Sheet List

Sheet Number	Sheet Name
A00	COVER SHEET
A01	SITE PLAN
A02	ENLARGED SITE PLAN
A03	BASEMENT PLAN
A04	FIRST FLOOR PLAN
A05	SECOND FLOOR PLAN
A06	ROOF PLAN
A07	FRONT & RIGHT SIDE ELEVATION
A08	REAR & LEFT SIDE ELEVATION
A09	HOUSE SECTION & PARTY WALL DETAILS
A10	HOUSE SECTION & LINTEL SCHEDULES
A11	TYPICAL WALL SECTION & WALL SCHEDULE
A12	TYPICAL DETAILS
A13	GENERAL NOTES
A14	DOOR & WINDOW SCHEDULE

(ARTISTIC EXPRESSION VIEW)

SB-12 ENERGY EFFICIENCY DESIGN MATRIX

PERFOMANCE COMPLIANCE		
	SPACE HEATING FUEL	
	■ GAS	☐ OIL
	☐ ELECTRIC	☐ PROPANE
	☐ EARTH	☐ SOLID FUEL

BUILDING COMPONENT	REQUIRED	PROPOSED
INSULATION RSI (R) VALUE		
CEILING W/ ATTIC SPACE	10.56 (R60)	10.56 (R60)
CEILING W/O ATTIC SPACE	5.46 (R31)	5.46 (R31)
EXPOSED FLOOR	5.46 (R31)	5.46 (R31)
WALLS ABOVE GRADE	3.87 (R22)	3.87 (R22)
BASEMENT WALLS	3.52 ci (R20 ci)	3.52 ci (R20 ci)
BELOW GRADE SLAB ENTIRE SURFACE >600mm BELOW GRADE	-	-
EDGE OF BELOW GRADE SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
HEATED SLAB < 600mm BELOW GRADE	1.76 (R10)	1.76 (R10)
WINDOWS & DOORS		
WINDOWS SLIDING GLASS DOORS (MAX U-VALUE / MIN. ER)	1.6	1.6
SKYLIGHTS (MAX. U-VALUE)	2.8	2.8
APPLIANCE EFFICIENCY		
SPACE HEATING EQUIP. (AFUE%)	96%	96%
HRV. EFFICIENCY (%)	75%	75%
DHW HEATER (EF)	0.80	0.80

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NILAMRAJ (RAJ) PATEL		100621
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

RPDS	111189
FIRM NAME	BCIN

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No.:	Revision:	Date:

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No.:	Issued For:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04

Client Name:

Drawing Title:

COVER SHEET

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

Drawn by: DA/MJ

Checked by: RP

Project No.:

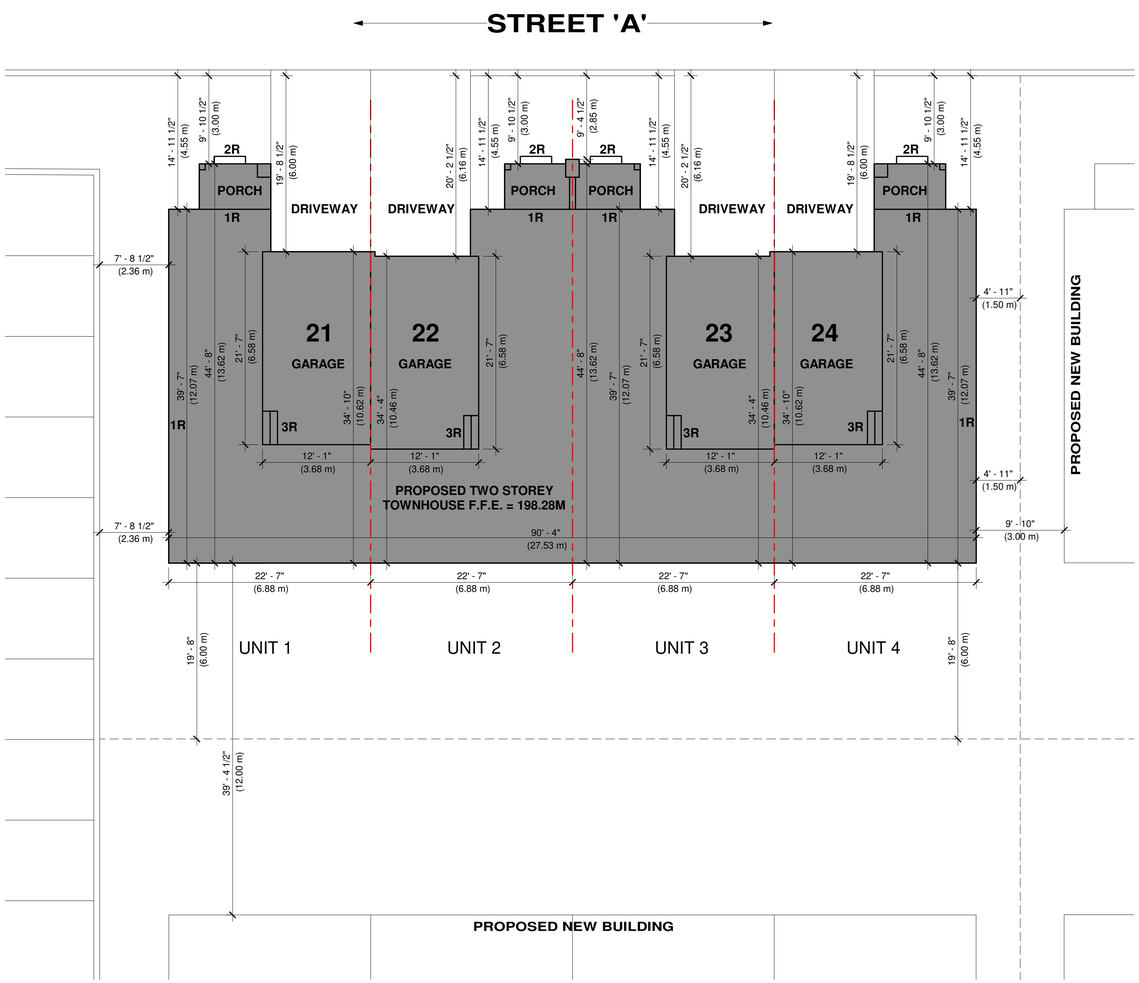
Date: 2022/10/21

Drawing No.:

A00

BILD

PLEASE REFER TO GRADING PLAN FOR GRADING ELEVATIONS.



1 SITE PLAN
1/8" = 1'-0"

198.28M. = +/- 0'-0" F.F.L.

198.28 METER REFERS TO +/- 0'-0" OF FINISHED MAIN FLOOR LEVEL OF THE HOUSE, REFER GRADING PLAN FOR GRADING LEVELS

SITE BASE INFORMATION TAKEN FROM LOT GRADING PLAN DATED 2022-08-29 AND SITE PLAN DATED 2022-07-04 BY UPPER CANADA CONSULTANTS.

LOCATION
LOT 21-24

CITY OF NIAGARA FALLS

SITE DATA

FRONT SET BACK	4.55 M	14'-11 1/2"
REAR SET BACK	6.00 M	19'-8"
RIGHT SIDE SET BACK	2.36 M	7'-8 1/2"
LEFT SIDE SET BACK	1.50 M	4'-11"
HEIGHT OF BUILDING	8.47 M	27'-9 1/2"

FLOOR AREA

UNIT 1 & 4 (LOT - 21 & 24)

FIRST FLOOR	51.68 SQM	556.30 SQFT
SECOND FLOOR	76.36 SQM	821.90 SQFT
TOTAL AREA	128.04 SQM	1378.20 SQFT
TOTAL AREA (TWO UNIT)	256.08 SQM	2756.40 SQFT

UNIT 2 & 3 (LOT - 22 & 23)

FIRST FLOOR	55.70 SQM	599.50 SQFT
SECOND FLOOR	77.26 SQM	831.64 SQFT
TOTAL AREA	132.96 SQM	1431.24 SQFT
TOTAL AREA (TWO UNIT)	265.92 SQM	2862.48 SQFT
GRAND TOTAL	522.00 SQM	5618.86 SQFT

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NILAMRAJ (RAJ) PATEL		100621
NAME	SIGNATURE	BCIN

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RPDS	111189
FIRM NAME	BCIN

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Client Name:

Drawing Title:

ENLARGED SITE PLAN

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

N

Scale:
Drawn by: DA/MJ
Checked by: RP
Project No.:
Date: 2022/10/21
Drawing No.:

A02

BILD

COLUMN/POST

COLUMN TYPE	COLUMN SIZE
C1	HSC 102DIA.X6.4 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
C2	HSS 102X102X4.8 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
C3	HSS 127X127X4.8(5"X5"X3/16") (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
P1	6X6 S-P-F NO.2
P2	2-2X6 S-P-F
P3	3-2X6 S-P-F
P4	4-2X6 S-P-F
P5	4-2X4 S-P-F

FOOTING

FOOTING TYPE	FOOTING SIZE
F1	48"X48"X10" c/w 5-10M BARS EA WAY BOTTOM
SF1	20"X6" STRIP FTG.
SF2	22"X6" STRIP FTG.
SF3	24"X6" STRIP FTG.
SF4	22"X8" STRIP FTG.

BASE PLATE SCHEDULE

BASE PLATE TYPE	LOCATION
9"X5"X3/8" c/w 2-5/8" ANCHORS	C1(FOUNDATION WALL)
8"X8"X1/2" c/w 2-5/8" ANCHORS	C1(FOOTING PAD)

MAX. ALLOWED SPAN OF 2X10 FLOOR JOISTS
AS PER OBC TABLE A-1 (WITH STRAPPING & BRIDGING)

JOIST SPACING	MAXIMUM SPAN
2X10 @ 16" O.C.	14'-0"
2X10 @ 12" O.C.	15'-0"

AS PER OBC TABLE A-2 (WITHOUT STRAPPING & BRIDGING)

JOIST SPACING	MAXIMUM SPAN
2X10 @ 16" O.C.	13'-0"
2X10 @ 12" O.C.	13'-8"

NOTE:
• STRIP FOOTING UNDER LOAD BEARING WALLS MUST HAVE A 6" PROJECTION ON EACH SIDE, AND 8" OR 10" THICK AND 20 MPa POURED CONC. W/ CONT. KEY TO BEAR ON UNDISTURBED SOIL W/ BEARING CAPACITY 150 kPa (3000 psf) MIN - TYPICAL
• ALL FOOTING TO BEAR ON UNDISTURBED SOIL, ROCK OR ENGINEERED FILL CERTIFIED BY SOIL ENGINEER
• MIN. SOIL BEARING CAPACITY = SLS 150 kPA (3000 psf) & TO BE VERIFIED BY SOIL ENGINEER PRIOR TO POURING THE FOOTING

(*) - SPECIFICATIONS PROVIDED BY MANUFACTURER

STRUCTURAL NOTE:
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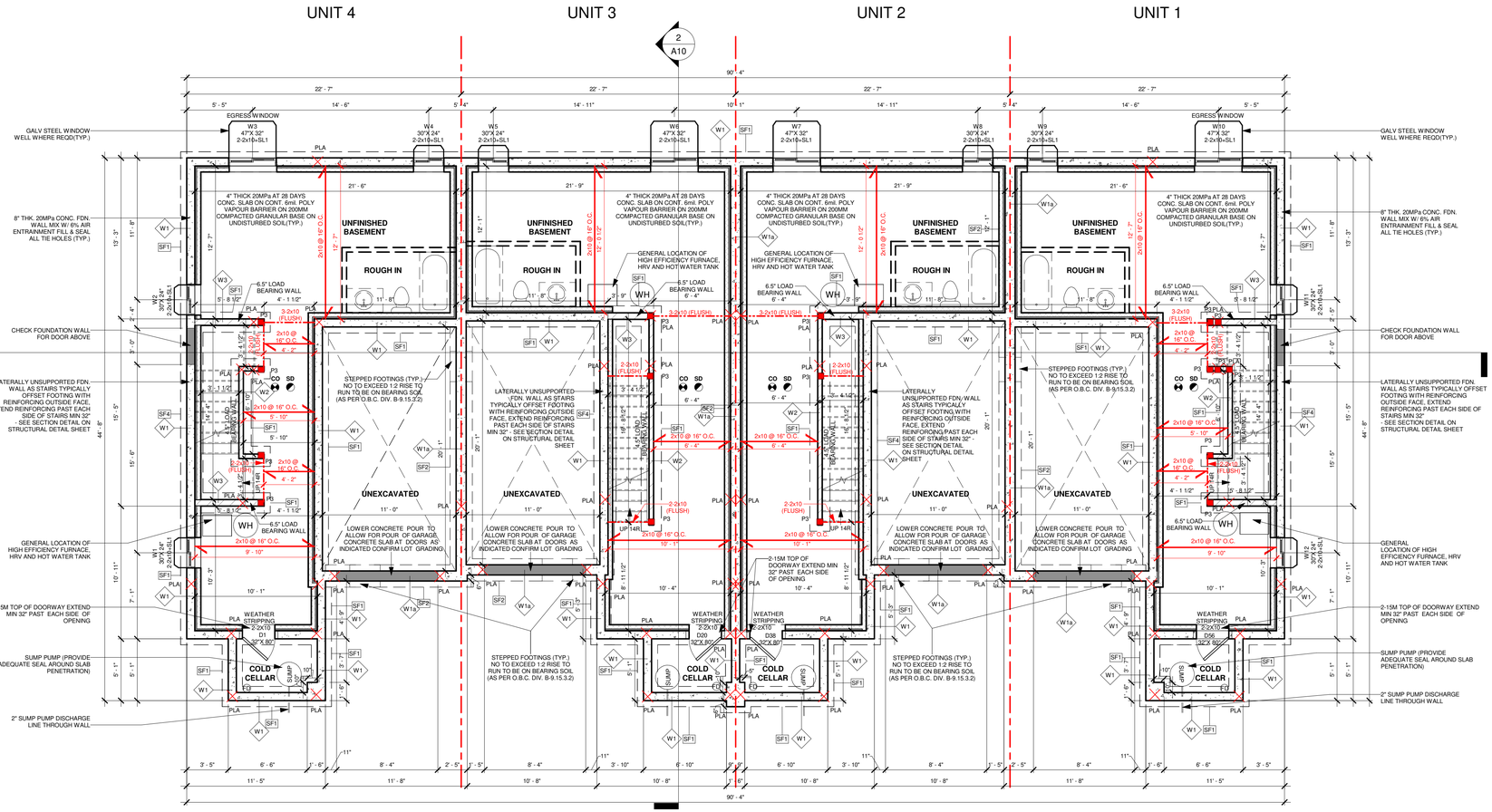
(*) JOIST AS PER SUPPLIER'S SPECIFICATION AND APPROVED DRAWINGS.
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10



