GENERAL

1. ALL WORK SHALL BE IN CONFORMANCE WITH PART 9 OF THE 2012 ONTARIO BUILDING CODE

FOOTINGS AND FOUNDATIONS

1. ALL CONCRETE SHALL CONFORM TO OBC 9.3.1. AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15. UNLESS NOTED OTHERWISE (U.N.O.)
2. FOUNDATIONS HAVE BEEN DESIGNED ASSUMING AN ALLOWABLE SOIL BEARING PRESSURE OF 750 kPa (1560 psf).

WOOD-FRAME CONSTRUCTION

1. ALL LUMBER AND WOOD PRODUCTS SHALL CONFORM TO OBC 9.3.2. AND ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O.
2. ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

DOORS AND WINDOWS

REFER TO THE O.B.C. FOR A FULL DESCRIPTION OF THE ITEMS MENTIONED BELOW, SOME SECTIONS/ CAUSES HAVE NOT BEEN INCLUDED IN THIS AREA. REFER TO O.B.C. 9.6 & 9.7. FOR A COMPLETE DESCRIPTION. THE CONTRACTOR IS TO FOLLOW O.B.C. PART 9 UNLESS NOTED OTHERWISE.

WINDOWS

WINDOWS AND SKYLIGHTS SHALL CONFORM TO THIS SECTION.

1. ENERGY RATING AND OVERALL COEFFICIENT OF HEAT TRANSFER SHALL COMPLY WITH SECTION 12.3.1.3. AND 12.3.2.6.
2. PROVIDE LOW "E"/ ARGON, TRIPLE GLAZING OR EQUIVALENT TO PROVIDE MINIMUM (R3) INSULATION VALUE.
3. REFER TO SECTION 9.25.1.2. FOR GENERAL REQUIREMENTS OF HEAT TRANSFER, AIR LEAKAGE AND CONDENSATION CONTROL.
4. REFER TO SECTION 9.32.3.1. FOR VENTILATION REQUIREMENTS. REFER TO O.B.C. TABLE 9.32.2.1.

INSULATION, AIR AND VAPOUR BARRIERS

REFER TO THE O.B.C. FOR A FULL DESCRIPTION OF THE ITEMS MENTIONED BELOW, SOME SECTIONS/CLAUSES HAVE NOT BEEN INCLUDED IN THIS AREA. REFER TO O.B.C. 9.25. & SB-12 FOR A COMPLETE DESCRIPTION. THE CONTRACTOR IS TO FOLLOW O.B.C. PART 9 UNLESS NOTED OTHERWISE.

THERMAL INSULATION

1. ALL WALLS, CEILINGS AND FLOORS SEPARATING HEATED SPACE FROM UNHEATED SPACE, THE EXTERIOR AIR OR THE EXTERIOR SOIL SHALL BE PROVIDED WITH SUFFICIENT THERMAL INSULATION TO PREVENT MOISTURE CONDENSATION ON THEIR ROOM SIDE DURING THE WINTER AND TO ENSURE COMFORTABLE CONDITIONS FOR THE OCCUPANT.

AIR BARRIERS

2. THERMALLY INSULATED WALL, CEILING OR FLOOR ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO INCLUDE AN AIR BARRIER SYSTEM WHICH WILL PROVIDE A CONTINUOUS BARRIER TO AIR LEAKAGE.
3. REFER TO SECTION 9.25.3.2. FOR AIR BARRIER PROPERTIES.

VAPOUR BARRIERS

4. 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.
5. REFER TO SECTION 9.25.4.2. FOR VAPOUR BARRIER MATERIALS.
6. VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACES OF THERMALLY INSULATED WALL, CEILING AND FLOOR ASSEMBLIES.
7. VAPOUR BARRIERS SHALL BE INSTALLED SUFFICIENTLY CLOSE TO THE WARM SIDE OF INSULATION TO PREVENT CONDENSATION AT DESIGN CONDITIONS.

