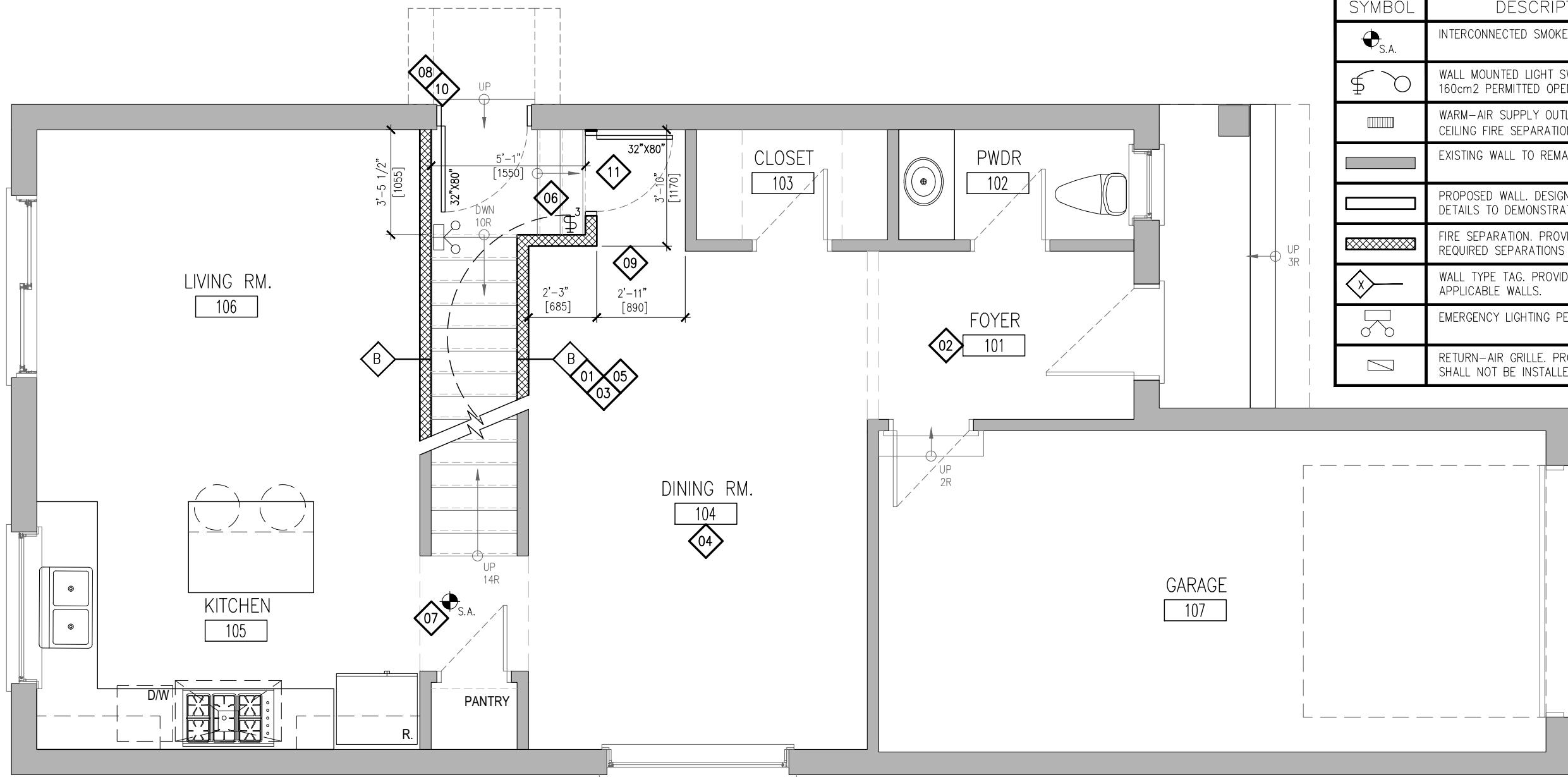
01	EXISTING STEEL POST.	08	EXISTING RETURN DUCT.	<b>15</b> PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL
02	EXISTING STAIRS.	09	EXISTING WARM-AIR SUPPLY OUTLET.	
03	EXISTING BEAM AND BULKHEAD.	10	EXISTING WINDOW.	
04	EXISTING FURNACE.	11	EXISTING THREE PIECE ROUGH-IN BY BUILDER.	
05	EXISTING HOT WATER TANK.	12	EXISTING WATER METER AND SHUT-OFF VALVE. PROVIDE WATER SERVICE SIZE.	
06	EXISTING HRV.	13	EXISTING FLOOR DRAIN.	
07	EXISTING SUPPLY DUCT.	14	EXISTING STACK. PROVIDE ACCESS FOR ALL CLEANOUTS	

PROJECT:  
**CHANGE OF USE - TWO UNIT HOUSE**  
 SAMPLE EXISTING BASEMENT PLAN

DESIGN BY: **DG** DOC CONTROL DATE:  
 DRAWN BY: **DG** \* COMPLETE:  
 CHECKED BY: **LM** INITIAL:  
 DATE: **AUGUST 29, 2018**  
 SCALE: **AS NOTED**  
 FILE: **TUDR PLAN.DWG**  
 PROJECT NO: **A102**  
 DRAWING NO:





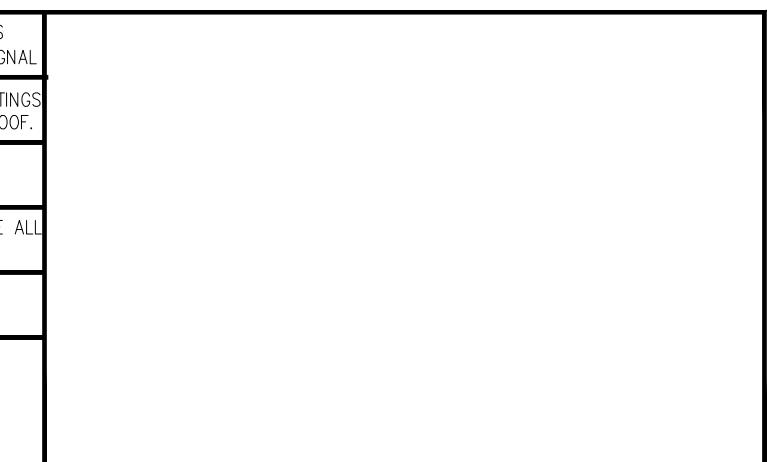


1  
A106

### SAMPLE GROUND FLOOR PLAN

1/4" = 1'-0"