1 BASEMENT PLAN
3/16" = 1'-0"

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NILAMRAJ (RAJ) PATEL 100621
NAME SIGNATURE BCIN

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RPDS 111189
FIRM NAME BCIN

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No.:	Issued For:	Date:

Client Name:

Drawing Title:

BASEMENT PLAN

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

N

Scale:
Drawn by: DA/MJ
Checked by: RP
Project No.:
Date: 2022/10/21
Drawing No.: A03

BILD

(FOR REVIEW ONLY (NOT FOR PERMIT)

COLUMN/POST

COLUMN TYPE	COLUMN SIZE
C1	HSC 102DIA.X6.4 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
C2	HSS 102X102X4.8 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
C3	HSS 127X127X4.8(5"X5"X3/16") (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
P1	6X6 S-P-F NO.2
P2	2-2X6 S-P-F
P3	3-2X6 S-P-F
P4	4-2X6 S-P-F
P5	4-2X4 S-P-F

MAX. ALLOWED SPAN OF 2X10 FLOOR JOISTS
AS PER OBC TABLE A-1 (WITH STRAPPING & BRIDGING)

JOIST SPACING	MAXIMUM SPAN
2X10 @ 16" O.C.	14'-0"
2X10 @ 12" O.C.	15'-0"

AS PER OBC TABLE A-2 (WITHOUT STRAPPING & BRIDGING)

JOIST SPACING	MAXIMUM SPAN
2X10 @ 16" O.C.	13'-0"
2X10 @ 12" O.C.	13'-8"

STRUCTURAL NOTE:
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REFER TO ADDITIONAL DETAILS ON ENGINEERING DETAIL SEE STRUCTURAL SHEET

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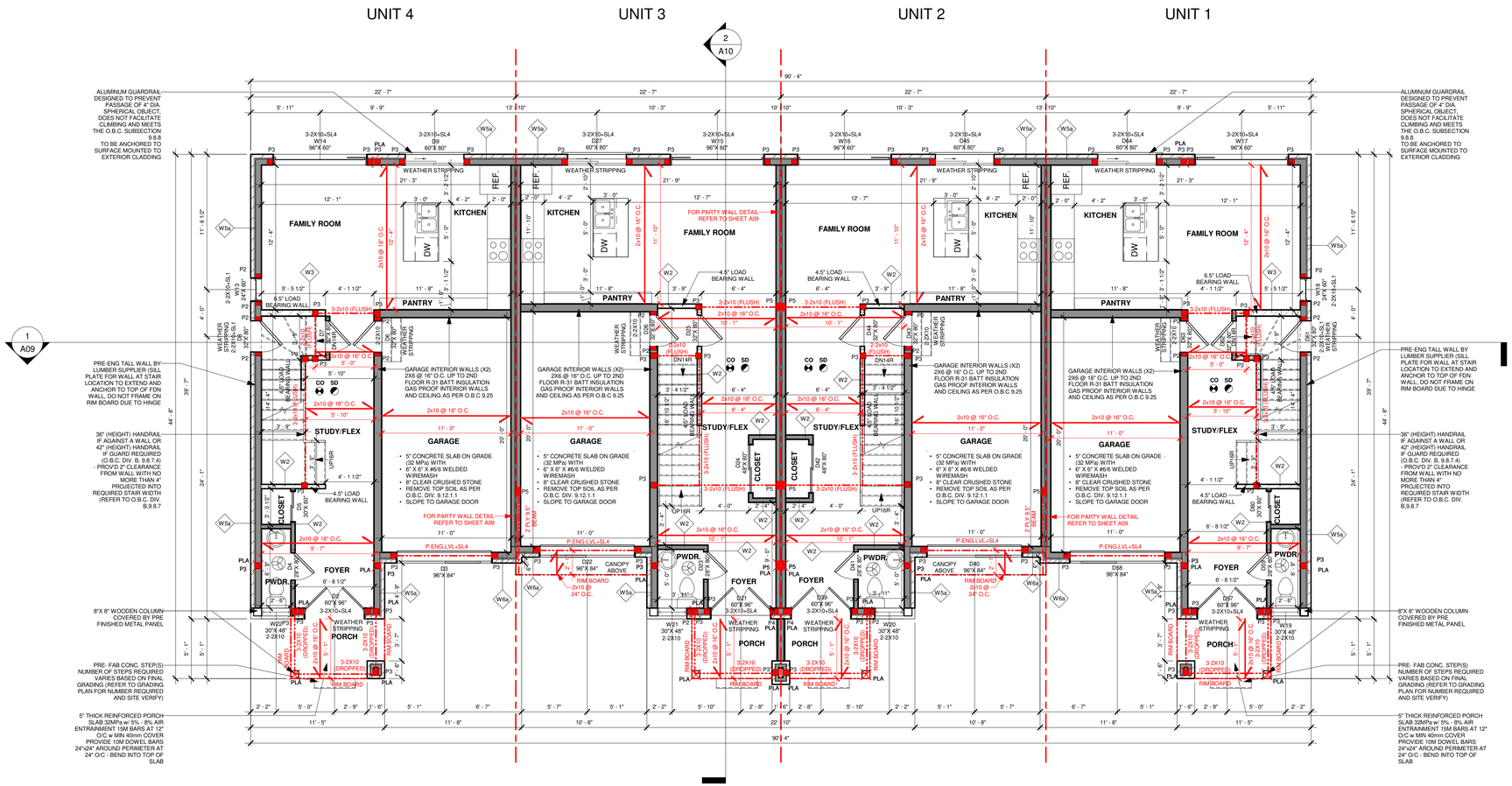
(*) JOIST AS PER SUPPLIER'S SPECIFICATION AND APPROVED DRAWINGS.
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10



1 FIRST FLOOR PLAN
3/16" = 1'-0"

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NILAMRAJ (RAJ) PATEL		100621
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

RPDS	111189
FIRM NAME	BCIN

RPDS
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Phone: 647-556-2596

No.:	Revision:	Date:
2	Relssued For Review	2022/11/25
1	Issued For Review	2022/11/04
No.:	Issued For:	Date:

FOR REVIEW ONLY (NOT FOR PERMIT)

Client Name:

Drawing Title:

FIRST FLOOR PLAN

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

N

Drawn by: DA/MJ

Checked by: RP

Project No.:

Date: 2022/10/21

Drawing No.: A04

BILD

COLUMN/POST

COLUMN TYPE	COLUMN SIZE
C1	HSC 102DIA.X6.4 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
C2	HSS 102X102X4.8 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
C3	HSS 127X127X4.8(5"X5"X3/16") (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
P1	6X6 S-P-F NO.2
P2	2-2X6 S-P-F
P3	3-2X6 S-P-F
P4	4-2X6 S-P-F
P5	4-2X4 S-P-F

MAX. ALLOWED SPAN OF 2X10 FLOOR JOISTS
AS PER OBC TABLE A-1 (WITH STRAPPING & BRIDGING)

JOIST SPACING	MAXIMUM SPAN
2X10 @ 16" O.C.	14'-0"
2X10 @ 12" O.C.	15'-0"

AS PER OBC TABLE A-2 (WITHOUT STRAPPING & BRIDGING)

JOIST SPACING	MAXIMUM SPAN
2X10 @ 16" O.C.	13'-0"
2X10 @ 12" O.C.	13'-8"

STRUCTURAL NOTE:
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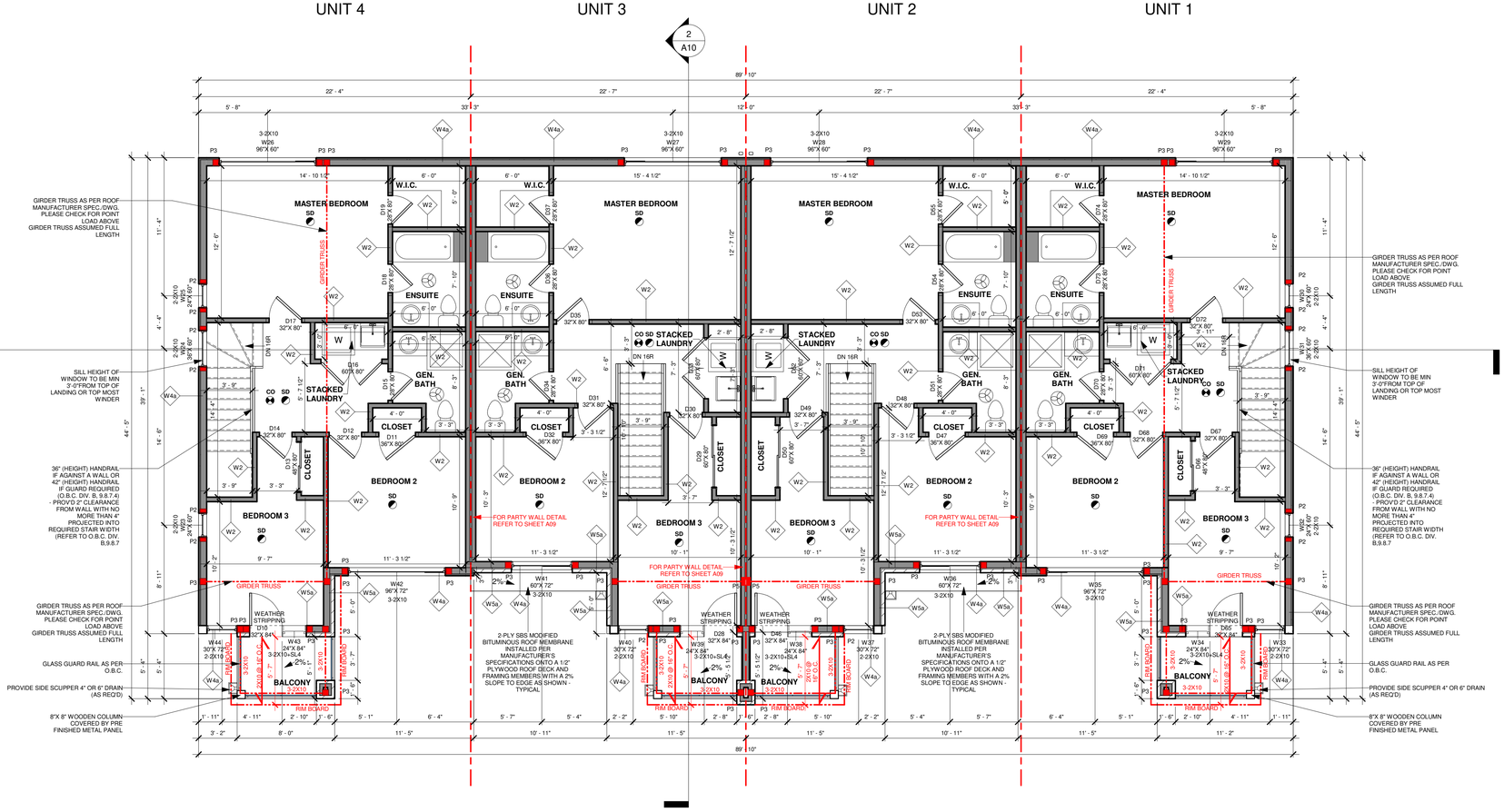
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10



1 SECOND FLOOR PLAN
3/16" = 1'-0"

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NILAMRAJ (RAJ) PATEL		100621
NAME	SIGNATURE	BCIN

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RPDS	111189
FIRM NAME	BCIN

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1	Issued For Review	2022/11/04

Client Name:

Drawing Title:

SECOND FLOOR PLAN

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

N

Scale:
Drawn by: DA/MJ
Checked by: RP
Project No.:
Date: 2022/10/21
Drawing No.: A05

BILD

COLUMN/POST

COLUMN TYPE	COLUMN SIZE
C1	HSC 102DIA.X6.4 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
C2	HSS 102X102X4.8 (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
C3	HSS 127X127X4.8(5"X5"X3/16") (FOR BASE PLATE AND ANCHOR BOLT SPECS, REFER TO STRUCTURAL DRAWINGS)
P1	6X6 S-P-F NO.2
P2	2-2X6 S-P-F
P3	3-2X6 S-P-F
P4	4-2X6 S-P-F
P5	4-2X4 S-P-F

STRUCTURAL NOTE:
STRUCTURE ENGINEER TAKES RESPONSIBILITY FOR ALL STRUCTURAL DESIGN INCLUDING BUT NOT LIMITED TO CONCRETE, FOUNDATION, FOOTING, BEAM, LINTEL, COLUMN, AND OTHER STRUCTURAL DETAILS/DESIGN REFER TO ADDITIONAL DETAILS ON ENGINEERING DETAIL SEE STRUCTURAL SHEET