8. WHERE A STORAGE GARAGE SERVES ONLY THE DWELLING UNIT TO WHICH IT IS ATTACHED OR BUILT IN, IT SHALL BE CONSIDERED AS PART OF THE DWELLING UNIT AND THE FIRE SEPARATION NEED NOT BE PROVIDED BETWEEN THE GARAGE AND DWELLING UNIT WHERE:
   a) THE CONSTRUCTION BETWEEN THE GARAGE AND DWELLING UNIT PROVIDES AN EFFECTIVE BARRIER TO GAS AND EXHAUST FUMES AND EVERY DOOR BETWEEN THE GARAGE AND DWELLING UNIT CONFORMS TO SECTION 9.10.13.15. OF THE O.B.C.

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS

REFER TO THE O.B.C. FOR A FULL DESCRIPTION OF THE ITEMS MENTIONED BELOW, SOME SECTIONS/ CAUSES HAVE NOT BEEN INCLUDED IN THIS AREA. REFER TO O.B.C. 9.33.4 & 9.10.18. FOR A COMPLETE DESCRIPTION. THE CONTRACTOR IS TO FOLLOW O.B.C. PART 9 UNLESS NOTED OTHERWISE.

SMOKE ALARMS

1. SMOKE ALARMS CONFORMING TO CAN/ULC-S531 SHALL BE INSTALLED ON EACH STORY (INCLUDING BASEMENTS) WITHIN A DWELLING UNIT
2. ON ANY STOREY OF A DWELLING UNIT CONTAINING SLEEPING ROOMS, A SMOKE ALARM IS TO BE INSTALLED IN EACH SLEEPING ROOM AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STORY. IF THE SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY.
3. SMOKE ALARMS SHOULD BE INSTALLED NEAR THE CEILING.
4. SMOKE ALARMS SHALL BE INSTALLED BY PERMANENT CONNECTIONS TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT CIRCUIT DEVICE AND THE SMOKE ALARM. IN CASE THE REGULAR POWER SUPPLY TO THE SMOKE ALARM IS INTERRUPTED, THE SMOKE ALARM IS TO BE PROVIDED WITH A BATTERY AS AN ALTERNATIVE POWER SOURCE THAT CAN CONTINUE TO PROVIDE POWER TO THE SMOKE ALARM FOR A PERIOD OF NOT LESS THAN 7 DAYS IN THE NORMAL CONDITION, FOLLOWED BY 4 MIN. OF ALARM.
5. WHERE THE BUILDING IS NOT SUPPLIED WITH ELECTRICAL POWER, SMOKE ALARMS ARE PERMITTED TO BE BATTERY OPERATED.
6. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND.