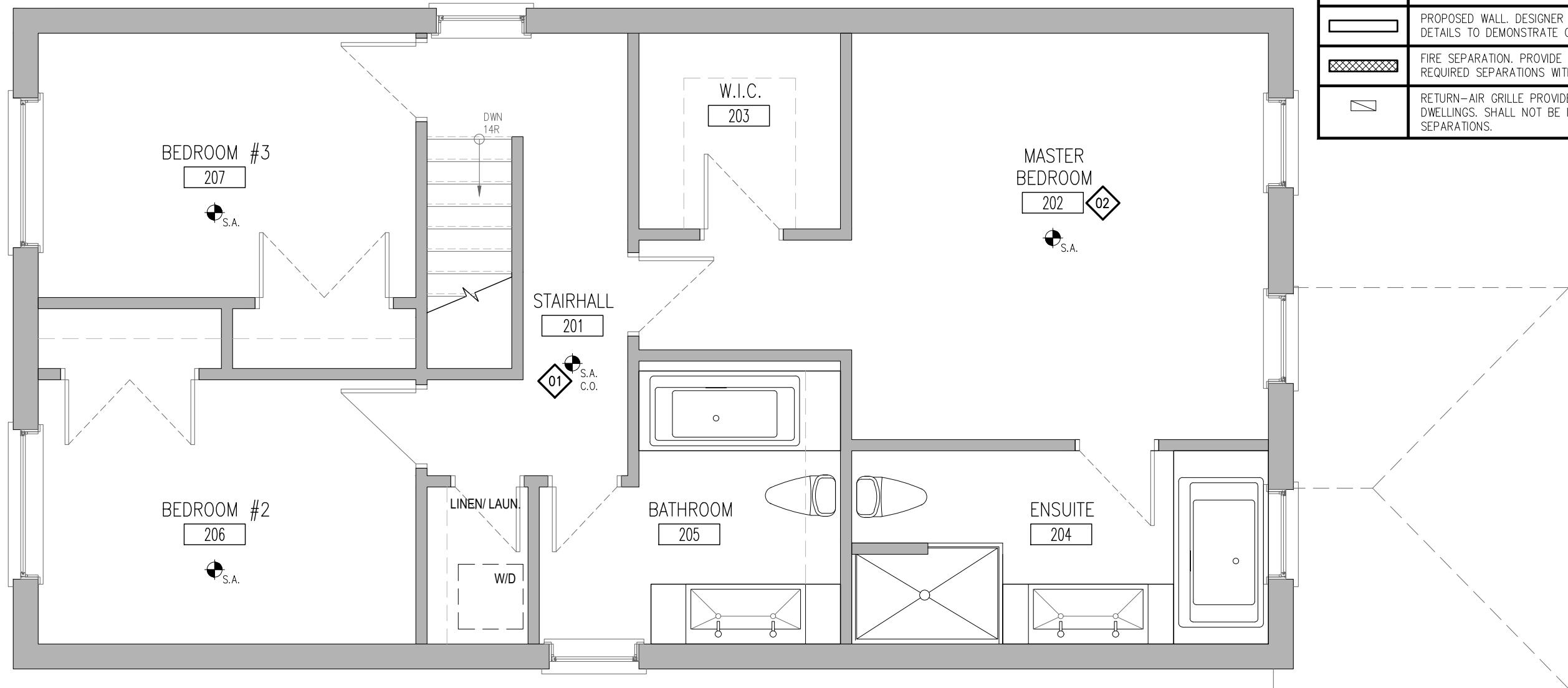
REFERENCE NOTES:	
	07 PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL
	08 PROVIDE DOOR SIZES. LABEL ALL FIRE RATED DOORS w/ MINUTE RATINGS AND SELF CLOSING DEVICES. DOORS TO GARAGES SHALL BE GAS PROOF.
	09 DIMENSION ALL ROOMS, SPACES AND PROPOSED CONSTRUCTION.
	10 ALL NEW OR ENLARGED OPENINGS SHALL BE DECLARED AND INCLUDE ALL RELEVANT EXISTING AND PROPOSED STRUCTURAL INFORMATION.
	11 REQUIRED CLOSURE. MINIMUM 20min. RATED DOOR w/ SELF CLOSING DEVICE. PROVIDE SMOKE-TIGHT SEAL.
	01 PROVIDE DETAILS FOR ALL PROPOSED CONSTRUCTION AND ALL CONSTRUCTION BUILT WITHOUT BENEFIT OF A BUILDING PERMIT.
	02 PROVIDE SUPPLY GRILLES IN ALL ROOMS AND A RETURN AIR IN EACH UNIT ON ALL FLOORS. RETURNS: NOT PERMITTED IN FIRE SEPARATIONS.
	03 PROVIDE FIRE SEPARATIONS BETWEEN SUITES, COMMON AREAS AND ALL CEILING ASSEMBLIES. VERTICAL: MIN. 30min/ HORIZONTAL: 15min.
	04 PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).
	05 PROVIDE DETAILS OF ALL PROPOSED WALL TYPES INCLUDING WALL CONSTRUCTION APPLIED TO EX. EXTERIOR WALLS. INSULATION, VB ETC.
	06 PROVIDE ALL ELECTRICAL LIGHTING FACILITIES AND WALL SWITCHES. PROVIDE A 3-WAY SWITCH AT THE TOP AND BOTTOM OF STAIRS.



PROJECT:  
**CHANGE OF USE - TWO UNIT HOUSE**  
SAMPLE GROUND FLOOR PLAN

DESIGN BY: DG	DOC CONTROL DATE:
DRAWN BY: DG	% COMPLETE:
CHECKED BY: LM	INITIAL:
DATE: AUGUST 29, 2018	
SCALE: AS NOTED	
FILE: TUDR_PLAN.DWG	
PROJECT NO:	DRAWING NO:

**A105**



1  
A107

SAMPLE SECOND FLOOR PLAN

1/4" = 1'-0"

REFERENCE NOTES:

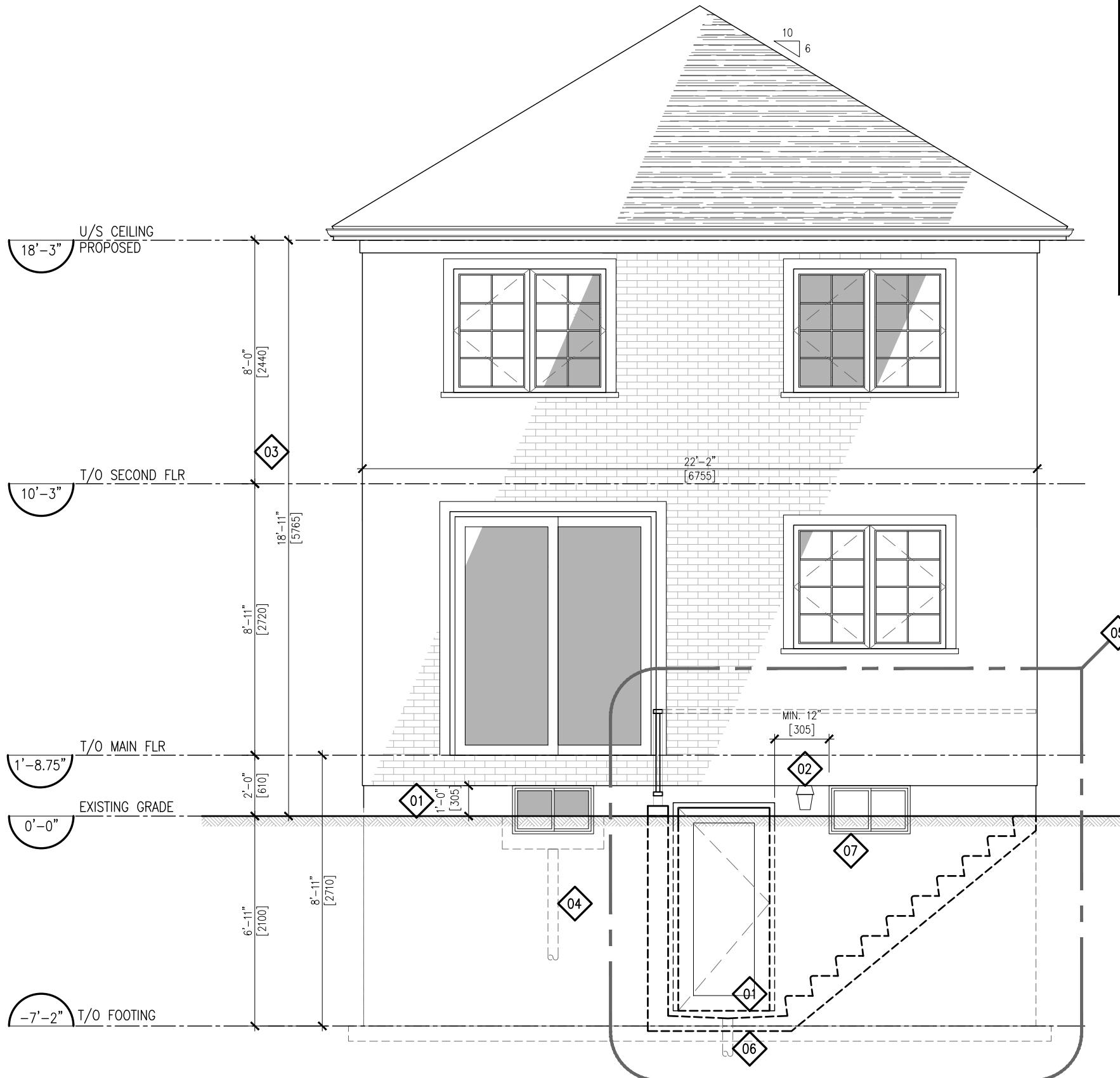
- 01 PROVIDE SMOKE ALARMS ON EACH FLOOR LEVEL AND ALL BEDROOMS WITHIN THE HOUSE. SMOKE ALARMS: INTERCONNECTED w/ VISUAL SIGNAL
- 02 PROVIDE ALL ROOM NAMES. NOTE AT A MINIMUM DWELLING UNITS REQUIRE LIVING, DINING, KITCHEN, BATHROOM AND BEDROOM(S).

LEGEND:	
SYMBOL	DESCRIPTION
● S.A.	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL.
■	EXISTING WALL TO REMAIN.
□	PROPOSED WALL. DESIGNER TO PROVIDE ALL REQUIRED DETAILS TO DEMONSTRATE CONSTRUCTION
▨	FIRE SEPARATION. PROVIDE CONSTRUCTION LABEL ALL REQUIRED SEPARATIONS WITH MINUTE RATINGS.
□	RETURN-AIR GRILLE PROVIDED ON EACH LEVEL IN DWELLINGS. SHALL NOT BE INSTALLED WITHIN FIRE SEPARATIONS.

PROJECT:  
CHANGE OF USE - TWO UNIT HOUSE  
SAMPLE SECOND FLOOR PLAN

DESIGN BY: DG  
DRAWN BY: DG  
CHECKED BY: LM  
DATE: AUGUST 29, 2018  
SCALE: AS NOTED  
FILE: TUDR\_PLAN.DWG  
PROJECT NO: DRAWING NO:

A106



## REFERENCE NOTES:

01	PROVIDE DIMENSION FROM DOOR SILL TO ADJACENT SLAB/ GRADE WHERE DOOR IS TO BE USED AS PRINCIPAL ENTRANCE.
02	PROVIDE AN EXTERIOR LIGHT FIXTURE AND INTERIOR SWITCH.
03	PROVIDE DIMENSIONS OF WALL/ WALL AREA. INCLUDE ALL EXIST./ PROP. WINDOW SIZES AND AREA ABOVE GRADE FOR BASEMENT WINDOWS.
04	WINDOW WELLS ARE TO DRAIN TO EXTERIOR.
05	PROVIDE ALL REQUIRED DETAILS FOR BELOW GRADE ENTRANCE. INCLUDE ALL DETAILS FOR GUARD CONSTRUCTION AND CONNECTIONS.
06	DRAIN IS TO CONNECT DIRECTLY TO SUMP PUMP OR STORM DRAIN. NOT TO WEEPING TILE OR SANITARY DRAIN. PROVIDE SUMP LOCATION IF APPLICABLE.
07	PROVIDE PROTECTION OVER WINDOWS PER ARTICLE: 9.8.8.1(8). OF THE OBC 2012 (DIV. B) WITHIN REQUIRED AREA OF GUARDS.