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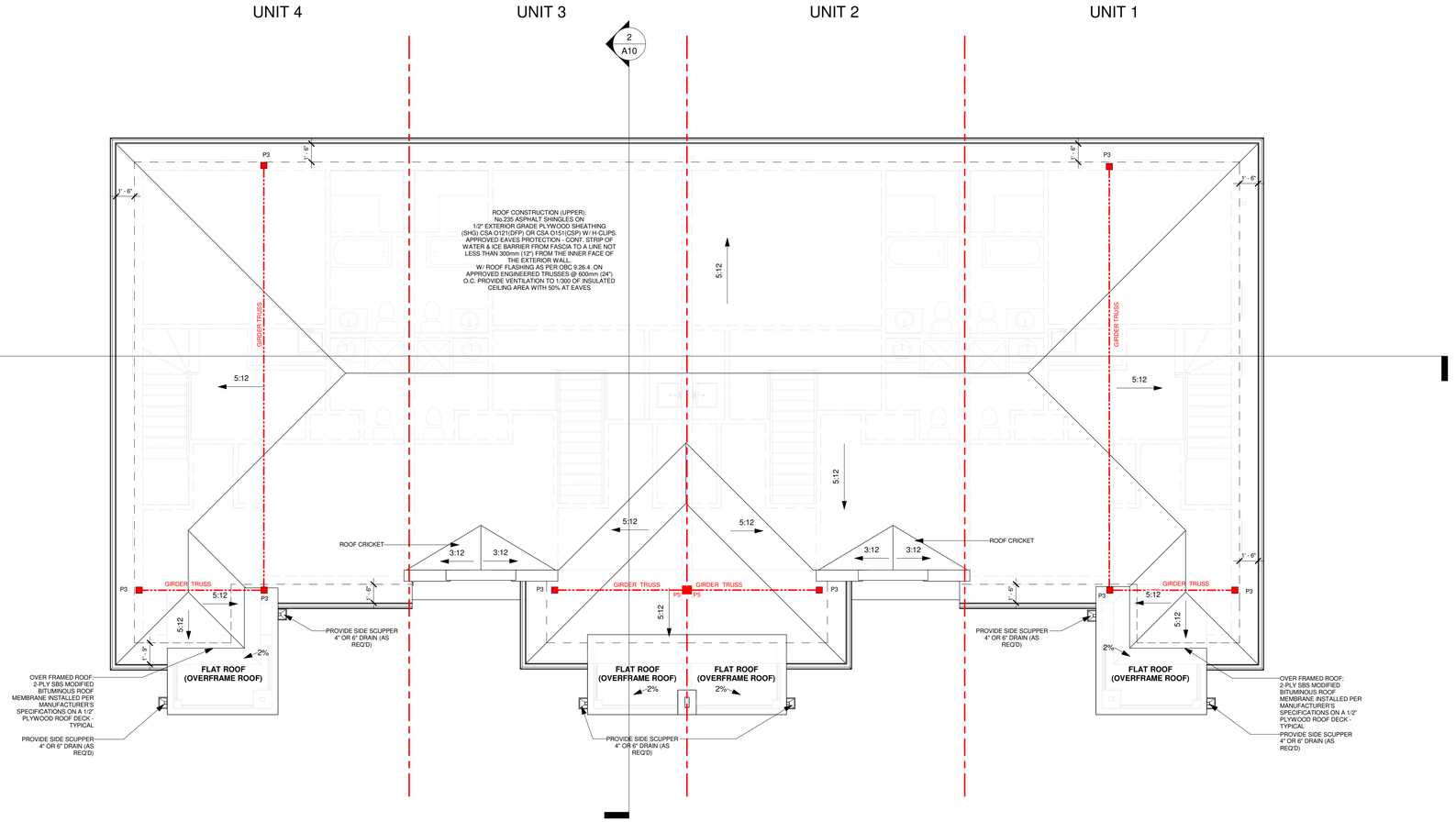
(*) JOIST AS PER SUPPLIER'S SPECIFICATION AND APPROVED DRAWINGS.
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10



1 ROOF PLAN
3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN ONTARIO BUILDING CODE TO BE A DESIGNER.
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NILAMRAJ (RAJ) PATEL		100621
NAME	SIGNATURE	BCIN

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RPDS	111189
FIRM NAME	BCIN

RPDS
INTEGRATED DESIGN FIRM
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No.:	Issued For:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04

Client Name:

Drawing Title:

ROOF PLAN

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

N

Scale:
Drawn by: DA/MJ
Checked by: RP
Project No.:
Date: 2022/10/21
Drawing No.: A06

BILD

FOR SUPPLIER:
SUPPLIER TAKES RESPONSIBILITY FOR FRAMING OF ALL ENGINEERED LUMBER PRODUCTS INCLUDING FLOOR JOIST, TRUSSES, Pre-ENG.LVL, BEAM AND LINTEL (IF DIFFERENT, FROM THE PROPOSED SIZE) AND WILL PROVIDE APPROVED LAYOUT,REVIEWED AND STAMPED BY ENGINEER.
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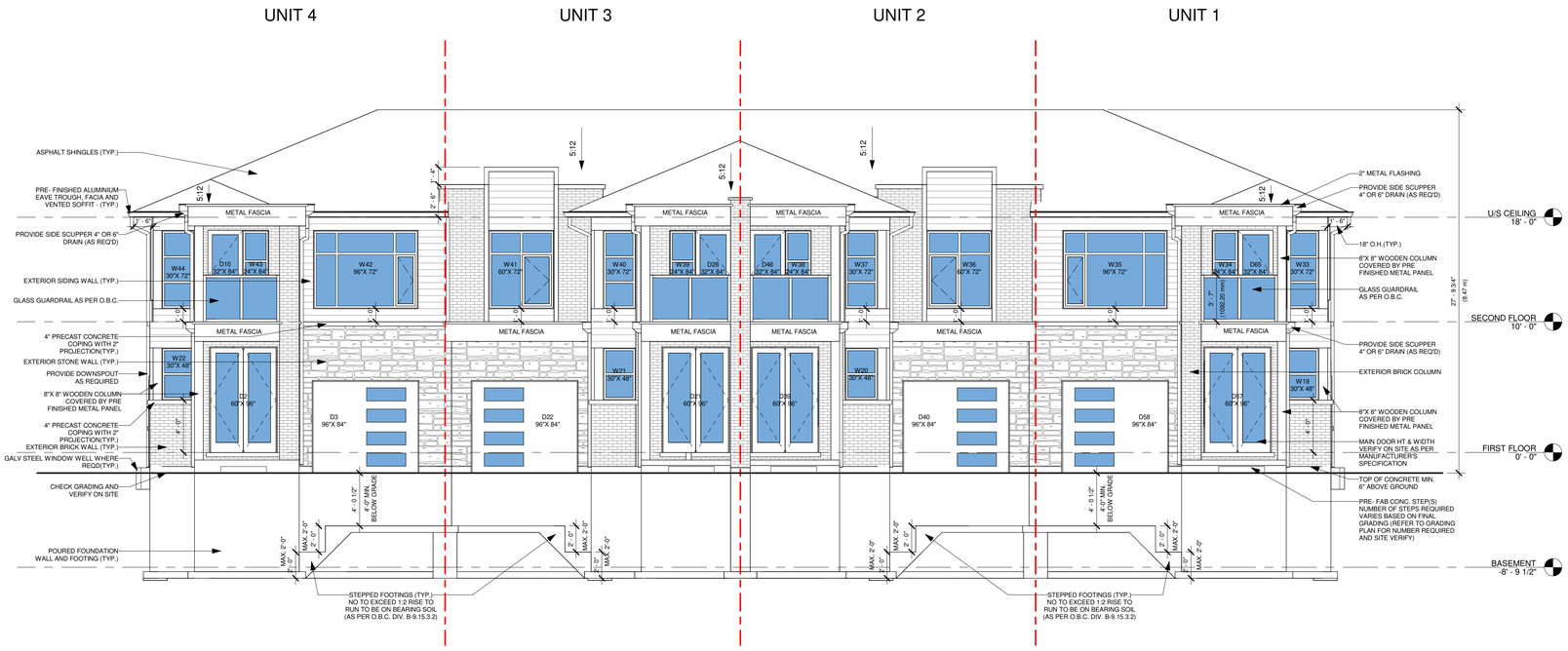
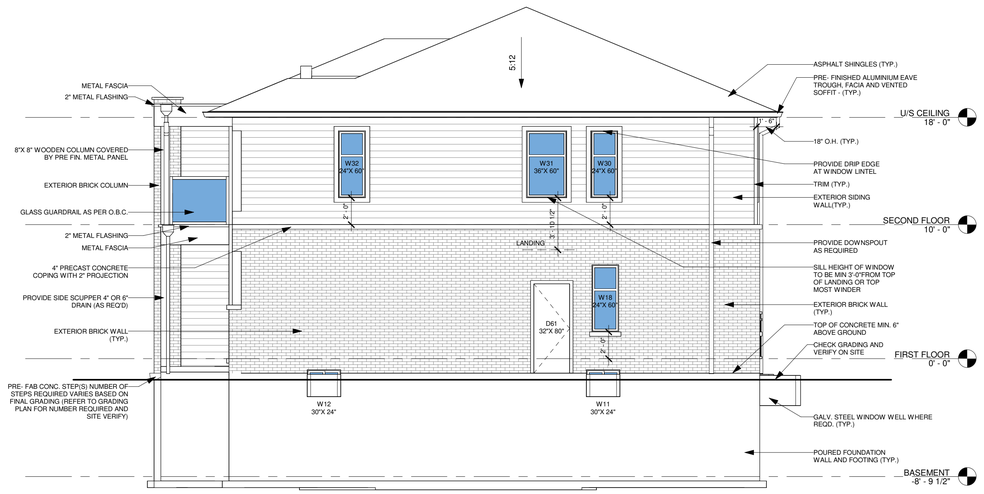
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.



1 FRONT ELEVATION
3/16" = 1'-0"

AS LOT IS CORNER LOT, RIGHT SIDE OPENING CALCULATION IS NOT REQUIRED.



2 RIGHT SIDE ELEVATION
3/16" = 1'-0"

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NILAMRAJ (RAJ) PATEL	100621
NAME SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

RPDS	111189
FIRM NAME	BCIN

RPDS
INTEGRATED DESIGN FIRM
7895 Tranmere Dr., Suite 203, Mississauga ON, L5S1V9
Email: contact@rpdstudio.ca
Phone: 647-556-2596

No.:	Revision:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04
No.:	Issued For:	Date:

Client Name:

Drawing Title:

FRONT & RIGHT SIDE ELEVATION

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

Drawn by: DA/MJ

Checked by: RP

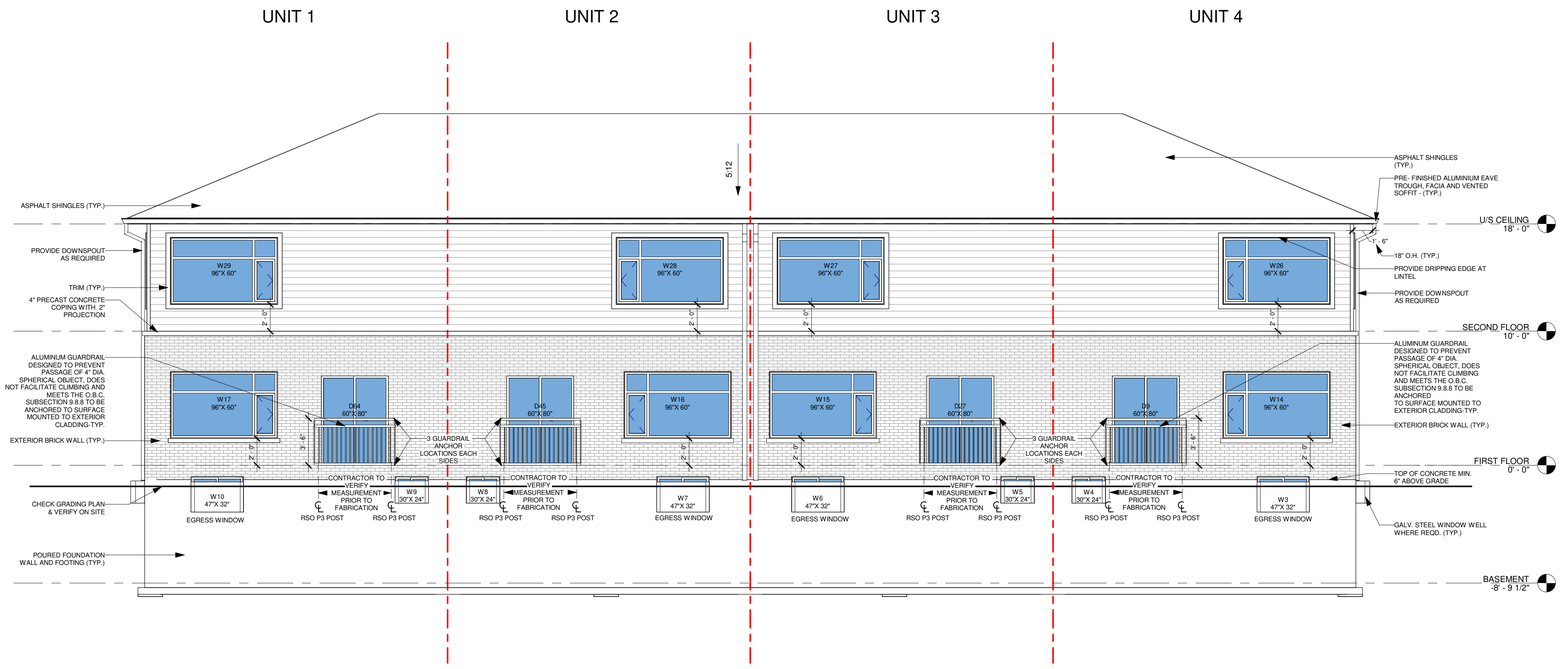
Project No.:

Date: 2022/10/21

Drawing No.: A07

FOR REVIEW ONLY (NOT FOR PERMIT)

FOR SUPPLIER:
SUPPLIER TAKES RESPONSIBILITY FOR FRAMING OF ALL ENGINEERED LUMBER PRODUCTS INCLUDING FLOOR JOIST, TRUSSES, Pre-ENG.LVL, BEAM AND LINTEL (IF DIFFERENT, FROM THE PROPOSED SIZE) AND WILL PROVIDE APPROVED LAYOUT,REVIEWED AND STAMPED BY ENGINEER.
(*) JOIST AS PER SUPPLIER'S SPECIFICATION AND APPROVED DRAWINGS.
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.

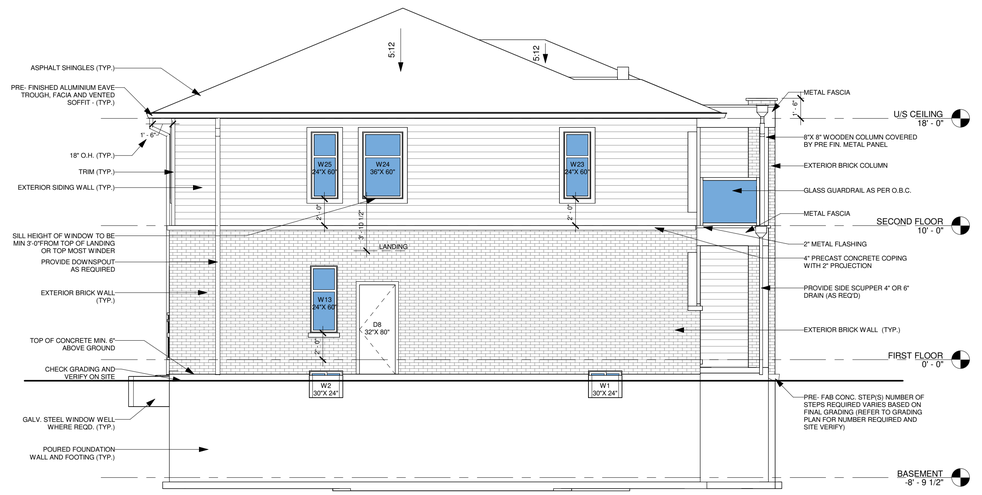


1 REAR ELEVATION
3/16" = 1'-0"

LEFT SIDE OPENING CALCULATION	
%UNPROTECTED OPENING	DATA
1. WALL AREA	769.53 SQFT
2. LIMITING DISTANCE	4'-11" (1.5 M)
3. ALLOWABLE OPENINGS	61.56 SQFT (8%)
4. PROVIDED OPENINGS	48.71 SQFT (6.33%)

FOR GARAGE, BASEMENT, FF AND PORCH GRADING LEVEL REFER TO GRADING PLAN. IN SITUATION OF DISCREPANCY BETWEEN ARCHITECTURAL DRAWING SET AND CIVIL SET, FOLLOW THE CIVIL SET(GRADING PLAN)

WINDOW SUPPLIER TO ENSURE DOORS & WINDOWS ARE AS PER OBC STANDARD INCLUDING MINIMUM OPENABLE OPENINGS



2 LEFT SIDE ELEVATION
3/16" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IN EXEMPT UNDER DIVISION C - 3.2.5.1 OF THE 2012 ONTARIO BUILDING CODE.