CARBON MONOXIDE DETECTORS

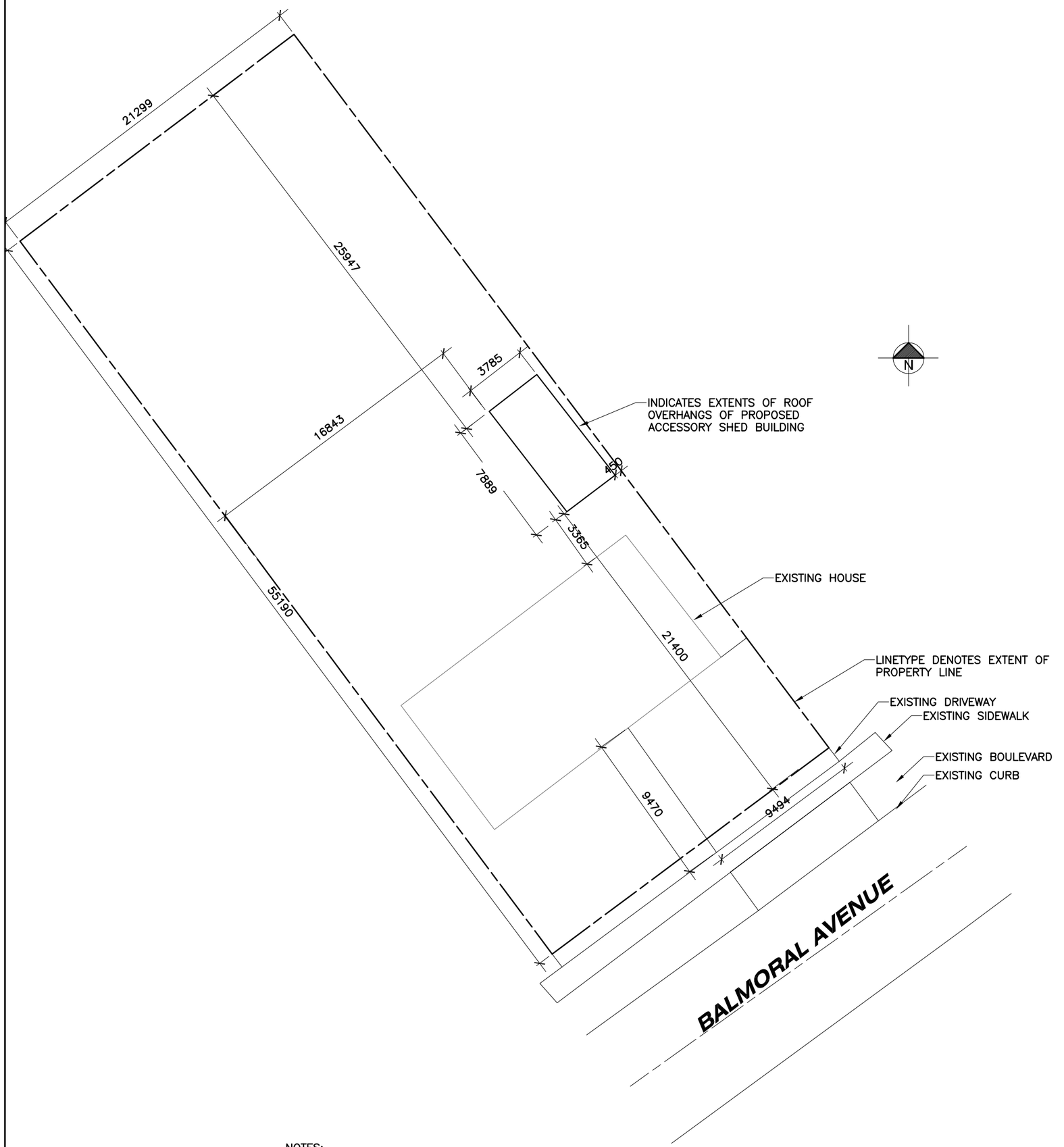
7. EVERY BUILDING THAT CONTAINS A FUEL-BURNING APPLIANCE OR STORAGE GARAGE REQUIRES A CARBON MONOXIDE DETECTOR. WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SERVICE ROOM THAT IS NOT IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED:
   a) ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF THE RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM
   b) IN THE SERVICE ROOM

DRAWING: GENERAL NOTES

PROJECT: 6387 BALMORAL AVENUE NIAGARA FALLS, ON

NO.	DATE	REVISIONS
01	07/06/24	FOR PERMIT

DRAWN BY:
CHECKED BY:
DATE: JULY 06, 2024
SCALE: AS NOTED
PROJECT NO.: 1
DRAWING NO.: 1



NOTES:

1. EXISTING LOT AREA=1181 SQ.M.
2. EXISTING BUILDING AREA=172 SQ.M.
3. EXISTING BUILDING COVERAGE=14.5%
4. EXISTING DRIVEWAY AREA=87.1 SQ.M.
5. EXISTING DRIVEWAY COVERAGE=7.38%
6. EXISTING LANDSCAPED AREA=905 SQ.M.
7. EXISTING LANDSCAPE COVERAGE=76.6%

