

SITE PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH 2012 ONTARIO BUILDING CODE INCLUDING ALL AMENDMENTS.
- ALL LUMBER TO BE SPF 1 & 2 OR BETTER.
- WOOD FRAMING ON CONCRETE IN DIRECT CONTACT TO SOIL SHALL BE SEPARATED WITH 6 MIL. POLYETHYLENE.
- EVERY BEDROOM WINDOW SHALL HAVE AN OPEN AREA OF 3.8 SQFT WITH NO DIMENSION LESS THAN 15".
- WALLS AND CEILING IN ATTACHED GARAGE SHALL BE GASPROOFED.
- DOOR BETWEEN GARAGE AND HOME SHALL HAVE A SELF CLOSER, WEATHER STRIPPING AND DOOR SWEEP.
- FRONT ENTRY DOOR TO HAVE RESISTANCE TO FORCED ENTRY AS PER 9.7.5.2 OBC.
- ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR.
- COSMOKE ALARMS SHALL BE INTERCONNECTED AND LOCATED IN EACH BEDROOM AND A HALLWAY AREA SERVING THE BEDROOMS.
- STAIRS SHALL HAVE:
 - MIN. RISE 125mm [4 1/8"]
 - MIN. RUN OF 255mm [10 1/8"]
 - MIN HEADROOM OF 6'-0"
 - MIN WIDTH OF 2'-10"
 - MAX RISE OF 200mm [7 7/8"]
 - MAX RUN OF 355mm [14"]
- PROVIDE SOLID BLOCKING OR 3/4" PLYWOOD SHEATHING FOR FUTURE GRAB BARS AT BATHROOMS AS PER 9.5.2.3 OBC
- ALL PLUMBING TO CONFORM TO PART 7 OF THE ONTARIO BUILDING CODE.
- ALL MECHANICAL VENTILATION TO CONFORM TO THE ONTARIO BUILDING CODE.
- MECHANICAL AND ELECTRICAL DESIGN BY OTHERS.
- ELECTRICAL LAYOUT TO BE VERIFIED ON SITE BY OWNER AND CONTRACTOR.
- ALL FLOOR DRAIN LOCATIONS TO BE VERIFIED BY CONTRACTOR
- ALL ROOF ATTIC AREAS MUST HAVE ACCESS. REFER TO PLANS
- ALL STAIRS TO BE APPROVED BY WAY OF SHOP DRAWINGS PRIOR TO MANUFACTURING.
- ALL KITCHEN CABINETS TO BE APPROVED BY WAY OF SHOP DRAWINGS PRIOR TO MANUFACTURING
- KITCHEN LAYOUT TO BE APPROVED BY OWNER AND KITCHEN DESIGNER PRIOR TO MANUFACTURING AND INSTALLATION.
- TRUSS, JOISTS AND ENGINEERED LUMBER TO BE PRE-ENGINEERED AND APPROVED BY WAY OF SHOP DRAWINGS PRIOR TO MANUFACTURE.
- SNOW LOAD AS PER OBC 9.4.2.2.
 - S= C_s * S_s * S_r
 - S= (0.55 * 1.8) * 0.4
 - S= 1.46Ps

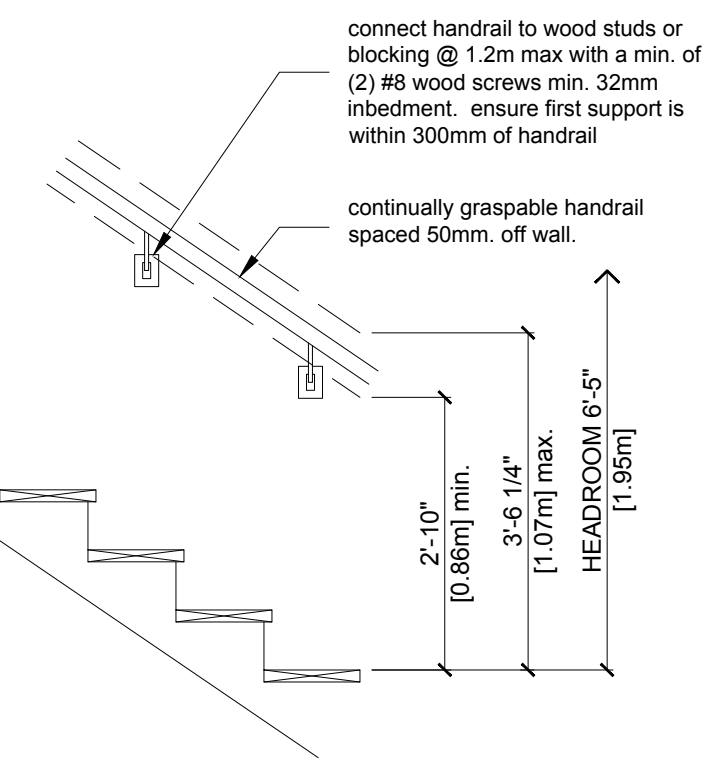
Zoning Information			R1C Residential - Zoning By-law 79-200 (Niagara Falls, Ontario)		
	Required	Proposed		Required	Proposed
Minimum Lot Area	550 sm	1,020 sm			
Minimum Lot Frontage	15 m	20.54 m			
Minimum Front Yard	7.5 m	9.84 m			
Minimum Rear Yard	7.5 m	41.75 m			
Minimum Interior Side Yard	1.2 m	1.63 m			
Minimum Exterior Side Yard	4.5 m	-			
Minimum Landscape Open Space	30% (306 m²)	79.4% (810/1020)	Exist. Bldg. Coverage	84m²	
			New Bldg. Coverage	86m²	
			Driveways	66m²	
			Total	236m²	
			Landscape	784m²	
Maximum Lot Coverage	45% (459 m²)	16.5% (170 / 1020)			
Accessory Dwelling Unit	Required	Proposed			
Accessory Struct. Max Lot Cover.	15% (153 m²)	8.4% (86 / 1020)			
Maximum Building Height	10 m	7m			
Accessory Dwelling Unit Coverage	>15%	8.4% (86 / 1020)			
Parking	Required	Proposed			
Max Lot Area for Parking	30% (305m²)	6.4% (66m²)			
Max Rear Yard Area for Parking	40m²	38m²			
Max Ext. Side Yard Area for Parking	50m²	28m²			
Existing Gazebo	Required	Proposed			
Max Building Height	4.6m	2.75m			
Max Lot Coverage	15% (153m²)	0.4% (5m²)			
Minimum Front Yard	7.5 m	9.84 m			