NILAMRAJ (RAJ) PATEL		100621
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

RPDS	111189
FIRM NAME	BCIN

RPDS
INTEGRATED DESIGN FIRM
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Phone: 647-556-2596

No.:	Revision:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04
No.:	Issued For:	Date:

Client Name:

Drawing Title:

REAR & LEFT SIDE ELEVATION

Project:

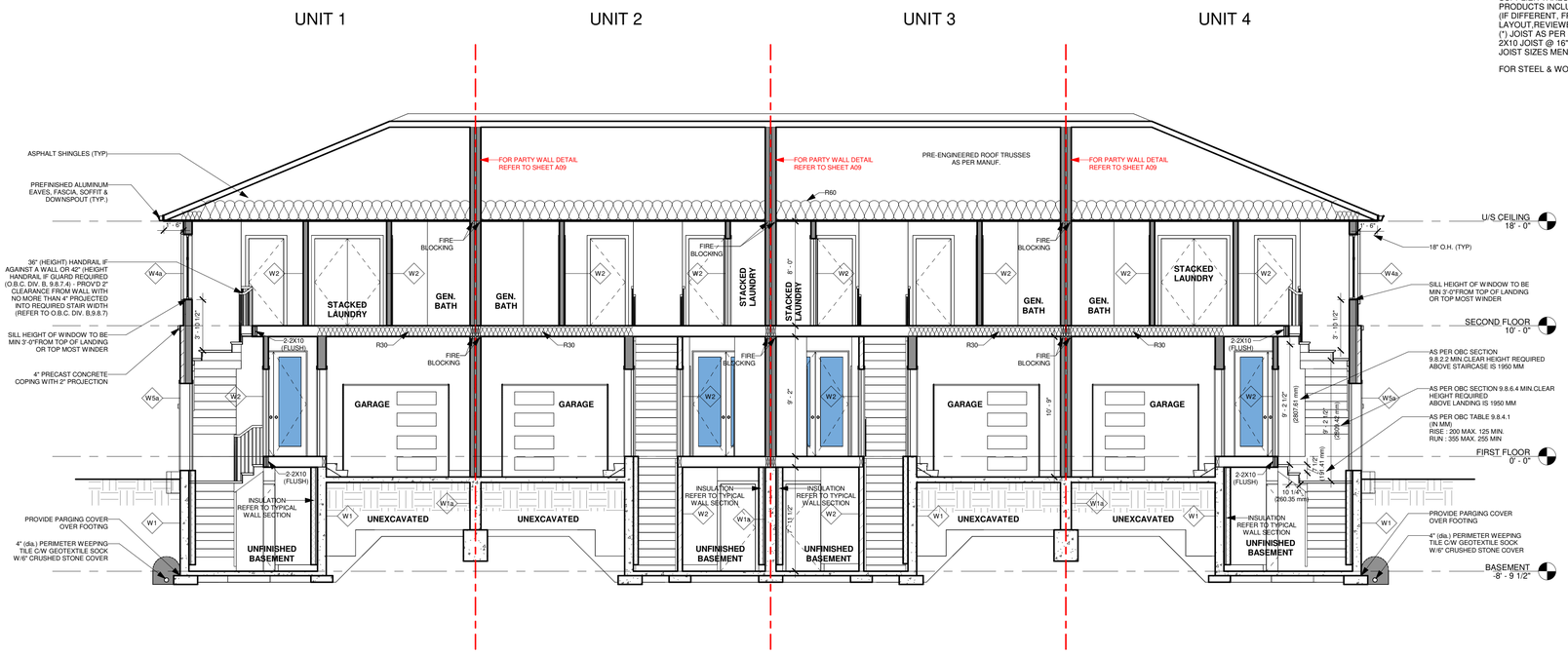
JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:
Drawn by: DA/MJ
Checked by: RP
Project No.:
Date: 2022/10/21
Drawing No.: A08

BILD

FOR REVIEW ONLY (NOT FOR PERMIT)

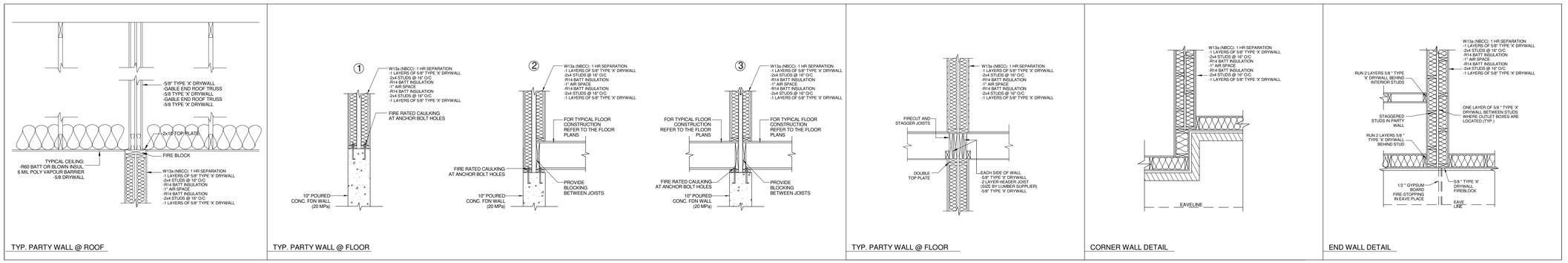


1 SECTION 1
3/16" = 1'-0"

STRUCTURAL NOTE:
STRUCTURE ENGINEER TAKES RESPONSIBILITY FOR ALL STRUCTURAL DESIGN INCLUDING BUT NOT LIMITED TO CONCRETE, FOUNDATION, FOOTING, BEAM, LINTEL, COLUMN, AND OTHER STRUCTURAL DETAILS/DESIGN
REFER TO ADDITIONAL DETAILS ON ENGINEERING DETAIL SEE STRUCTURAL SHEET

FOR SUPPLIER:
SUPPLIER TAKES RESPONSIBILITY FOR FRAMING OF ALL ENGINEERED LUMBER PRODUCTS INCLUDING FLOOR JOIST, TRUSSES, Pre-ENG.LVL, BEAM AND LINTEL (IF DIFFERENT, FROM THE PROPOSED SIZE) AND WILL PROVIDE APPROVED LAYOUT,REVIEWED AND STAMPED BY ENGINEER.
(*) JOIST AS PER SUPPLIER'S SPECIFICATION AND APPROVED DRAWINGS.
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10



THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IN EXEMPT UNDER DIVISION C - 3.2.5.1 OF THE 2012 ONTARIO BUILDING CODE.

NILAMRAJ (RAJ) PATEL	100621
NAME SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

RPDS	111189
FIRM NAME	BCIN

RPDS
INTEGRATED DESIGN FIRM
7895 Tranmere Dr., Suite 203, Mississauga ON, L5S1V9
Email: contact@rpdstudio.ca
Phone: 647-556-2596

No.:	Revision:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04
No.:	Issued For:	Date:

Client Name:

Drawing Title:

HOUSE SECTION & PARTY WALL DETAILS

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

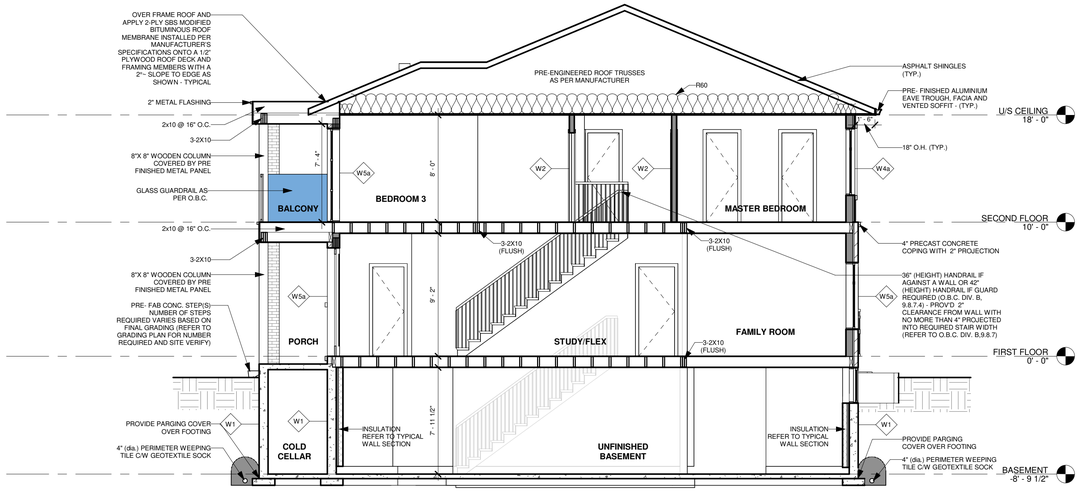
Drawn by: DA/MJ

Checked by: RP

Project No.:

Date: 2022/10/21

Drawing No.: A09



2 SECTION 2
3/16" = 1'-0"

STRUCTURAL NOTE:
STRUCTURE ENGINEER TAKES RESPONSIBILITY FOR ALL STRUCTURAL DESIGN INCLUDING BUT NOT LIMITED TO CONCRETE, FOUNDATION, FOOTING, BEAM, LINTEL, COLUMN, AND OTHER STRUCTURAL DETAILS/DESIGN
REFER TO ADDITIONAL DETAILS ON ENGINEERING DETAIL SEE STRUCTURAL SHEET

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SUPPLIER TAKES RESPONSIBILITY FOR FRAMING OF ALL ENGINEERED LUMBER PRODUCTS INCLUDING FLOOR JOIST, TRUSSES, Pre-ENG.LVL, BEAM AND LINTEL (IF DIFFERENT, FROM THE PROPOSED SIZE) AND WILL PROVIDE APPROVED LAYOUT,REVIEWED AND STAMPED BY ENGINEER.
(*) JOIST AS PER SUPPLIER'S SPECIFICATION AND APPROVED DRAWINGS.
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10

WOOD LINTEL SCHEDULE
(O.B.C. 9.23.12.3)

LINTEL SUPPORTING	LINTEL SIZE	MAXIMUM SPAN, m.					
		EXTERIOR WALLS					INTERIOR WALLS
		SPECIFIED SNOW LOAD, kPa					
		1.0	1.5	2.0	2.5	3.0	
LIMITED ATTIC STORAGE AND CEILING	2 - 1 1/2 x 3 1/2 (L1-2 - 2 x 4) 2 - 1 1/2 x 5 1/2 (L2-2 - 2 x 6) 2 - 1 1/2 x 7 1/4 (L3-2 - 2 x 8) 2 - 1 1/2 x 9 1/4 (L4-2 - 2 x 10) 2 - 1 1/2 x 11 1/4 (L5-2 - 2 x 12)						4' - 2" 6' - 4" 7' - 9" 9' - 5" 11' - 0"
ROOF AND CEILING ONLY (TRIBUTARY WIDTH OF 0.6 M MAXIMUM)	2 - 1 1/2 x 3 1/2 (L1-2 - 2 x 4) 2 - 1 1/2 x 5 1/2 (L2-2 - 2 x 6) 2 - 1 1/2 x 7 1/4 (L3-2 - 2 x 8) 2 - 1 1/2 x 9 1/4 (L4-2 - 2 x 10) 2 - 1 1/2 x 11 1/4 (L5-2 - 2 x 12)	8' - 4" 13' - 1" 17' - 4" 20' - 11" 24' - 2"	7' - 4" 11' - 6" 15' - 2" 18' - 11" 21' - 11"	6' - 8" 10' - 5" 13' - 9" 17' - 6" 20' - 4"	6' - 2" 9' - 9" 12' - 9" 16' - 3" 19' - 3"	5' - 10" 9' - 1" 12' - 0" 15' - 4" 18' - 5"	6' - 2" 9' - 9" 12' - 9" 16' - 3" 19' - 3"
ROOF AND CEILING ONLY (TRIBUTARY WITH OF 4.9 M MAXIMUM)	2 - 1 1/2 x 3 1/2 (L1-2 - 2 x 4) 2 - 1 1/2 x 5 1/2 (L2-2 - 2 x 6) 2 - 1 1/2 x 7 1/4 (L3-2 - 2 x 8) 2 - 1 1/2 x 9 1/4 (L4-2 - 2 x 10) 2 - 1 1/2 x 11 1/4 (L5-2 - 2 x 12)	4' - 2" 6' - 4" 7' - 9" 9' - 5" 11' - 0"	3' - 8" 5' - 5" 6' - 8" 8' - 1" 9' - 5"	3' - 4" 4' - 10" 5' - 11" 7' - 3" 8' - 5"	3' - 1" 4' - 5" 5' - 5" 6' - 7" 7' - 8"	2' - 10" 4' - 1" 5' - 0" 6' - 0" 6' - 10"	3' - 1" 4' - 5" 5' - 5" 6' - 7" 7' - 8"
ROOF, CEILING, AND 1 STOREY	2 - 1 1/2 x 3 1/2 (L1-2 - 2 x 4) 2 - 1 1/2 x 5 1/2 (L2-2 - 2 x 6) 2 - 1 1/2 x 7 1/4 (L3-2 - 2 x 8) 2 - 1 1/2 x 9 1/4 (L4-2 - 2 x 10) 2 - 1 1/2 x 11 1/4 (L5-2 - 2 x 12)	3' - 5" 4' - 11" 6' - 0" 7' - 3" 8' - 6"	3' - 2" 4' - 6" 5' - 6" 6' - 8" 7' - 9"	2' - 11" 4' - 2" 5' - 1" 6' - 2" 7' - 1"	2' - 9" 3' - 11" 4' - 9" 5' - 8" 6' - 5"	2' - 7" 3' - 9" 4' - 5" 5' - 3" 5' - 11"	2' - 5" 3' - 4" 3' - 11" 4' - 9" 5' - 5"
ROOF, CEILING AND 2 STOREYS	2 - 1 1/2 x 3 1/2 (L1-2 - 2 x 4) 2 - 1 1/2 x 5 1/2 (L2-2 - 2 x 6) 2 - 1 1/2 x 7 1/4 (L3-2 - 2 x 8) 2 - 1 1/2 x 9 1/4 (L4-2 - 2 x 10) 2 - 1 1/2 x 11 1/4 (L5-2 - 2 x 12)	3' - 1" 4' - 5" 5' - 4" 6' - 6" 7' - 7"	2' - 11" 4' - 2" 5' - 0" 6' - 2" 6' - 11"	2' - 9" 3' - 11" 4' - 9" 5' - 8" 6' - 5"	2' - 7" 3' - 9" 4' - 5" 5' - 3" 6' - 0"	2' - 6" 3' - 6" 4' - 1" 4' - 11" 5' - 7"	2' - 1" 2' - 11" 3' - 5" 4' - 2" 4' - 9"
ROOF, CEILING AND 3 STOREYS	2 - 1 1/2 x 3 1/2 (L1-2 - 2 x 4) 2 - 1 1/2 x 5 1/2 (L2-2 - 2 x 6) 2 - 1 1/2 x 7 1/4 (L3-2 - 2 x 8) 2 - 1 1/2 x 9 1/4 (L4-2 - 2 x 10) 2 - 1 1/2 x 11 1/4 (L5-2 - 2 x 12)	2' - 11" 4' - 1" 5' - 0" 6' - 1" 6' - 11"	2' - 9" 3' - 11" 4' - 9" 5' - 8" 6' - 5"	2' - 8" 3' - 9" 4' - 5" 5' - 4" 6' - 0"	2' - 6" 3' - 7" 4' - 2" 5' - 0" 5' - 9"	2' - 5" 3' - 4" 4' - 0" 4' - 9" 5' - 5"	1' - 11" 2' - 8" 3' - 2" 3' - 10" 4' - 5"