A2 **SITE PLAN**
SCALE = 1:250

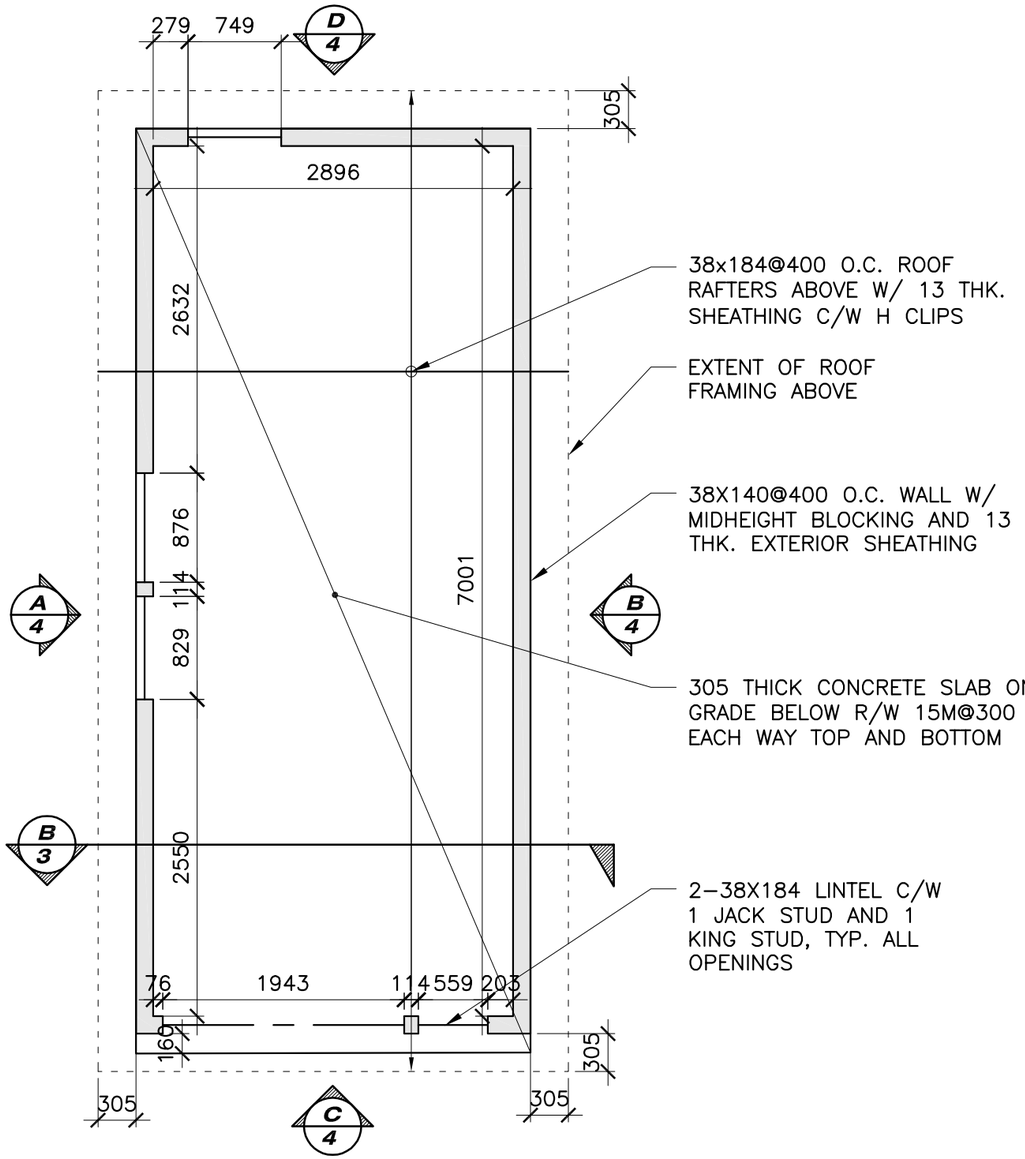
DRAWING NO.:	DRAWN BY:	CHECKED BY:
2		

DATE: JULY 06, 2024
SCALE: AS NOTED
PROJECT NO.: 1

DATE	NO.	REVISIONS
07/06/24	01	FOR PERMIT

DRAWING: **SITE PLAN**