Footing Sizes				OBC 9.15.3.4	
No. Floors	Width of Strip Footings	Interior	Exterior	Footing Depth	Max Span
1	250 (10")	200 (8")	250 (10")	a - projection b = a (4" min.)	0.4 sm
2	350 (14")	350 (14")	350 (14")		0.75 sm
3	450 (18")	500 (20")	450 (18")		1.0 sm

Limiting Distance						OBC 9.10.14.4	
Building Face	Limiting Distance	Exp. Bldg. Face	Unprctd. Open'g	Wall Area	% Permitted	% Provided	
North	4.5m	47m²	6.2m²	40.8m²	28%	13.2%	
South	2.1m	51m²	2.8m²	48.2m²	10%	5.4%	
West	15m	17m²	1.4m²	15.6m²	100%	8%	
East	12.1m	15m²	2m²	13m²	100%	13%	

Ceiling Devices		Notes
☉ SMOKE DETECTOR		AS PER OBC 9.10.19.3 ON EACH LEVEL, IN EACH BEDROOM AND OUTSIDE BEDROOMS
☉ CARBON MONOXIDE DETECTOR		AS PER OBC 9.33.4.2 ADJACENT TO SLEEPING ROOMS IF FUEL FIRED APPLIANCES ARE PRESENT
☉ EXHAUST FAN		AS PER OBC 9.32.3.5 IN EACH KITCHEN, WASHROOM AND BATHROOM

GENERAL NOTES:
REFER TO HVAC PLANS BY OTHERS FOR SUPPLY AND RETURN GRILLES (IF APPLICABLE)



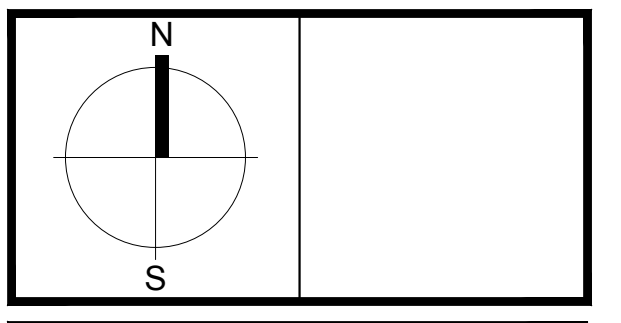
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No.	Date	Revision
01	Oct. 26, 2023	Issued for Client Review
02	Nov. 13, 2023	Issued for Client Review
03	Nov. 21, 2023	Issued for Client Review
04	Feb. 20, 2024	Issued for Client Review
05	Mar. 10, 2024	Issued for Client Review
06	Mar. 10, 2024	Issued for Permit
07	Mar. 25, 2024	Re-issued for Permit
08	Mar. 25, 2024	Re-issued for Minor Variance
09	May 16, 2024	Re-issued for Minor Variance
10	May 22, 2024	Re-issued for Minor Variance
11	May 22, 2024	Re-issued for Minor Variance
12	May 22, 2024	Re-issued for Minor Variance
13	May 22, 2024	Re-issued for Minor Variance
14	June 9, 2024	Re-issued for Minor Variance

Project Name:
New Accessory Dwelling Unit
Kirk Residence
4820 Portage Road, Niagara Falls

Drawing Name:
Site Plan
Project Data



Project No.:	
Scale:	As Noted
Date:	Oct. 2023

Drawing No.:
A1-100