WOOD LINTEL SCHEDULE

	MIN. ANGLE SIZE
L1	2 - 2 X 4
L2	2 - 2 X 6
L3	2 - 2 X 8
L4	2 - 2 X 10
L5	2 - 2 X 12

STEEL LINTEL ANGLE SCHEDULE
FOR STEEL LINTEL SUPPORTING MASONRY VENEER (O.B.C. 9.20.5.2.B)

	MIN. ANGLE SIZE	MAX. ALLOWABLE SPAN		
		FOR BRICK (2 3/4")	FOR BRICK (3 1/2")	FOR STONE
SL1	L-3 1/2" x 3 1/2" x 1/4"	8'-6" OR LESS	8'-1" OR LESS	7'-9" OR LESS
SL2	L-4" x 3 1/2" x 1/4"	9'-2"	8'-9"	8'-2"
SL3	L- 4 7/8" x 3 1/2" x 5/16"	11'-5"	10'-10"	10'-1"
SL4	L- 4 7/8" x 3 1/2" x 3/8"	11'-11"	11'-5"	10"-8"
SL5	L- 4 7/8" x 3 1/2" x 1/2"	12'-7"	11'-9"	10'-11"
SL6	L- 5 7/8" x 3 1/2" x 3/8"	13'-4"	12'-7"	11'-8"
SL7	L- 5 7/8" x 3 1/2" x 1/2"	14'-2"	13'-5"	12'-5"
SL8	L- 5 7/8" x 4" x 1/2"	14'-4"	13'-6"	12'-7"
SL9	L- 7 1/8" x 4" x 3/8"	15'-0"	14'-1"	13'-1"
SL10	L- 7 1/8" x 4" x 13 1/2"	16'-0"	15'-1"	14'-0"

STEEL LINTEL SCHEDULE
FOR STEEL BEAMS SUPPORTING MASONARY VENEER O.B.C. 9.20.5.2 (C)

SECTION	2 3/4" BRICK	3 1/2" BRICK	4" STONE
W 6 x 15	13'-11"	13'-5"	12'-11"
W 6 x 20	15'-4"	14'-10"	14'-2"
W 8 x 18	17'-3"	16'-8"	15'-10"
W 8 x 21	18'-3"	17'-7"	16'-9"
W 8 x 24	18'-9"	18'-0"	17'-2"

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IN EXEMPT UNDER DIVISION C - 3.2.5.1 OF THE 2012 ONTARIO BUILDING CODE.

NILAMRAJ (RAJ) PATEL	100621
NAME SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

RPDS	111189
FIRM NAME	BCIN

RPDS
INTEGRATED DESIGN FIRM
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No.:	Revision:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04
No.:	Issued For:	Date:

FOR REVIEW ONLY (NOT FOR PERMIT)

Client Name:

Drawing Title:

HOUSE SECTION & LINTEL SCHEDULES

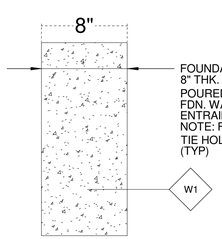
Project:

JAMES

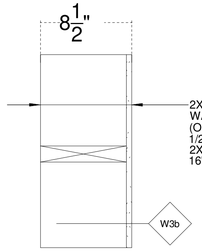
PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:
Drawn by: DA/MJ
Checked by: RP
Project No.:
Date: 2022/10/21
Drawing No.: A10

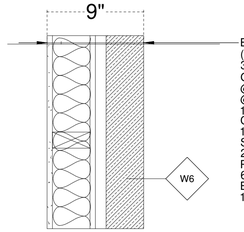
BILD



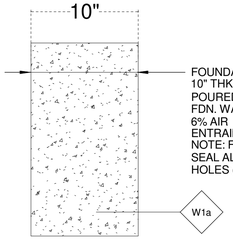
FOUNDATION WALL
8" THK. 20 MPa
POURED CONC.
FDN. WALL MIX W/ 6% AIR ENTRAINMENT
NOTE: FILL & SEAL ALL TIE HOLES
(TYP)



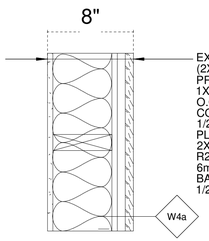
2X8 INTERIOR STUD WALL
(ONE SIDED DRYWALL)
1/2" GYP. BOARD
2X8 WOOD STUDS @ 16" O.C.



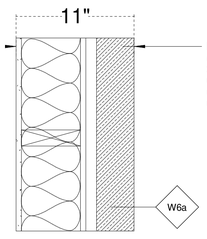
EXTERIOR STONE WALL
(2X4 STUDS)
3 1/2" STONE VENEER
GALVANIZED METAL TIES
@ 16" O.C. HORIZONTALLY
@ 24" O.C. VERTICALLY
1" AIR SPACE
CONT. AIR BARRIER
1/2" EXTERIOR TYPE SHEATHING
2X4 @ 16" O.C.
R13 BATT INSULATION
6mil. POLY CONT. VAPOUR BARRIER
1/2" GYPSUM WALLBOARD



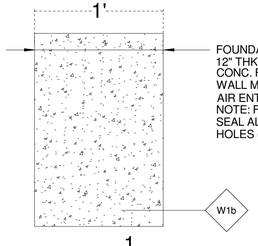
FOUNDATION WALL
10" THK. 20 MPa
POURED CONC.
FDN. WALL MIX W/ 6% AIR ENTRAINMENT
NOTE: FILL & SEAL ALL TIE HOLES (TYP)



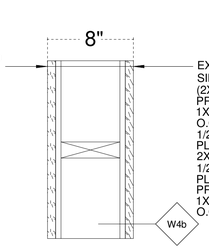
EXTERIOR SIDING WALL
(2X6 STUDS)
PREFINISHED SIDING
1X4 STRAPPING @ 16" O.C.
CONT. AIR BARRIER
1/2" EXTERIOR GRADE PLYWOOD SHEATHING
2X6 @ 16" O.C.
R22 BATT INSULATION
6mil. POLY CONT. VAPOUR BARRIER
1/2" GYPSUM WALLBOARD



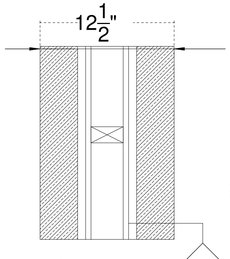
EXTERIOR STONE WALL
(2X4 STUDS)
3 1/2" STONE VENEER
GALVANIZED METAL TIES
@ 16" O.C. HORIZONTALLY
@ 24" O.C. VERTICALLY
1" AIR SPACE
CONT. AIR BARRIER
1/2" EXTERIOR TYPE SHEATHING
2X6 @ 16" O.C.
R22 BATT INSULATION
6mil. POLY CONT. VAPOUR BARRIER
1/2" GYPSUM WALLBOARD



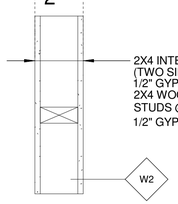
FOUNDATION WALL
12" THK. 20 MPa POURED CONC. FDN.
WALL MIX W/ 6% AIR ENTRAINMENT
NOTE: FILL & SEAL ALL TIE HOLES (TYP)



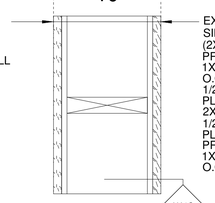
EXTERIOR DOUBLE SIDE SIDING WALL
(2X6 STUDS)
PREFINISHED SIDING
1X4 STRAPPING @ 16" O.C.
1/2" EXTERIOR GRADE PLYWOOD SHEATHING
2X6 @ 16" O.C.
1/2" EXTERIOR GRADE PLYWOOD SHEATHING
PREFINISHED SIDING
1X4 STRAPPING @ 16" O.C.



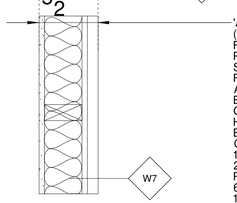
EXTERIOR STONE WALL
(2X4 STUDS)
3 1/2" STONE VENEER
GALVANIZED METAL TIES
@ 16" O.C. HORIZONTALLY
@ 24" O.C. VERTICALLY
1/2" AIR SPACE
CONT. AIR BARRIER
1/2" EXTERIOR TYPE SHEATHING
2X4 @ 16" O.C.
1/2" EXTERIOR TYPE SHEATHING
CONT. AIR BARRIER
1/2" AIR SPACE
GALVANIZED METAL TIES
@ 16" O.C. HORIZONTALLY
@ 24" O.C. VERTICALLY
3 1/2" STONE VENEER



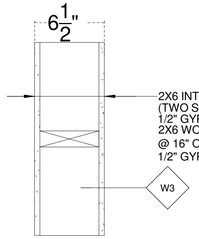
2X4 INTERIOR STUD WALL
(TWO SIDED DRYWALL)
1/2" GYP. BOARD
2X4 WOOD STUDS @ 16" O.C.
1/2" GYP. BOARD



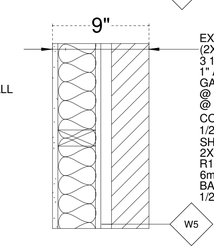
EXTERIOR DOUBLE SIDE SIDING WALL
(2X8 STUDS)
PREFINISHED SIDING
1X4 STRAPPING @ 16" O.C.
1/2" EXTERIOR GRADE PLYWOOD SHEATHING
2X6 @ 16" O.C.
1/2" EXTERIOR GRADE PLYWOOD SHEATHING
PREFINISHED SIDING
1X4 STRAPPING @ 16" O.C.



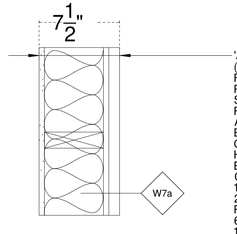
'ADEX-RS' STUCCO WALL
(2X4 STUDS)
FINISH COAT
PRIMEX PRIMER
STANDARD MESH (MECHANICALLY FASTENED)
ADEX BASECOAT
EPS-GD INSULATION
GD-CONTOUR BOARD
HYDROFLEX STD MEMBRANE
EIFS TAPE & PRIMER
CONT. AIR BARRIER
1/2" EXTERIOR GRADE SHEATHING
2X4 WD STUDS @ 16" O.C.
R13 BATT INSULATION
6mil. POLY VAPOUR BARRIER
1/2" GYPSUM WALLBOARD



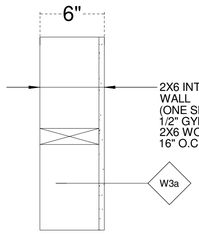
2X6 INTERIOR STUD WALL
(TWO SIDED DRYWALL)
1/2" GYP. BOARD
2X6 WOOD STUDS
@ 16" O.C.
1/2" GYP. BOARD



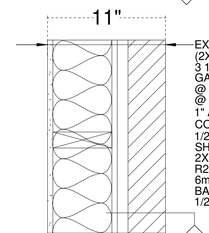
EXTERIOR BRICK WALL
(2X4 STUDS)
3 1/2" BRICK VENEER
1" AIR SPACE
GALVANIZED METAL TIES
@ 16" O.C. HORIZONTALLY
@ 24" O.C. VERTICALLY
CONT. AIR BARRIER
1/2" EXTERIOR TYPE SHEATHING
2X4 @ 16" O.C.
R13 BATT INSULATION
6mil. POLY CONT. VAPOUR BARRIER
1/2" GYPSUM WALLBOARD



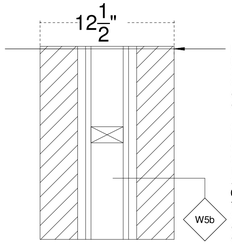
'ADEX-RS' STUCCO WALL
(2X6 STUDS)
FINISH COAT
PRIMEX PRIMER
STANDARD MESH (MECHANICALLY FASTENED)
ADEX BASECOAT
EPS-GD INSULATION
GD-CONTOUR BOARD
HYDROFLEX STD MEMBRANE
EIFS TAPE & PRIMER
CONT. AIR BARRIER
1/2" EXTERIOR GRADE SHEATHING
2X6 WD STUDS @ 16" O.C.
R22 BATT INSULATION
6mil. POLY VAPOUR BARRIER
1/2" GYPSUM WALLBOARD



2X6 INTERIOR STUD WALL
(ONE SIDED DRYWALL)
1/2" GYP. BOARD
2X6 WOOD STUDS @ 16" O.C.