PROJECT:
6387 BALMORAL AVENUE
NIAGARA FALLS, ON

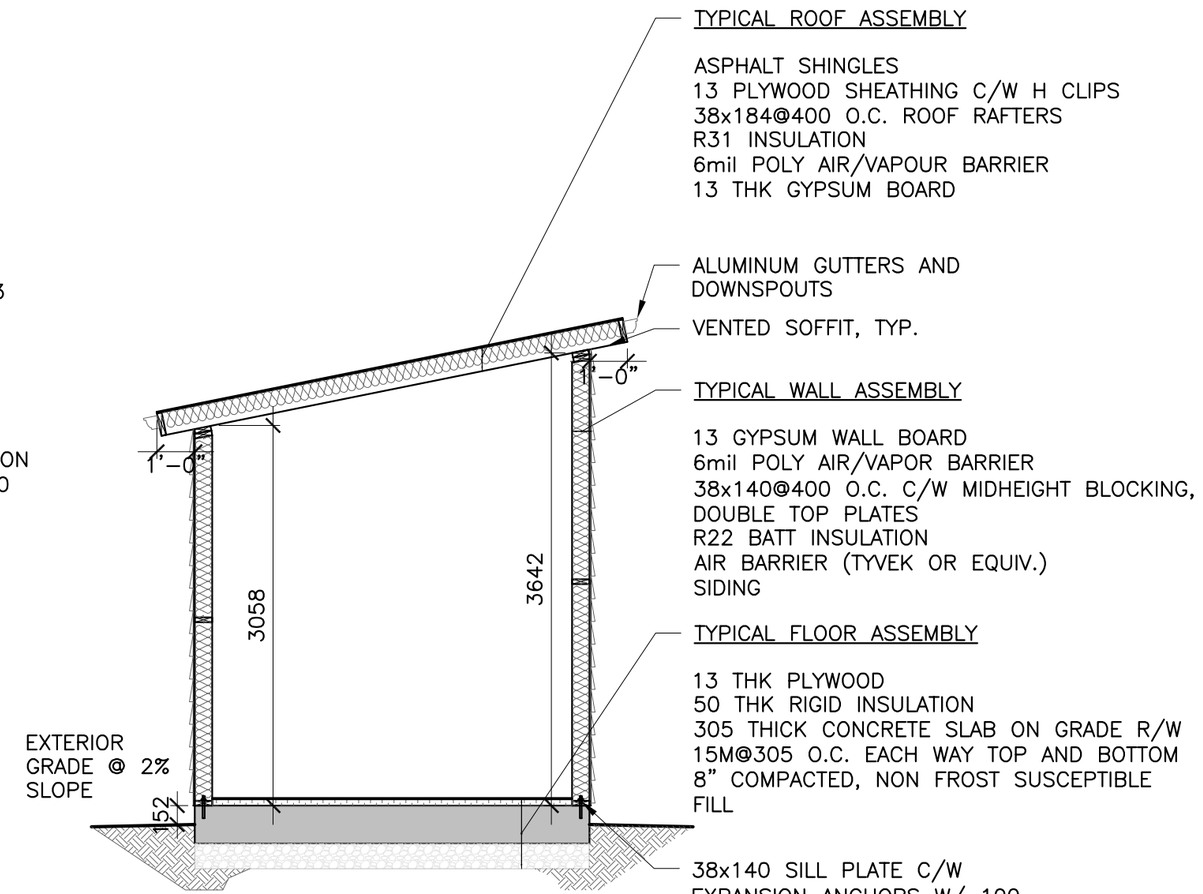


A/3 FLOOR PLAN

SCALE: 1:48

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES



B/3 SECTION

SCALE: 1:48

NOTES:

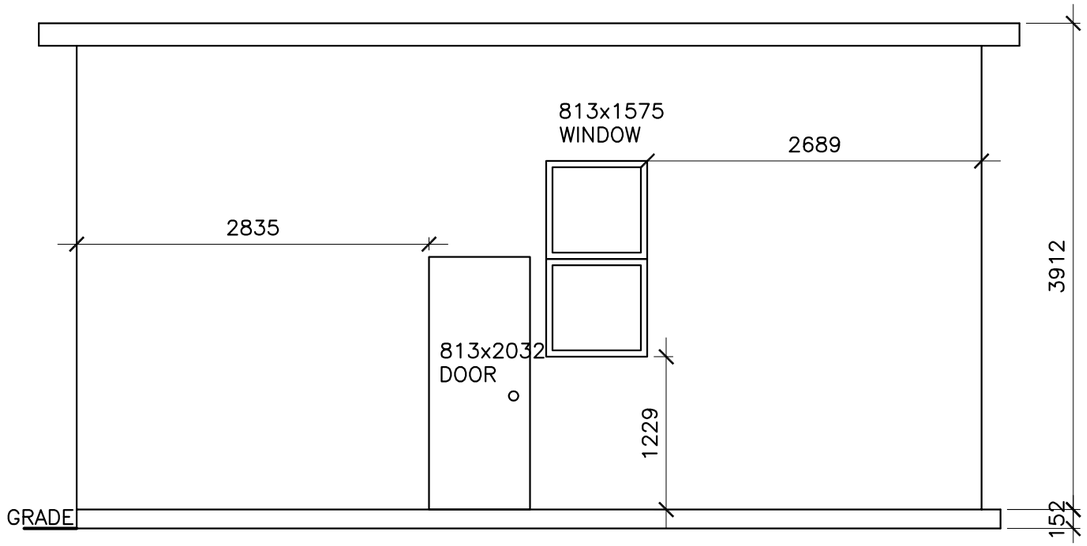
1. ALL DIMENSIONS IN MILLIMETRES

DRAWING: **FLOOR PLAN AND SECTION**

PROJECT: 6387 BALMORAL AVENUE NIAGARA FALLS, ON

NO.	DATE	REVISIONS
01	07/06/24	FOR PERMIT

DRAWN BY:
CHECKED BY:
DATE: JULY 06, 2024
SCALE: AS NOTED
PROJECT NO.: 1
DRAWING NO.: 3

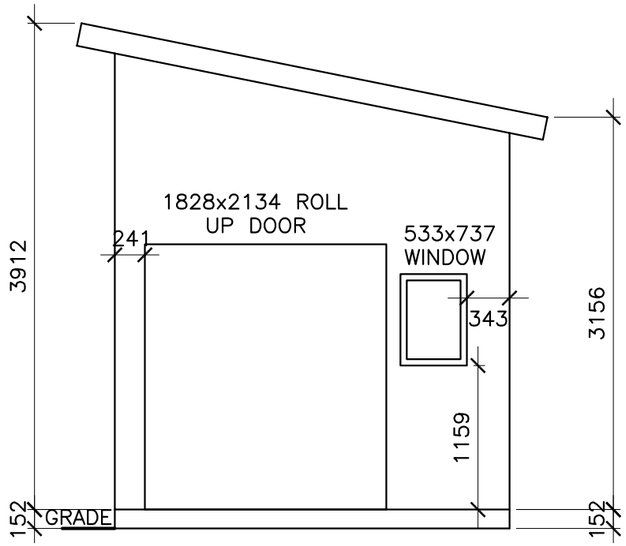


A/4 ELEVATION

SCALE: 1:48

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES

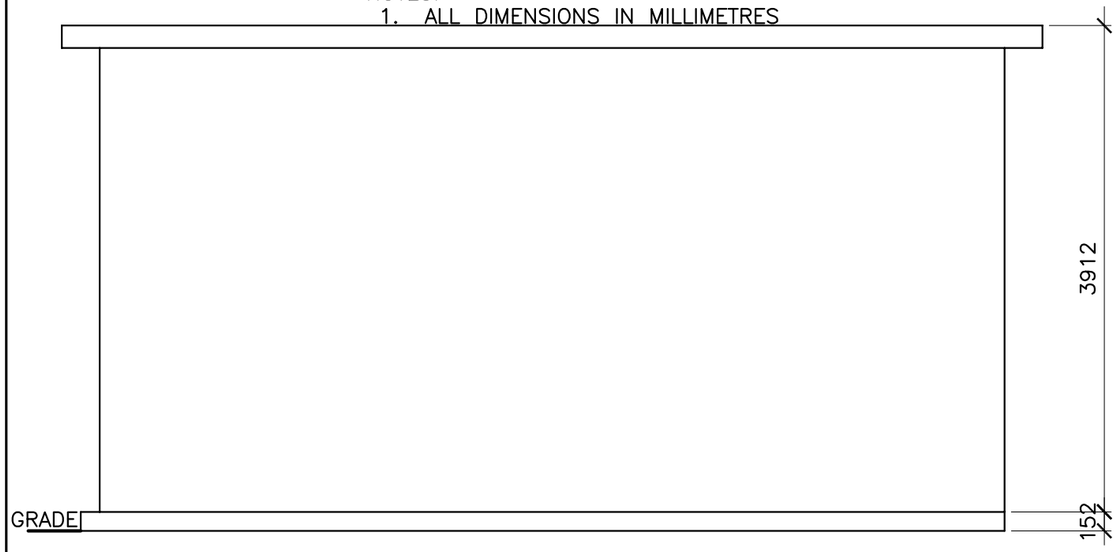


C/4 ELEVATION