NOTE:  
A new basement walkout will require a Part 4 Design, stamped and sealed by a Professional Engineer

Also note ; Refer to 9.9.4.4. of the OBC(Ontario Building Code) Openings near Unenclosed Exit Stairs and Ramps for additional requirements

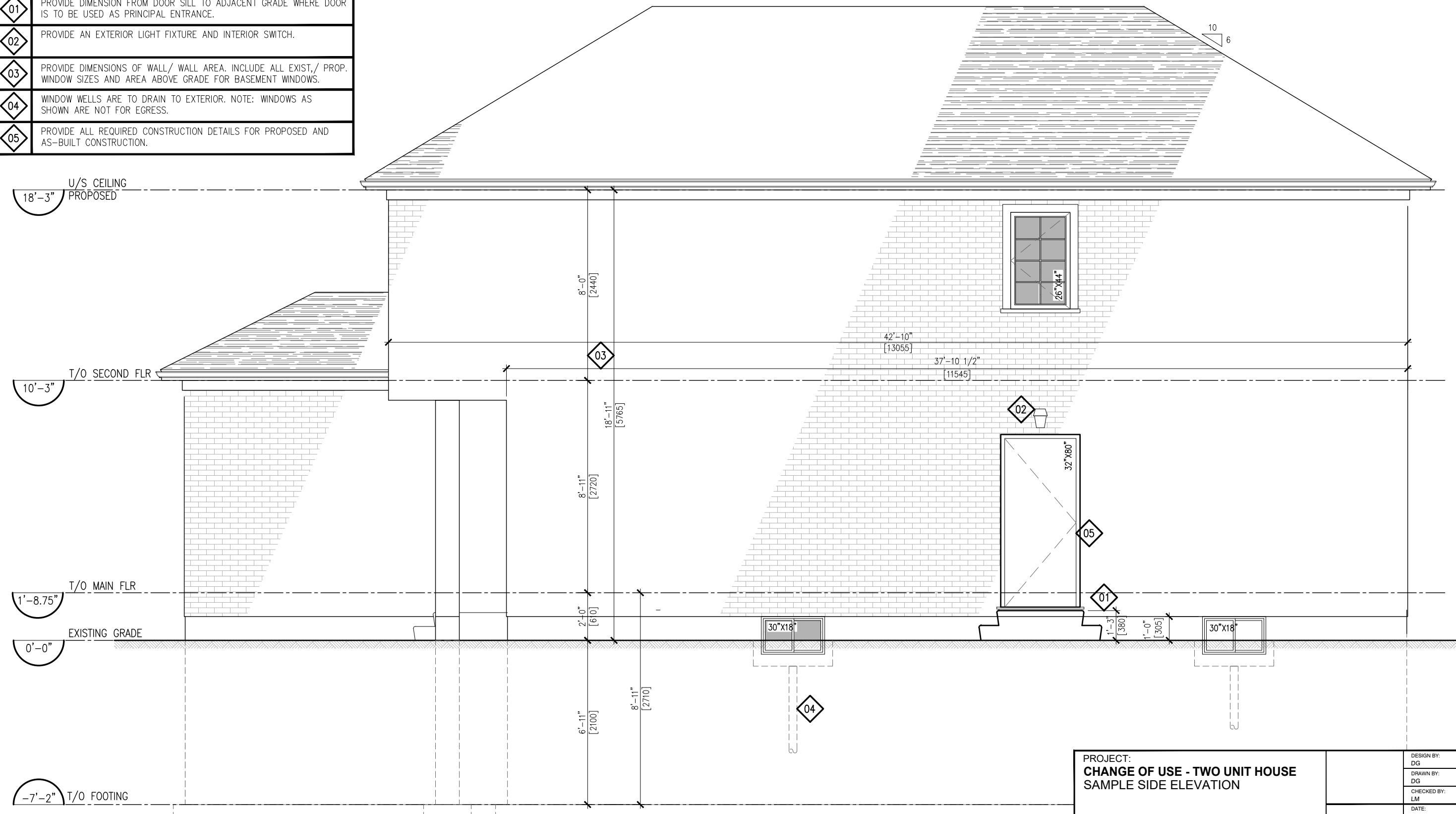
PROJECT:  
CHANGE OF USE - TWO UNIT HOUSE  
SAMPLE REAR ELEVATION

DESIGN BY: DG	DOC CONTROL DATE:
DRAWN BY: DG	% COMPLETE:
CHECKED BY: LM	INITIAL:
DATE: JANUARY 9th, 2019	
SCALE: AS NOTED	
FILE: TUDR_PLAN.DWG	
PROJECT NO:	DRAWING NO:

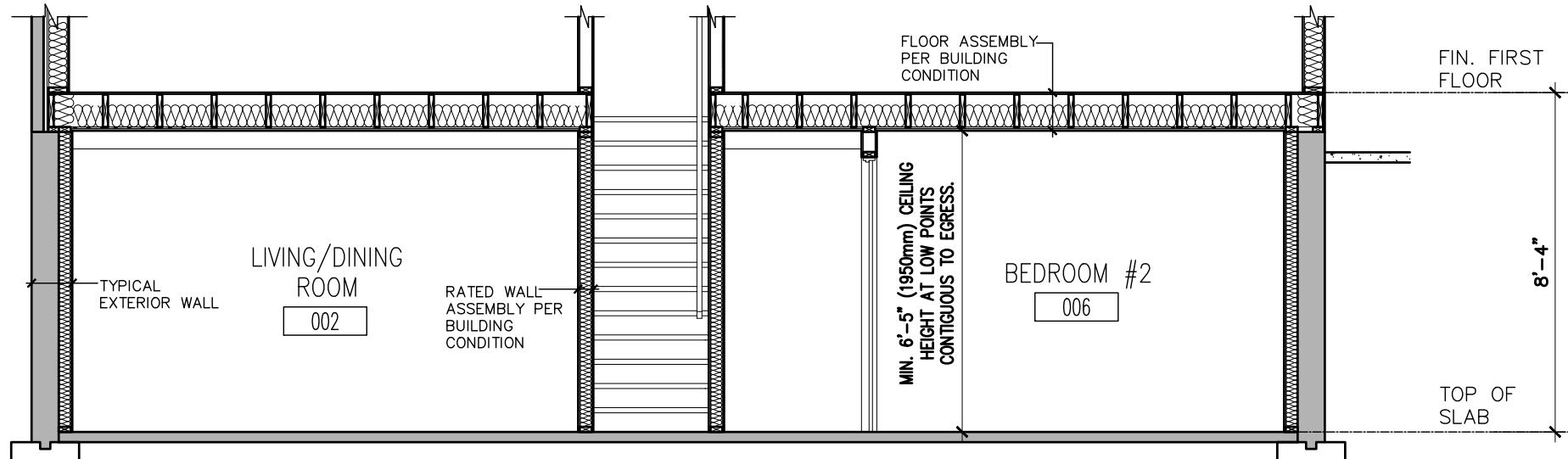
**A201**

## REFERENCE NOTES:

- 01 PROVIDE DIMENSION FROM DOOR SILL TO ADJACENT GRADE WHERE DOOR IS TO BE USED AS PRINCIPAL ENTRANCE.
- 02 PROVIDE AN EXTERIOR LIGHT FIXTURE AND INTERIOR SWITCH.
- 03 PROVIDE DIMENSIONS OF WALL/ WALL AREA. INCLUDE ALL EXIST./ PROP. WINDOW SIZES AND AREA ABOVE GRADE FOR BASEMENT WINDOWS.
- 04 WINDOW WELLS ARE TO DRAIN TO EXTERIOR. NOTE: WINDOWS AS SHOWN ARE NOT FOR EGRESS.
- 05 PROVIDE ALL REQUIRED CONSTRUCTION DETAILS FOR PROPOSED AND AS-BUILT CONSTRUCTION.



**A202**



1  
A301  
BASEMENT SECTION  
1/4" = 1'-0"

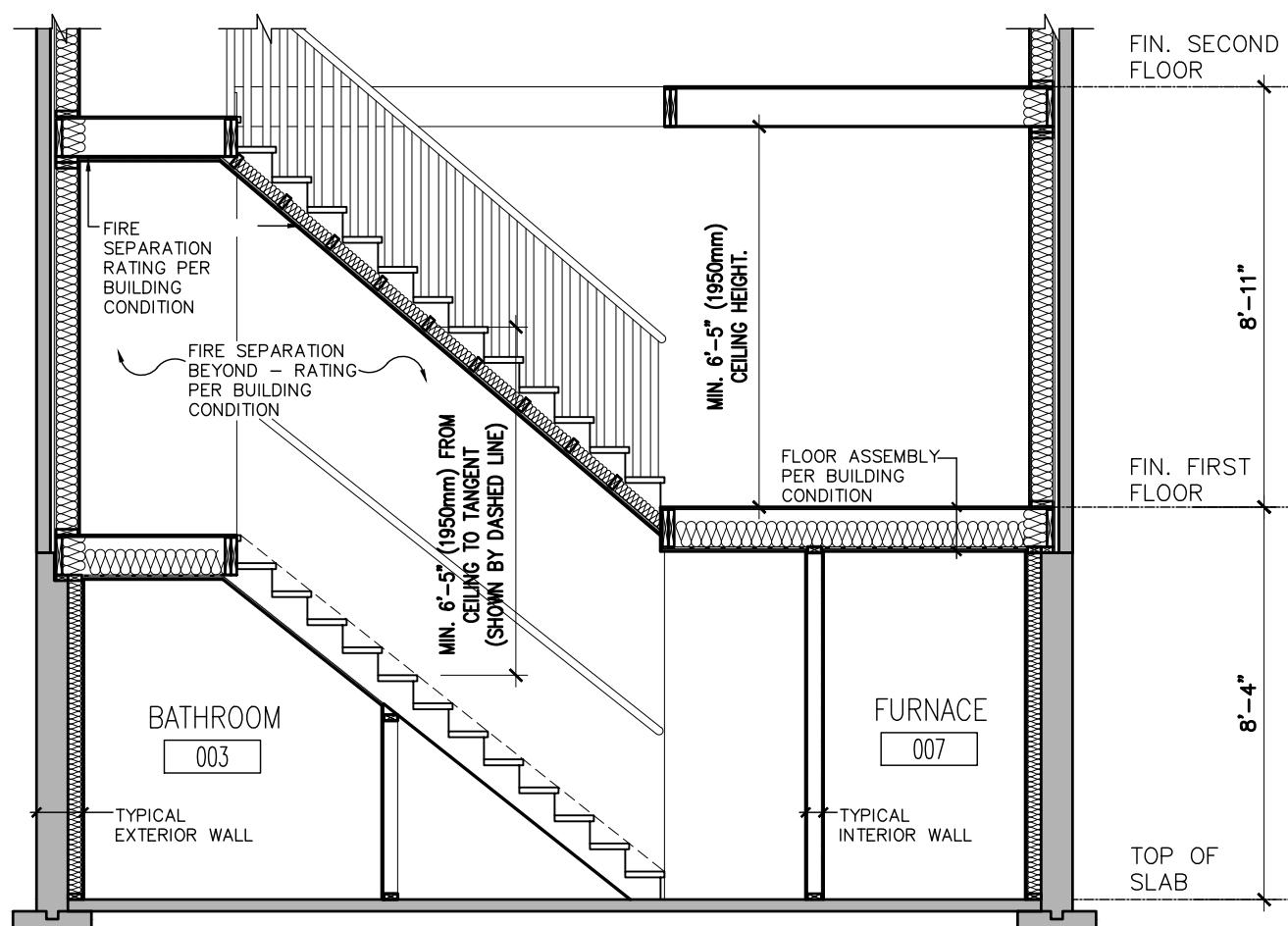
2"x4" WOOD FRAMING  
2 LAYERS TYPE 'X'  
GYPSUM BOARD  
RATING PER BUILDING  
CONDITION

STEEL BEAM  
SEPARATION

2"x4" WOOD STUDS  
2 LAYERS TYPE 'X'  
GYPSUM BOARD  
RATING PER BUILDING  
CONDITION

STEEL COLUMN  
SEPARATION

FIRE SEPARATION  
CEILING ABOVE  
2"x4" WOOD STUDS  
1/2" GYPSUM BOARD



2  
A301  
STAIR SECTION  
1/4" = 1'-0"

BULKHEAD BELOW  
FIRE SEPARATION

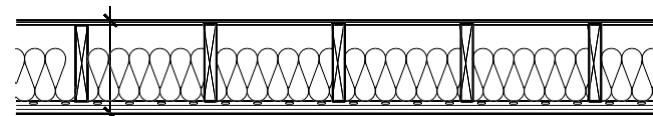
2"x4" WOOD STUDS TO  
SUPPORT CEILING  
SOUND INSULATION  
(OPTIONAL)  
2 LAYERS TYPE 'X'  
GYPSUM BOARD  
RATING PER BUILDING  
CONDITION