EXTERIOR BRICK WALL
(2X6 STUDS)
3 1/2" BRICK VENEER
GALVANIZED METAL TIES
@ 16" O.C. HORIZONTALLY
@ 24" O.C. VERTICALLY
1" AIR SPACE
CONT. AIR BARRIER
1/2" EXTERIOR TYPE SHEATHING
2X6 @ 16" O.C.
R22 BATT INSULATION
6mil. POLY CONT. VAPOUR BARRIER
1/2" GYPSUM WALLBOARD

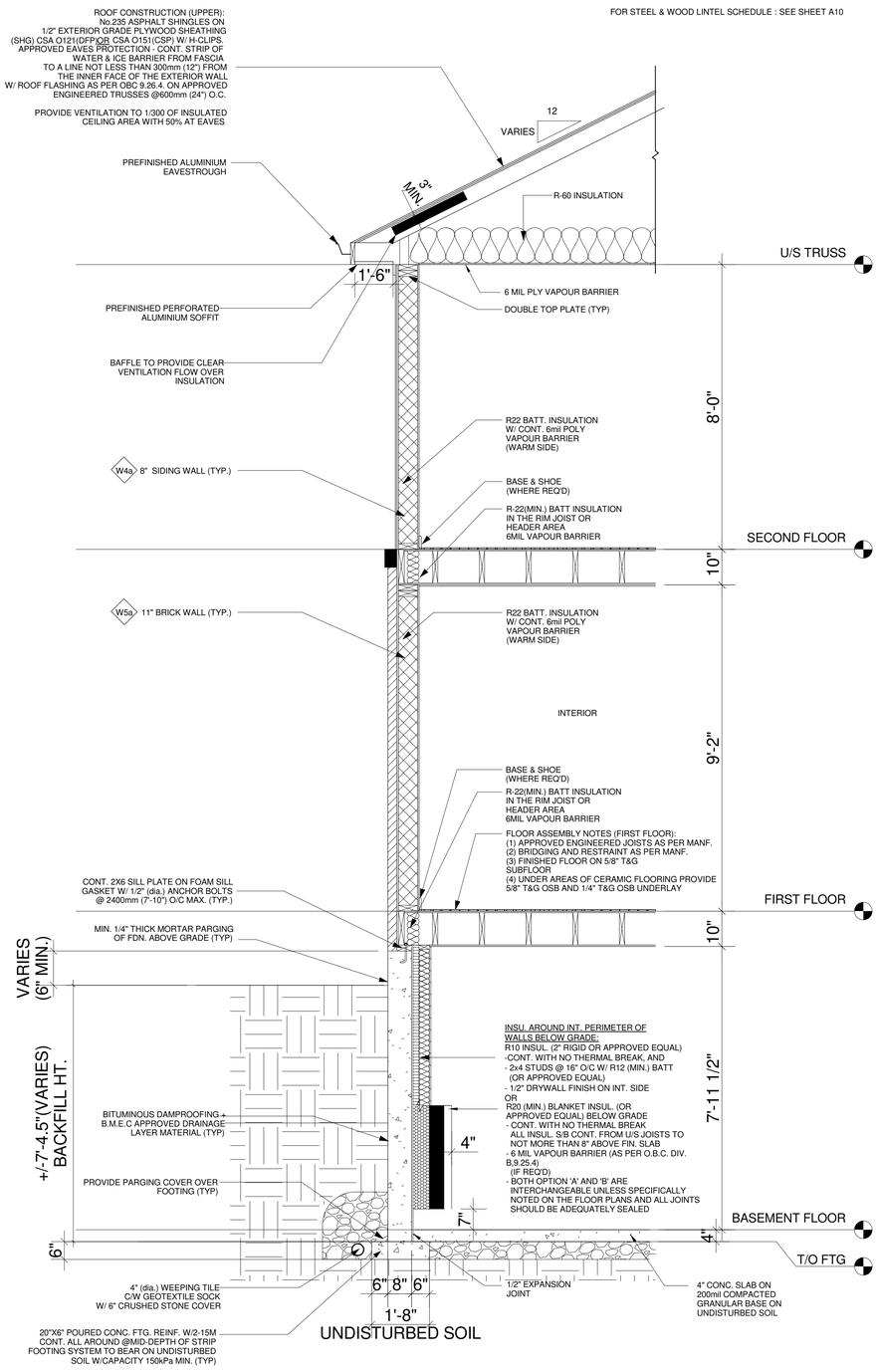


EXTERIOR BRICK WALL
(2X4 STUDS)
3 1/2" BRICK VENEER
GALVANIZED METAL TIES
@ 16" O.C. HORIZONTALLY
@ 24" O.C. VERTICALLY
1/2" AIR SPACE
CONT. AIR BARRIER
1/2" EXTERIOR TYPE SHEATHING
2X4 @ 16" O.C.
1/2" EXTERIOR TYPE SHEATHING
CONT. AIR BARRIER
1/2" AIR SPACE
GALVANIZED METAL TIES
@ 16" O.C. HORIZONTALLY
@ 24" O.C. VERTICALLY
3 1/2" BRICK VENEER

STRUCTURAL NOTE:
STRUCTURE ENGINEER TAKES RESPONSIBILITY FOR ALL STRUCTURAL DESIGN INCLUDING BUT NOT LIMITED TO CONCRETE, FOUNDATION, FOOTING, BEAM, LINTEL, COLUMN, AND OTHER STRUCTURAL DETAILS/DESIGN
REFER TO ADDITIONAL DETAILS ON ENGINEERING DETAIL SEE STRUCTURAL SHEET

FOR SUPPLIER:
SUPPLIER TAKES RESPONSIBILITY FOR FRAMING OF ALL ENGINEERED LUMBER PRODUCTS INCLUDING FLOOR JOIST, TRUSSES, Pre-ENG.LVL, BEAM AND LINTEL (IF DIFFERENT, FROM THE PROPOSED SIZE) AND WILL PROVIDE APPROVED LAYOUT,REVIEWED AND STAMPED BY ENGINEER.
(*) JOIST AS PER SUPPLIER'S SPECIFICATION AND APPROVED DRAWINGS.
2X10 JOIST @ 16" O.C.
JOIST SIZES MENTIONED ON FLOOR PLAN.

FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10



1 TYP WALL SECTION
1/2" = 1'-0"

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IN EXEMPT UNDER DIVISION C - 3.2.5.1 OF THE 2012 ONTARIO BUILDING CODE.

NILAMRAJ (RAJ) PATEL		100621
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

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FIRM NAME	BCIN

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No.:	Revision:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04
No.:	Issued For:	Date:

Client Name:

FOR REVIEW ONLY (NOT FOR PERMIT)

Drawing Title:

TYPICAL WALL SECTION & WALL SCHEDULE

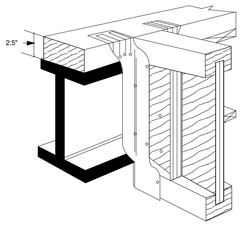
Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

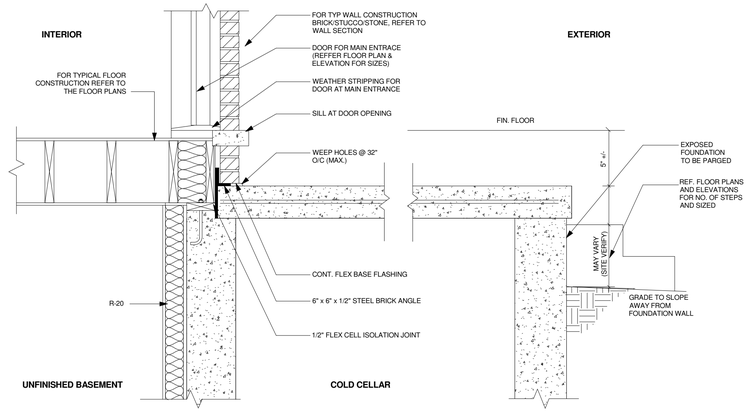
Scale:
Drawn by: DA/MJ
Checked by: RP
Project No.:
Date: 2022/10/21
Drawing No.: A11

BILD

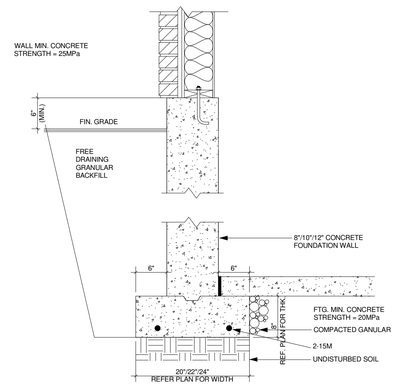


SIMPSON STRONG-TIE
HIT

1 A-12 TYP. JOIST TO FLUSH BEAM CONNECTION DETAIL
N.T.S



2 A-12 TYP. ENTRY PORCH SLAB DETAIL
N.T.S



3 A-12 TYP. WALL FOUNDATION - STRIP FOOTING
N.T.S

4 A-12 TYP. DECK CONNECTION @ EXTERIOR WALL
N.T.S

5 A-12 TYP. FLOOR JOIST TO FOUNDATION CONNECTION DETAIL
N.T.S

6 A-12 OVER FRAMING DETAIL (OR AS PER TRUSS MANUFACTURER'S DRAWING)
N.T.S

7 A-12 TYP. SILL DETAIL
N.T.S

8 A-12 BALCONY AND PARAPET DETAIL
N.T.S

9 A-12 TYP. GIRDIR TRUSS @ NON LOAD-BEARING PARTITIONS
N.T.S

10 A-12 OVERHANG DETAIL AT LINTEL (OR AS PER TRUSS MANUFACTURER'S DRAWING)
N.T.S

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IN EXEMPT UNDER DIVISION C - 3.2.5.1 OF THE 2012 ONTARIO BUILDING CODE.

NILAMRAJ (RAJ) PATEL	100621
NAME SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

RPDS	111189
FIRM NAME	BCIN

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Phone: 647-556-2596

No.:	Revision:	Date:

FOR REVIEW ONLY
(NOT FOR PERMIT)

No.:	Issued For:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04

Client Name:

Drawing Title:

TYPICAL DETAILS

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:
Drawn by: DA/MJ
Checked by: RP
Project No.:
Date: 2022/10/21
Drawing No.: A12

BILD

EXCAVATION AND BACKFILL

- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO AVOID ANY DAMAGE TO EXISTING STRUCTURES ARROUND, ADJACENT PROPERTY AND UTILITIES.

- THE TOPSOIL AND VEGETABLE MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.

- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM DEPTH OF 11 3/4" IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NOT LESS THAN 17 3/4".

- BACKFILL WITHIN 23 5/8" OF THE FOUNDATION WALLS SHALL BE FREE OF DELETERIOUS DEBRIS AND BOULDERS OVER 9 7/8" IN DIAMETER.

DAMPPROOFING AND DRAINAGE

- IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATIONS WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.

- MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 1/4" OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING.

-4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.

- WINDOW WELLS SHALL BE DRAINED TO THE FOOTING.

- DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY THE WATER AWAY FROM THE BUILDING, AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.

- CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR.

- THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

FOUNDATION WALLS

- TO BE POURED CONCRETE, UNIT MASONRY OR PRESERVED WOOD (SEE DRAWINGS FOR TYPE AND THICKNESS)

- DAMPPROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL.

- FOUNDATION WALL TO EXTEND MINIMUM 6" ABOVE FINISHED GRADE.

- A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE.
  A DRAINAGE LAYER SHALL CONSIST OF:
  - MIN. 3/4" MINERAL FIBRE INSULATION WITH MIN. DENSITY OF 3.6LB/SF
  - MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL, OR
  - AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE

- FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.

FOOTINGS

- MINIMUM 20 MPa POURED CONCRETE.

- MINIMUM 48" BELOW FINISHED GRADE.

- FOOTINGS SHALL BE FOUNDED ON NATURAL UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MINIMUM BEARING CAPACITY OF 75 KPa

- INCREASE FOOTING WIDTH BY 2 5/8" FOR EACH STOREY OF BRICK VENEER SUPPORTED, AND BY 5 1/8" FOR EACH STOREY OF MASONRY.

- THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL NOT BE GREATER THAN IT THICKNESS.

STEP FOOTINGS

- VERTICAL RISE
23 5/8" MAX. FOR FIRM SOILS
15 3/4" MAX. FOR SAND OR GRAVEL

- HORIZONTAL RUN
23 5/8" MIN.

CONCRETE FLOOR SLABS

- GARAGE, CARPORT AND EXTERIOR SLABS AND EXTERIOR STEPS SHALL BE 4650PSI (32MPa) CONCRETE WITH 5-8% AIR ENTRAINMENT C/W 6X6 WELDED WIREMASH
- MINIMUM 5" THICK, PLACED ON A MINIMUM 4" OF COARSE, CLEAN, GRANULAR MATERIAL.

- ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

MASONRY VENEER

- MINIMUM 2 3/4" THICK IF JOINTS ARE NOT RAKED AND 3 1/2" THICK IF JOINTS ARE RAKED.

- MINIMUM 1" AIR SPACE TO SHEATHING.

- PROVIDE WEEP HOLES @ 31 1/2" O.C. AT THE BOTTOM OF THE CAVITY AND OVER DOORS AND WINDOWS.

- DIRECT DRAINAGE THROUGH WEEP HOLES WITH 20mil. POLY FLASHING EXTENDING MINIMUM 5 7/8" UP BEHIND THE SHEATHING PAPER.

- VENEER TIES MINIMUM 0.030" THICK X 7/8" WIDE CORROSION RESISTANT STRAPS SPACED @ 23 5/8" VERTICALLY AND 15 3/4" VERTICALLY.

- FASTEN TIES WITH CORROSION RESISTANT 0.125" DIAMETER SCREWS OR SPIRAL NAILS WHICH PENETRATE AT LEAST 1 3/16" INTO STUDS.

MASONRY WALLS

- WHERE CONSTRUCTED OF 3 1/2" BRICK, WALL SHALL BE BONDED WITH HEADER COURSE EVERY 6TH COURSE.

- PROVIDE 2" SOLID MASONRY OR CONTINUOUS 1 1/2" PLATE UNDER ALL ROOF AND FLOOR FRAMING MEMBERS.

- PROVIDE 7 1/2" SOLID MASONRY UNDER BEAMS AND COLUMNS.

- MASONRY WALLS TO BE TIED TO EACH TIER OF JOISTS WITH 1 9/16" X 3/16" CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 4" INTO MASONRY. WHEN JOISTS ARE PARALLEL TO WALL, TIES ARE TO EXTEND ACROSS AT LEAST 3 JOISTS @ 6'-7" O.C.

- INSIDE BACK OF WALL TO BE PARGED AND COVERED WITH No.15 BREATHER-TYPE ASPHALT PAPER.

- FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MAINTAINING LATERAL SUPPORT, TIE MINIMUM 3 1/2" BRICK TO MINIMUM 3 1/2" BACK-UP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 0.028in2 IN CROSS SECTION AREA, SPACED 7 7/8" VERTICALLY AND 2'-11" HORIZONTALLY, WITH JOINTS COMPLETELY FILLED WITH MORTAR.

- MASONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROSION RESISTANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM OF 5 7/8" END BEARING.