SCALE: 1:48

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES

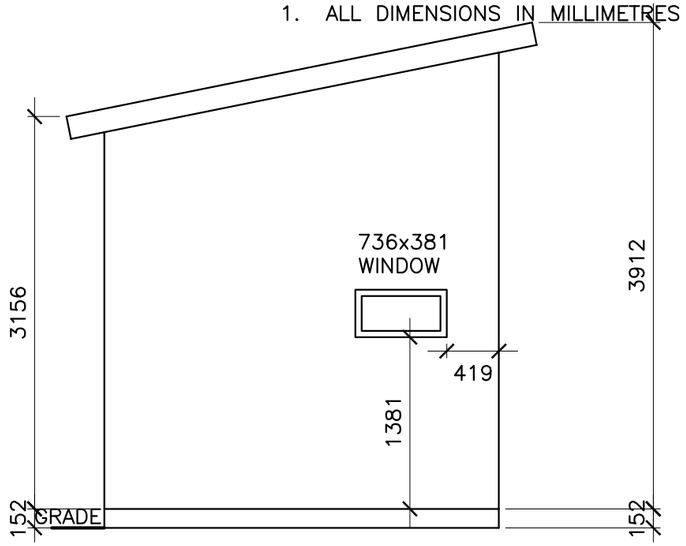


B/4 ELEVATION

SCALE: 1:48

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES



D/4 ELEVATION

SCALE: 1:48

NOTES:

1. ALL DIMENSIONS IN MILLIMETRES

DRAWING: ELEVATIONS

PROJECT: 6387 BALMORAL AVENUE NIAGARA FALLS, ON

NO.	DATE	REVISIONS
01	07/06/24	FOR PERMIT

DRAWN BY:

CHECKED BY:

DATE: JULY 06, 2024

SCALE: AS NOTED

PROJECT NO.: 1

DRAWING NO.: 4