UNDERSIDE OF STAIR  
FIRE SEPARATION

PROJECT:  
CHANGE OF USE - TWO UNIT HOUSE  
SAMPLE SECTIONS

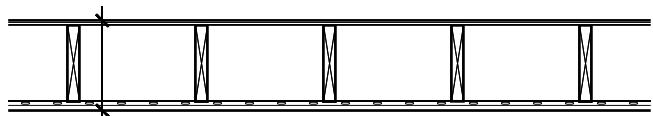
DESIGN BY:	DS	DOC CONTROL DATE:
DRAWN BY:	DS	% COMPLETE:
CHECKED BY:	LM	INITIAL:
DATE:		
SCALE:		
FILE:	TUDR_PLAN.DWG	
PROJECT NO:		DRAWING NO:

A301



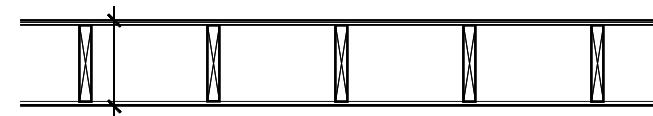
15.5mm PLYWOOD, OSB, OR  
WAFERBOARD SUBFLOOR  
WOOD JOISTS OR WOOD I-JOISTS  
SPACED NOT MORE THAN 610mm O.C.  
ABSORPTIVE MATERIAL IN CAVITY  
RESILIENT CHANNELS @ 610mm O.C.  
2 LAYERS 12.7mm TYPE 'X' GYPSUM BOARD

**FLOOR ASSEMBLY F9h**  
FRR - 45 MIN. STC - 53  
BUILDING CONDITION A



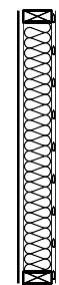
EXISTING PLYWOOD, OSB, OR  
WAFERBOARD SUBFLOOR  
WOOD JOISTS OR WOOD I-JOISTS  
SPACED NOT MORE THAN 610mm O.C.  
ABSORPTIVE MATERIAL IN CAVITY  
(OPTIONAL 6" SOUND INSULATION)  
RESILIENT CHANNELS @ 610mm O.C.  
15.9mm TYPE 'X' GYPSUM BOARD

**FLOOR ASSEMBLY F8d**  
FRR - 30 MIN. STC - 43  
BUILDING CONDITION B

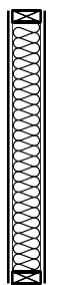


EXISTING SUBFLOOR  
EXISTING WOOD JOISTS OR WOOD  
I-JOISTS  
NO ABSORPTIVE MATERIAL IN  
CAVITY  
12.7mm GYPSUM BOARD

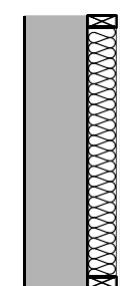
**EXISTING FLOOR ASSEMBLY**  
FRR - 15 MIN. STC - N/A  
(only permitted confirmation of 1/2" regular  
drywall was installed prior to 1995)



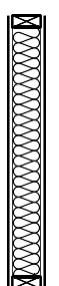
**WALL ASSEMBLY W4a**  
FRR - 1 HOUR STC - 51  
BUILDING CONDITION A



**WALL ASSEMBLY W1c FRR - 30 MIN.**  
STC - N/A BUILDING CONDITION B  
(only permitted for existing wall, all new construction  
must meet STC 50)



**TYPICAL EXTERIOR WALL**



**TYPICAL INTERIOR WALL**

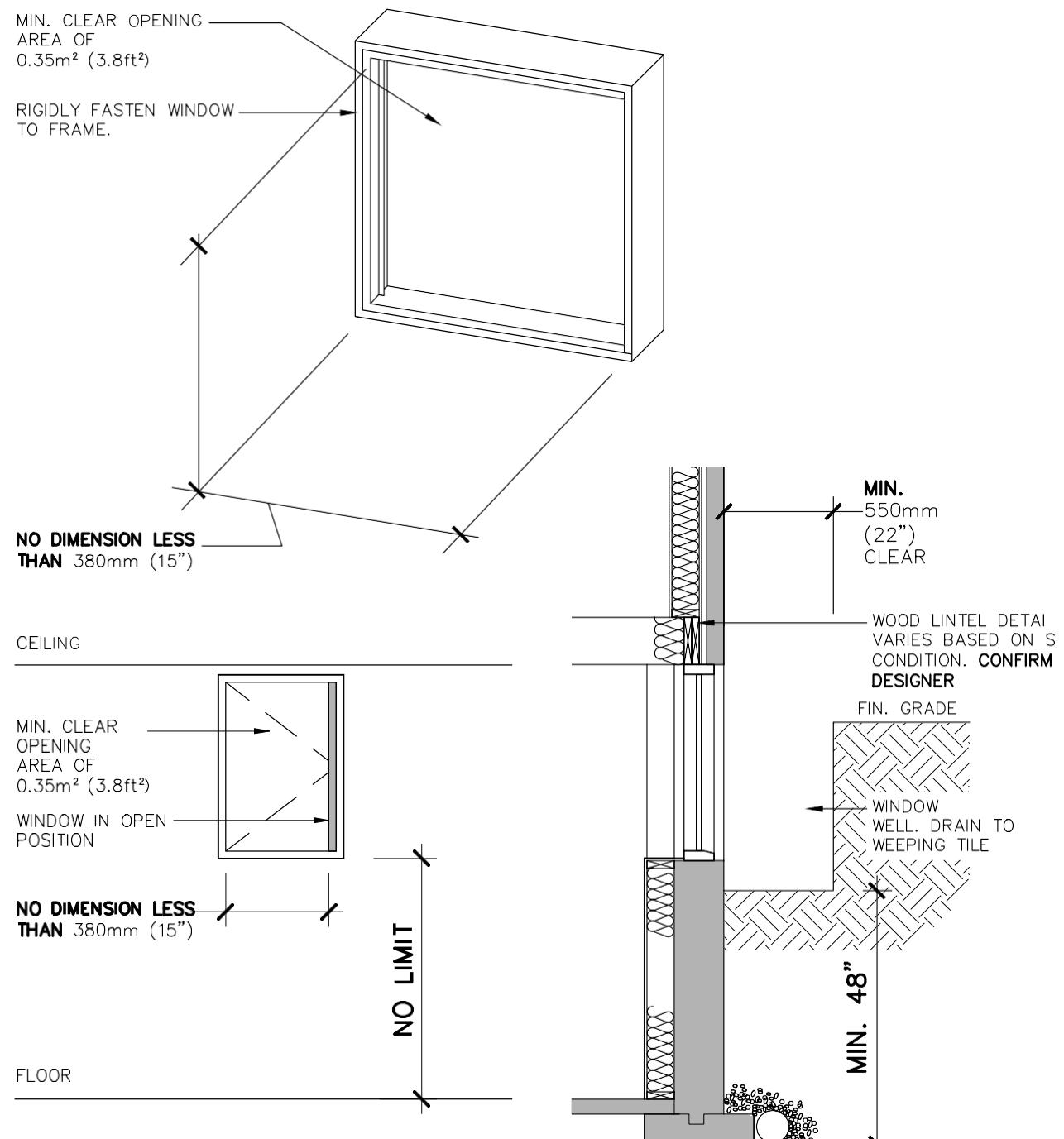
WALL TYPES DEMONSTRATED ON THIS DRAWING ARE BASED  
ON WALL CONSTRUCTION DETAILS SPECIFIED IN THE  
SUPPLEMENTARY STANDARD SB-3. DESIGNER IS REQUIRED TO  
SPECIFY THE MINUTE RATING AND CONSTRUCTION OF ALL  
REQUIRED FIRE SEPARATIONS.