WOOD FRAME CONSTRUCTION

- ALL LUMBER SHALL BE SPRUCE-PINE-FIR No. 1&2, AND SHALL BE IDENTIFIED BY A GRADE STAMP.

- MAXIMUM MOISTURE CONTENT 19% AT TIME OF INSTALLATION.

- WOOD FRAMING MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 6mil. POLYETHYLENE.

WALLS

- EXTERIOR WALLS SHALL CONSIST OF:
  - CLADDING
  - CONT. AIR BARRIER
  - 7/16" EXTERIOR GRADE SHEATHING
  - 2X6 STUDS @ 16 O.C.
  - 2X6 BOTTOM PLATE AND DOUBLE 2X6 TOP PLATE

- INTERIOR LOADBEARING WALLS SHALL CONSIST OF:
  - 2X4 STUDS @ 16" O.C.
  - 2X4 BOTTOM PLATE AND DOUBLE 2X4 TOP PLATE
  - 2X4 MID-GIRTS IF NOT SHEATHED
  - 1/2" GYPSUM WALLBOARD

FLOORS

- SEE FLOOR PLANS FOR FLOOR JOIST SIZE AND SPACING.

- JOISTS TO HAVE MINIMUM 1 1/2" OF END BEARING.

- JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH 1/2" ANCHOR BOLTS @ 7'-10" O.C.

- HEADER JOISTS BETWEEN 3'-11" AND 10'-6" IN LENGTH SHALL BE DOUBLED. HEADER JOISTS EXCEEDING 10'-6" SHALL BE SIZED BY CALCULATIONS.

- TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 2'-7" AND 6'-7". TRIMMER JOISTS SHALL BE SIZED BY CALCULATIONS WHEN SUPPORTED HEADER EXCEEDS 6'-7".

- 2X2 CROSS BRIDGING REQUIRED NOT MORE THAN 6'-11" FROM EACH SUPPORT AND FROM OTHER ROWS OF BRIDGING.

- JOISTS SHALL BE SUPPORTED ON JOIST HANGERS AT ALL FLUSH BEAMS, TRIMMERS, AND HEADERS.

- JOISTS LOCATED UNDER PARALLEL NON-LOADBEARING PARTITIONS SHALL BE DOUBLED.

ROOFING

- FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT. ROOFING NAILS SHALL PENETRATE THROUGH OR AT LEAST 1/2" INTO ROOF SHEATHING.

- EVERY ASPHALT SHINGLE SHALL BE FASTENED WITH AT LEAST 4 NAILS.

- EAVES PROTECTION SHALL EXTEND 2'-6" FROM THE INSIDE FACE OF THE EXTERIOR WALL, AND SHALL CONSIST OF TYPE M OR TYPE S ROLL ROOFING LAID MINIMUM 4" HEAD AND END LAPS CEMENTED TOGETHER, OR GLASS FIBRE OR POLYESTER FIBRE COATED BASE SHEETS OR SELF SEALING COMPOSITE MEMBRANES CONSISTING OF MODIFIED BITUMINOUS COATED MATERIAL. EAVE PROTECTION IS NOT REQUIRED FOR UNHEATED BUILDING.

- OPEN VALLEYS SHALL BE FLASHED WITH 2 LAYERS OF ROLL ROOFING, OR 1 LAYER OF SHEET METAL MINIMUM 23 5/8" WIDE.

- FLASHING SHALL BE PROVIDED AT THE INTERSECTION OF SHINGLE ROOFS WITH EXTERIOR WALLS AND CHIMNEYS.

- SHEET METAL FLASHING SHALL CONSIST OF NOT LESS THAN 1/16" SHEET LEAD, 0.013" GALVANIZED STEEL, 0.018" COPPER, 0.018" ZINC, OR 0.019" ALUMINUM.

INSULATION & WEATHERPROOFING

- AS PER OBC SB-12 -PACKAGE A1

CEILING WITH ATTIC R60
ROOF WITHOUT ATTIC R31
EXTERIOR WALL R22
FOUNDATION WALL R20
EXPOSED FLOOR R31
SLABS ON GRADE R10 (UNHEATED)
R 10 (HEATED)
SUPPLY DUCTS IN UNHEATED SPACES R12

- INSULATION SHALL BE PROTECTED WITH GYPSUM WALLBOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR UNFINISHED BASEMENTS WHERE 6mil. POLY IS SUFFICIENT FOR FIBREGLASS TYPE INSULATIONS.

- DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE OR SEALANT.

- CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND THE EXTERIOR CLADDING.

- WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT DOORS FROM A GARAGE TO THE EXTERIOR.

- EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR.

DOORS AND WINDOWS

- EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 3.8 SF AND NO DIMENSION LESS THAN 15", WHICH IS OPERABLE FROM THE INSIDE WITHOUT TOOLS.

- EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6'-7" FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEADBOLT LOCK.

- THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPLANT GLAZING OR A SIDELIGHT.

COLUMNS, BEAMS & LINTELS

- STEEL BEAMS AND COLUMNS SHALL BE SHOP PRIMED.

- MINIMUM 3 1/2" END BEARING FOR WOOD AND STEEL BEAMS, WITH 7 7/8" SOLID MASONRY BENEATH THE BEAM.

- STEEL COLUMNS TO HAVE A MINIMUM OUTSIDE DIAMETER OF 3 1/2" AND MINIMUM WALL THICKNESS OF 1/4".

- WOOD COLUMNS FOR CARPORTS AND GARAGES SHALL BE MINIMUM 3 1/2" X 3 1/2" IN ALL OTHER CASES EITHER 5 1/2" X 5 1/2" OR 7 1/4" ROUND, UNLESS CALCULATIONS BASED ON ACTUAL LOADS SHOW LESSER SIZES ARE ADEQUATE. ALL COLUMNS SHALL BE NOT LESS THAN THE WIDTH OF THE SUPPORTED MEMBER.

- MASONRY COLUMNS SHALL BE MINIMUM OF 1 3/8" X 11 3/8" OR 9 1/2" X 15".

- PROVIDE SOLID BLOCKING THE FULL WIDTH OF THE SUPPORTED MEMBER UNDER ALL CONCENTRATED LOADS.

NOTCHING & DRILLING OF TRUSSES, JOISTS, RAFTERS

REFER TO DATA SHEET BY LVL.

SMOKE AND CARBON MONOXIDE DETECTORS/ALARMS

AT LEAST ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR AND BASEMENT LEVEL 2'-11" OR MORE ABOVE AN ADJACENT LEVEL.

- SMOKE ALARMS SHALL BE INTERCONNECTED IN ELECTRICAL CIRCUIT WITH BATTERY BACKUP, AND LOCATED SUCH THAT ONE IS WITHIN 16'-5" OF EVERY BEDROOM DOOR, IN EVERY BEDROOM, AND NO MORE THAN 49'-3" TRAVEL DISTANCE FROM ANY POINT ON A FLOOR. SMOKE ALARMS SHALL HAVE A VISUAL SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS OF NFPA 72 "NATIONAL FIRE ALARM AND SIGNALLING CODE"

- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED ON OR NEAR THE CEILING IN EVERY ROOM CONTAINING A SOLID FUEL BURNING FIREPLACES OR STOVE.

GARAGE GASPROOFING

- THE WALLS AND CEILING OF AN ATTACHED GARAGE SHALL BE CONSTRUCTED AND SEALED SO AS TO PROVIDE AN EFFECTIVE BARRIER TO EXHAUST FUMES.

- ALL PLUMBING AND OTHER PENETRATIONS THROUGH THE WALLS AND CEILING SHALL BE CAULKED

- DOORS BETWEEN DWELLING AND ATTACHED GARAGE MAY NOT OPEN INTO A BEDROOM AND SHALL BE WEATHERSTRIPPED AND HAVE A SELF-CLOSER.

ROOF & CEILINGS

- SEE DRAWING A-03 FOR RAFTER, ROOF JOIST AND CEILING JOIST SIZE AND REQUIREMENTS.

- HIP AND VALLEY RAFTER SHALL BE 2" DEEPER THAN COMMON RAFTERS.

- 2X4 COLLAR TIES @ RAFTER SPACING WITH 1X4 CONTINUOUS BRACE AT MID SPAN IF COLLAR EXCEEDS 7'-10" IN LENGTH.

- SEE DRAWING A-03 FOR ROOF SHEATHING REQUIREMENTS.

ACCESS TO ATTICS AND CRAWL SPACES

- ACCESS HATCH MINIMUM 19 3/4" X 2'-4" TO BE PROVIDED TO EVERY CRAWL SPACE AND EVERY ROOF SPACE WHICH IS 108 SF OR MORE IN AREA AND MORE THAN 23 5/8" IN HEIGHT.

STAIRS

- MINIMUM RISE 125 MM (OBC TABLE 9.8.4.1)
- MINIMUM RUN 255 MM
- MINIMUM HEADROOM 1950 MM
- MINIMUM WIDTH 860 MM

- TAPERED STAIRS SHALL HAVE A RUN THAT (OBC 9.8.4.3)
a) IS NOT LESS THAN 150 MM AT THE NARROW END OF THE TREAD, &
b) COMPLIES WITH THE DIMENSIONS FOR RECTANGULAR TREADS SPECIFIED IN TABLE 9.8.4.1. WHEN MEASURED AT A POINT 300 MM FROM THE CENTRE LINE OF THE INSIDE HANDRAIL.

- WINDERS (OBC 9.8.4.5)
WHICH CONVERGE TO A POINT IN STAIRS MUST TURN THROUGH AN ANGLE OF NO MORE THAN 90(deg.), WITH NO LESS THAN 30(deg.) OR MORE THAN 45(deg.) PER TREAD. SETS OF WINDERS MUST BE SEPARATED BY 3'-11" ALONG THE RUN OF THE STAIR.

- A LANDING SHALL BE (OBC 9.8.6.3)
a) AT LEAST AS WIDE AS THE WIDTH OF THE STAIR OR RAMP IN WHICH THEY OCCUR, AND
b) AT LEAST AS LONG AS THE WIDTH OF THE STAIR OR RAMP IN WHICH THEY OCCUR.

- THE CLEAR HEIGHT OVER
LANDINGS SHALL BE NOT LESS THAN 1950 mm (OBC 9.8.6.4)
STEPS IN SHALL BE NOT LESS THAN 1950 mm (OBC 9.8.2.2)
STEPS IN SPIRAL STAIRS SHALL BE NOT LESS THAN 1980 mm (OBC 9.8.4.5A)

- EXTERIOR CONCRETE STAIRS WITH MORE THAN 2 RISERS REQUIRE FOUNDATIONS.

HANDRAILS AND GUARDS

- A HANDRAIL IS REQUIRED FOR INTERIOR STAIRS CONTAINING MORE THAN 2 RISERS AND EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS.

- GUARDS ARE REQUIRED AROUND EVERY ACCESSIBLE SURFACE WHICH IS MORE THAN 23 5/8" ABOVE THE ADJACENT LEVEL.

- INTERIOR AND EXTERIOR GUARDS MIN. 2'-11 1/2" HIGH. EXTERIOR GUARDS SHALL BE 3'-6 1/8" HIGH WHERE HEIGHT ABOVE ADJACENT SURFACES EXCEEDS 5'-11"

- GUARDS SHALL HAVE NO OPENINGS GREATER THAN 4" AND NO MEMBER BETWEEN 4" AND 2'-11 1/2" THAT WILL FACILITATE CLIMBING.

PLUMBING - SEE FLOOR PLANS

- EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES.

- A FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL.

NATURAL VENTILATION

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/300 OF INSULATED AREA.

- INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO NOT LESS THAN 1/150 OF INSULATED AREA.

- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED AND DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS.

- UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 SF OF VENTILATION FOR EACH 538 SF.

- MINIMUM NATURAL VENTILATION AREAS, WHERE MECHANICAL VENTILATION IS NOT PROVIDED, ARE:
BATHROOMS 0.97 SF
OTHER ROOMS 3 SF
UNFINISHED BASEMENTS 0.2% OF FLOOR AREA

EXTERIOR WALLS

- NO WINDOWS OR OTHER UNPROTECTED OPENINGS ARE PERMITTED IN EXTERIOR WALLS LESS THAN 3'-11" FROM PROPERTY LINES.

- 5/8" FIRE RATED DRYWALL SHALL BE INSTALLED ON THE INSIDE FACE OF ATTACHED GARAGE EXTERIOR WALLS AND GABLE ENDS OF ROOFS WHICH ARE LESS THAN 3'-11" FROM PROPERTY LINES.

- NON COMBUSTIBLE CLADDING SHALL BE INSTALLED ON ALL EXTERIOR WALLS LESS THAN 23 5/8" FROM PROPERTY LINES.

CERAMIC TILE

- WHEN CERAMIC TILE IS APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM OF 1/2" THICK & REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYETHYLENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16" O.C. WITH AT LEAST 2 ROWS OR CROSS BRIDGING.

ELECTRICAL

- AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE.

- A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS

- STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS.

- BASEMENTS REQUIRE A LIGHT FOR EACH 323 SF, CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS.

MECHANICAL VENTILATION

- A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:
  - 10 CFM EACH FOR BASEMENT AND MASTER BEDROOM
  - 5 CFM FOR EACH OTHER ROOM

- A PRINCIPLE DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH.

- SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS THAN THE TOTAL REQUIRE CAPACITY.

- A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY SOLID FUEL BURNING APPLIANCES ARE INSTALLED.

- SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID CONTAMINATION FROM EXHAUST OUTLETS.

FASTENERS FOR SHEATHING AND SUBFLOORING

O.B.C. 9.23.3.5

ELEMENT	MINIMUM LENGTH FOR FASTENERS, in				MINIMUM NUMBER OR MAXIMUM SPACING OF FASTENERS
	COMMON OR SPIRAL NAILS	RING THREAD NAILS OR SCREWS	ROOFING NAILS	STAPLES	
BOARD LUMBER 7 1/4" OR LESS WIDE	2"	1 3/4"	N/A	2"	2 PER SUPPORT
BOARD LUMBER MORE THAN 7 1/4" WIDE	2"	1 3/4"	N/A	2"	2 PER SUPPORT
FIBREBOARD SHEATHING UP TO 1/2" THICK	N/A	N/A	1 3/4"	1 1/8"	5 7/8" O/C ALONG EDGES AND 11 3/4" O/C ALONG INTERMEDIATE SUPPORTS
GYPSUM SHEATHING UP TO 1/2" THICK	N/A	N/A	1 3/4"	N/A	
PLYWOOD, OSB OR WAFERBOARD UP TO 3/8" THICK	2"	1 3/4"	N/A	1 1/2"	
PLYWOOD, OSB OR WAFERBOARD FROM 3/8" TO 13/16" THICK	2"	1 3/4"	N/A	2"	
PLYWOOD, OSB, OR WAFERBOARD OVER 13/16" THICK	2 1/4"	2"	N/A	N/A	

DRAWING NOTES

1. FINISHED FLOOR ELEVATION 0'-0" SHOWN ON ARCHITECTURAL DRAWINGS REFERS TO TOP OF PLYWOOD SUBFLOORING, AND REFERENCE SURVEYOR OF RECORD DOCUMENTS FOR ELEVATION ABOVE SEA LEVEL.