PROJECT:  
**CHANGE OF USE - TWO UNIT HOUSE**  
WALL/ CEILING ASSEMBLIES

DESIGN BY:	DS	DOC CONTROL:
DRAWN BY:	DS	% COMPLETE:
CHECKED BY:	LM	INITIAL:
DATE:	AUGUST 29, 2018	
SCALE:	AS NOTED	
FILE:	TUDR_PLAN.DWG	

PROJECT NO: DRAWING NO:

**A302**



1  
A401

### EGRESS WINDOW - OPTION 'A' or 'B'

3/8" = 1'-0"

#### NOTE:

Where a window required and opens into a window well, a clearance of not less than 550mm shall be provided in front of the window.

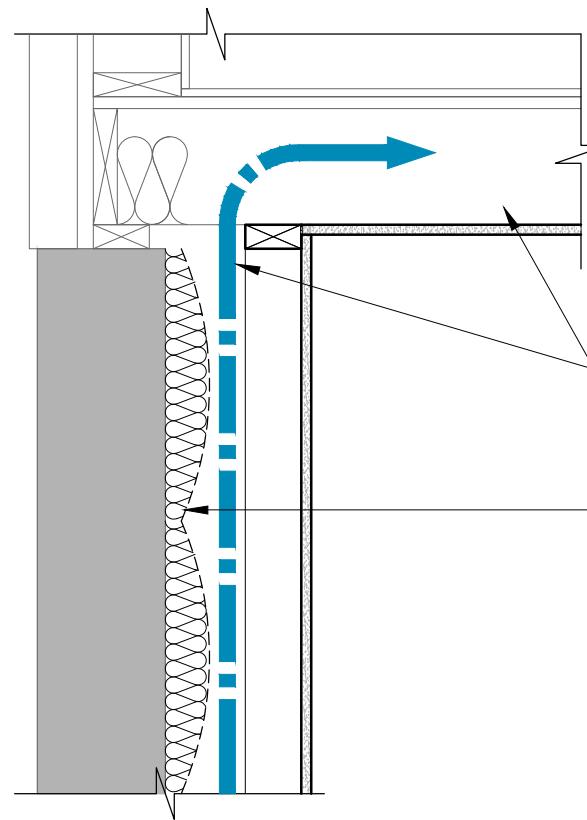
Where the sash of a window swings towards the window well, the operation of the sash shall not reduce the clearance in a manner that would restrict escape in an emergency. Where a protective enclosure is installed over the window well, such enclosure shall be openable from the inside without the use of keys, tools or special knowledge of the opening mechanism.

The max. depth of a window well - 0.6m

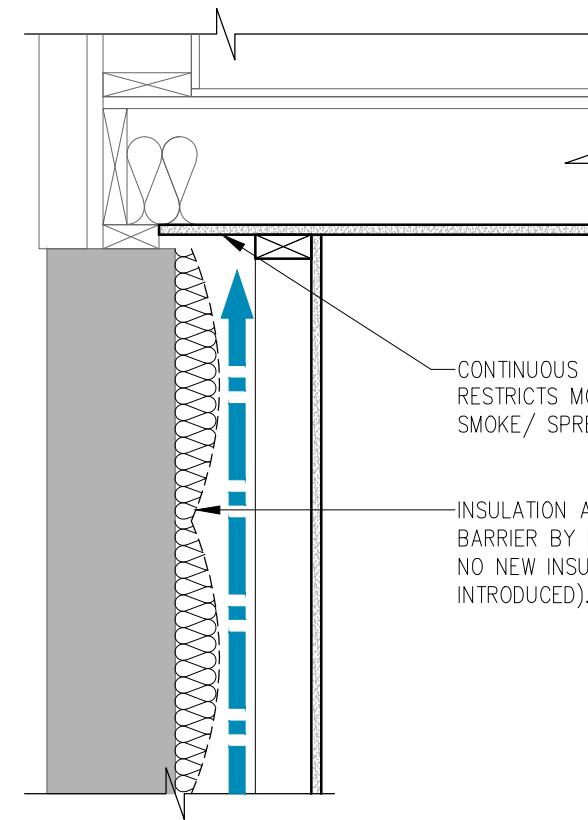
PROJECT:  
CHANGE OF USE - TWO UNIT HOUSE  
EGRESS WINDOW

TRUE NORTH:	DESIGN BY:	DOC CONTROL:
	DS	DATE
CONSTRUCTION NORTH:	DRAWN BY:	% COMPLETE:
	DS	
PROJECT NO:	CHECKED BY:	INITIALS:
	LM	
DATE:	FILE:	
JUNE 8th, 2019	TUDR_PLAN.DWG	
SCALE:	FILE:	
AS NOTED	TUDR_PLAN.DWG	
PROJECT NO:	DRAWING NO:	

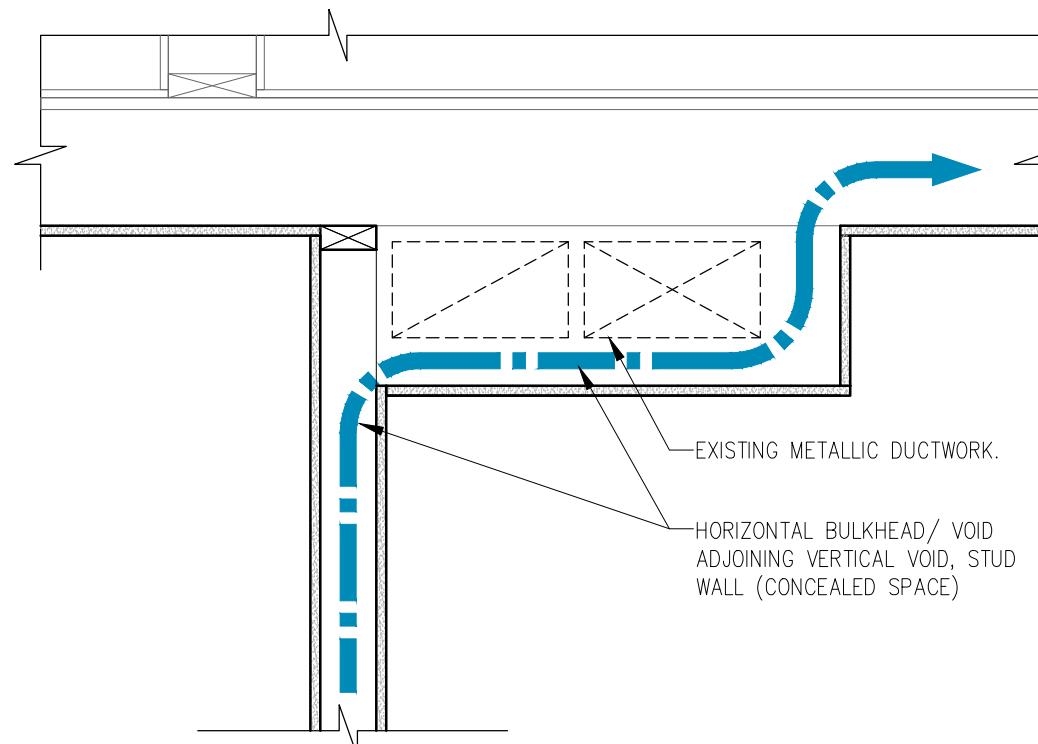
A401



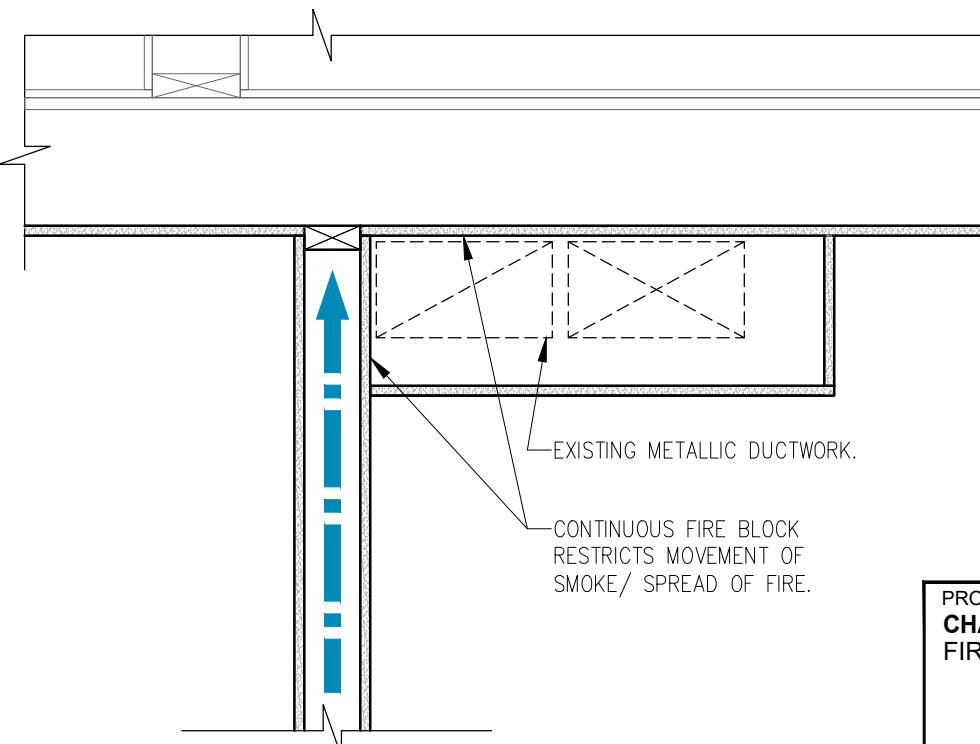
NON COMPLIANT FIRE BLOCKING DETAIL  
PERIMETER WALL CONDITION



COMPLIANT FIRE BLOCKING DETAIL  
PERIMETER WALL CONDITION



NON COMPLIANT FIRE BLOCKING DETAIL  
INTERIOR WALL/ FIRE SEPARATION



COMPLIANT FIRE BLOCKING DETAIL  
INTERIOR WALL/ FIRE SEPARATION

**9.10.16.1. REQUIRED FIRE BLOCKS IN CONCEALED SPACES:**

- (1) CONCEALED SPACES IN INTERIOR WALLS, CEILINGS, FLOORS AND CRAWL SPACES SHALL BE SEPARATED BY FIRE BLOCKS FROM CONCEALED SPACES IN EXTERIOR WALLS AND ATTIC OR ROOF SPACES.
- (2) FIRE BLOCKS SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES IN INTERIOR COVED CEILINGS, DROP CEILINGS AND SOFFITS WHERE THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE CONCEALED SPACES HAVE A SURFACE FLAME-SPREAD RATING GREATER THAN 25.
- (3) FIRE BLOCKS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RUN OF STAIRS WHERE THEY PASS THROUGH A FLOOR CONTAINING CONCEALED SPACE IN WHICH THE EXPOSED CONSTRUCTION MATERIALS WITHIN THE SPACE HAVE A SURFACE FLAMESPREAD RATING GREATER THAN 25.

← → MOVEMENT OF SMOKE/  
SPREAD OF FIRE

PROJECT:  
CHANGE OF USE - TWO UNIT HOUSE  
FIRE BLOCKING DETAILS

DESIGN BY: DG	DOC CONTROL DATE:
DRAWN BY: DG	* COMPLETE
CHECKED BY: LM	INITIAL:
DATE: JUNE 8th, 2019	
SCALE: AS NOTED	
FILE: TUDR.PLAN.DWG	
PROJECT NO:	DRAWING NO:

**A402**