2. WHEN REFERENCE IS MADE TO A PARTICULAR MANUFACTURED SYSTEM, ALL PARTS AND MATERIALS APPLICABLE SHALL BE SUPPLIED AND INSTALLED.

3. IF THE CONTRACTOR OBSERVES ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS, HE SHALL PROMPTLY NOTIFY THE LICENSED DESIGNER. THE CONTRACTOR PROCEEDS WITH WORK AFFECTED BY SUCH ERRORS, DISCREPANCIES, OR OMISSIONS WITHOUT RECEIVING CLARIFICATION, HE DOES SO AT HIS OWN SUCH CIRCUMSTANCES MADE BY THE CONTRACTOR, PRIOR TO APPROVAL BY RISK. ANY ADJUSTMENTS INVOLVING THE LICENSED DESIGNER, SHALL BE AT THE CONTRACTOR'S RISK AND ANY COMPLICATIONS OR DISPUTES ARISING THEREFROM SHALL BE AT THE CONTRACTOR'S EXPENSE.

4. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.

5. FIRE DEPARTMENT ACCESS AND WATER TO SITE SHALL BE MAINTAINED DURING CONSTRUCTION.

6. MAINTAIN MINIMUM 6" VERTICAL DISTANCE BETWEEN FINISH FLOOR AND ADJACENT GRADES, SLOPE MIN. 2%.

7. GLAZING IN DOORS, ADJACENT TO DOORS, AND CLOSER THAN 18" TO FINISH FLOOR SHALL BE TEMPERED.

8. THE CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY TO COMPLETE A WEATHER TIGHT, FINISHED PRODUCT.

9. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

10. CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.

11. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE STARTING WORK.

12. THE STARTING OF WORK BY ANY CONTRACTOR OR SUB-CONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINDS THEM SATISFACTORY.

13. ALL COMPONENTS, EQUIPMENT, PRODUCTS SHALL BE INSTALLED PER LICENSED DESIGNER AND MANUFACTURERS PRINTED INSTRUCTIONS.

14. AT THE JUNCTURE OF ALL DISSIMILAR MATERIALS, PROVIDE PROTECTIVE SEALANT TO COATINGS AS APPLICABLE PER PLANS AND SPECS.

15. PROVIDE ALL FIRE BLOCKING, FIRE STOPS AND DRAFT STOPS IN FLOORS, WALLS, PLENUMS AND ATTICS AS REQUIRED BY CODE.

16. ANY CHANGE IN ALL PLANS OR SPECS MUST BE FIRST APPROVED BY LICENSED DESIGNER IN WRITING.

17. DOORS AND WINDOWS ARE TO COMPLY WITH "RESISTANCE TO FORCED ENTRY" REQUIREMENTS - OBC 9.6.6.

18. LIGHTING AND ELECTRICAL FACILITIES - OBC 9.34.

19. GRAB BAR REINFORCEMENT & GRAB BAR INSTALLATION SPECIFCATIONS SHALL BE AS PER OBC 3.8.38.

NFHB	NFHB	NON-FREEZE HOSE BIB
		EXHAUST FAN
FD	FD	FLOOR DRAIN
SD	SD	SMOKE DETECTOR (INTERCONNECTED)
CO	CO	CARBON MONOXIDE DETECTOR (INTERCONNECTED)
SB	SB	SOLID BEARING
X	PLA	POINT LOAD ABOVE

ACRONYMS

A B	ANCHOR BOLT
AFF	ABOVE FINISHED FLOOR
BRG. PL	BEARING PLATE
DJ	DOUBLE JOIST
EST	ESTIMATED
E.I.F.S	EXTERIOR INSULATION FINISH SYSTEM
FDN	FOUNDATION
FD	FLOOR DRAIN
FTG	FOOTING
GT	GIRDER TREATED LUMBER
HRV	HEAT RETURN VENTILATION UNIT
HWT	HOT WATER TANK
LVL	LAMINATED VENEER LUMBER
OH	OVERHEAD
PLA	POINT LOAD ABOVE
PT	PRESSURE TREATED LUMBER
PWDR	POWDER ROOM
REQ'D	REQUIRED
RO	ROUGH OPENING
RT	ROOF TRUSS
SPEC.	SPECIFICATIONS
TJ	TRIPLE JOIST
TYP	TYPICAL
T/O	TOP OF
U/S	UNDER SIDE
WD	WOOD
W.I.C	WALK IN CLOSET
O.H	OVER HANG

ANCHOR BOLT SPACING

O.B.C. TABLE 9.20.17.5

MAX CLEAR FLOOR SPAN	STAGGERED 1/2" ANCHOR BOLTS	STAGGERED 5/8" ANCHOR BOLTS
8'-0"	18"	20"
9'-10"	16"	18"
13'-1.5"	12"	16"
16'-4"	11"	13"

NAILING FOR FRAMING

O.B.C. 9.23.3.4

CONSTRUCTION DETAIL	MINIMUM LENGTH OF NAILS, in	MINIMUM NUMBER OR MAXIMUM SPACING OF NAILS
FLOOR JOISTS TO PLATE - TOE NAIL	3 1/4"	2
WOOD OR METAL STRAPPING TO UNDERSIDE OF FLOOR JOISTS	2 1/4"	2
CROSS BRIDGING TO JOISTS	2 1/4"	2 AT EACH END
DOUBLE HEADER OR TRIMMER JOISTS	3"	11 3/4" O/C
FLOOR JOIST TO STUD (BALLOON CONSTRUCTION)	3"	2
LEDGER STRIP TO WOOD BEAM	3 1/4"	2 PER JOIST
JOIST TO JOIST SPLICE (SEE ALSO TABLE 9.23.13.8)	3"	2 AT EACH END
HEADER JOIST END NAILED TO JOISTS ALONG PERIMETER	4"	3
TAIL JOIST TO ADJACENT HEADER JOIST (END NAILED) AROUND OPENINGS	3 1/4"	5
	4"	3
EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS	3 1/4"	5
	4"	3
STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL	2 1/2"	4
	3 1/4"	2
DOUBLED STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS	3"	30" O/C
DOUBLED TOP WALL PLATES	3"	23 5/8" O/C
BOTTOM WALL PLATE OR SOLE PLATE TO JOISTS OR BLOCKING (EXTERIOR WALLS)	3 1/4"	15 3/4" O/C
INTERIOR WALLS TO FRAMING OR SUBFLOORING	3 1/4"	23 5/8" O/C
HORIZONTAL MEMBER OVER OPENINGS IN NON-LOADBEARING WALLS - EACH END	3 1/4"	2
LINTELS TO STUDS	3 1/4"	2 AT EACH END
CEILING JOIST TO PLATE - TOE NAIL EACH END	3 1/4"	2
ROOF RAFTER, ROOF TRUSS OR ROOF JOIST TO PLATE - TOE NAIL	3 1/4"	3
RAFTER PLATE TO EACH CEILING JOIST	4"	2
RAFTER TO JOIST (WITH RIDGE SUPPORTED)	3"	3
RAFTER TO JOIST (WITH RIDGE UNSUPPORTED)	3"	SEE O.B.C. TABLE 9.23.13.8
GUSSET PLATE TO EACH RAFTER AT PEAK	2 1/4"	4
RAFTER AT RIDGE BOARD - TOE NAIL - END NAIL	3 1/4"	3
COLLAR TIE TO RAFTER - EACH END	3"	3
COLLAR TIE LATERAL SUPPORT TO EACH COLLAR TIE	2 1/4"	2
JACK RAFTER TO HIP OR VALLEY RAFTER	3 1/4"	2
ROOF STRUT TO RAFTER	3"	3
ROOF STRUT TO LOADBEARING WALL - TOE NAIL	3 1/4"	2
2" x 6" OR LESS PLANK DECKING TO SUPPORT	3 1/4"	2
PLANK DECKING WIDER THAN 2" x 6" TO SUPPORT	3 1/4"	3
2" EDGE LAID PLANK DECKING TO SUPPORT (TOE NAIL)	3"	1
2" EDGE LAID PLANK TO EACHOTHER	3"	17 3/4" O/C

Contractor and trader must check and verify all dimensions before execute the work and must report discrepancies and should not scale or measure the

DOOR SCHEDULE		
Mark	Width	Height
D1	2' - 8"	6' - 8"
D2	5' - 0"	8' - 0"
D3	8' - 0"	7' - 0"
D4	2' - 4"	6' - 8"
D5	2' - 6"	6' - 8"
D6	2' - 8"	6' - 8"
D7	2' - 8"	6' - 8"
D8	2' - 8"	6' - 8"
D9	5' - 0"	6' - 8"
D10	2' - 8"	7' - 0"
D11	3' - 0"	6' - 8"
D12	2' - 8"	6' - 8"
D13	4' - 0"	6' - 8"
D14	2' - 8"	6' - 8"
D15	2' - 4"	6' - 8"
D16	5' - 0"	6' - 8"
D17	2' - 8"	6' - 8"
D18	2' - 4"	6' - 8"
D19	2' - 4"	6' - 8"
D20	2' - 8"	6' - 8"
D21	5' - 0"	8' - 0"
D22	8' - 0"	7' - 0"
D23	2' - 4"	6' - 8"
D24	4' - 0"	6' - 8"
D25	2' - 8"	6' - 8"
D26	2' - 8"	6' - 8"
D27	5' - 0"	6' - 8"
D28	2' - 8"	7' - 0"
D29	5' - 0"	6' - 8"
D30	2' - 8"	6' - 8"
D31	2' - 8"	6' - 8"
D32	3' - 0"	6' - 8"
D33	5' - 0"	6' - 8"
D34	2' - 4"	6' - 8"
D35	2' - 8"	6' - 8"
D36	2' - 4"	6' - 8"
D37	2' - 4"	6' - 8"

DOOR SCHEDULE		
Mark	Width	Height
D38	2' - 8"	6' - 8"
D39	5' - 0"	8' - 0"
D40	8' - 0"	7' - 0"
D41	2' - 4"	6' - 8"
D42	4' - 0"	6' - 8"
D43	2' - 8"	6' - 8"
D44	2' - 8"	6' - 8"
D45	5' - 0"	6' - 8"
D46	2' - 8"	7' - 0"
D47	3' - 0"	6' - 8"
D48	2' - 8"	6' - 8"
D49	2' - 8"	6' - 8"
D50	5' - 0"	6' - 8"
D51	2' - 4"	6' - 8"
D52	5' - 0"	6' - 8"
D53	2' - 8"	6' - 8"
D54	2' - 4"	6' - 8"
D55	2' - 4"	6' - 8"
D56	2' - 8"	6' - 8"
D57	5' - 0"	8' - 0"
D58	8' - 0"	7' - 0"
D59	2' - 4"	6' - 8"
D60	2' - 6"	6' - 8"
D61	2' - 8"	6' - 8"
D62	2' - 8"	6' - 8"
D63	2' - 8"	6' - 8"
D64	5' - 0"	6' - 8"
D65	2' - 8"	7' - 0"
D66	4' - 0"	6' - 8"
D67	2' - 8"	6' - 8"
D68	2' - 8"	6' - 8"
D69	3' - 0"	6' - 8"
D70	2' - 4"	6' - 8"
D71	5' - 0"	6' - 8"
D72	2' - 8"	6' - 8"
D73	2' - 4"	6' - 8"
D74	2' - 4"	6' - 8"

WINDOW SCHEDULE		
Mark	Width	Height
W1	2' - 6"	2' - 0"
W2	2' - 6"	2' - 0"
W3	3' - 11"	2' - 8"
W4	2' - 6"	2' - 0"
W5	2' - 6"	2' - 0"
W6	3' - 11"	2' - 8"
W7	3' - 11"	2' - 8"
W8	2' - 6"	2' - 0"
W9	2' - 6"	2' - 0"
W10	3' - 11"	2' - 8"
W11	2' - 6"	2' - 0"
W12	2' - 6"	2' - 0"
W13	2' - 0"	5' - 0"
W14	8' - 0"	5' - 0"
W15	8' - 0"	5' - 0"
W16	8' - 0"	5' - 0"
W17	8' - 0"	5' - 0"
W18	2' - 0"	5' - 0"
W19	2' - 6"	4' - 0"
W20	2' - 6"	4' - 0"
W21	2' - 6"	4' - 0"
W22	2' - 6"	4' - 0"

WINDOW SCHEDULE		
Mark	Width	Height
W23	2' - 0"	5' - 0"
W24	3' - 0"	5' - 0"
W25	2' - 0"	5' - 0"
W26	8' - 0"	5' - 0"
W27	8' - 0"	5' - 0"
W28	8' - 0"	5' - 0"
W29	8' - 0"	5' - 0"
W30	2' - 0"	5' - 0"
W31	3' - 0"	5' - 0"
W32	2' - 0"	5' - 0"
W33	2' - 6"	6' - 0"
W34	2' - 0"	7' - 0"
W35	8' - 0"	6' - 0"
W36	5' - 0"	6' - 0"
W37	2' - 6"	6' - 0"
W38	2' - 0"	7' - 0"
W39	2' - 0"	7' - 0"
W40	2' - 6"	6' - 0"
W41	5' - 0"	6' - 0"
W42	8' - 0"	6' - 0"
W43	2' - 0"	7' - 0"
W44	2' - 6"	6' - 0"

DOOR & WINDOW SCHEDULES ARE FOR REFRENCE ONLY.
DESIGNER IS NOT LIABLE FOR ANY DISCREPANCY.

WINDOW SUPPLIER TO ENSURE DOORS & WINDOWS ARE AS PER OBC STANDARD INCLUDING MINIMUM OPENABLE OPENINGS

THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IN EXEMPT UNDER DIVISION C - 3.2.5.1 OF THE 2012 ONTARIO BUILDING CODE.

NILAMRAJ (RAJ) PATEL		100621
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIVISION C - 3.2.4.1 OF THE 2012 ONTARIO BUILDING CODE.

RPDS	111189
FIRM NAME	BCIN

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No.:	Revision:	Date:

FOR REVIEW ONLY
(NOT FOR PERMIT)

No.:	Issued For:	Date:
2	ReIssued For Review	2022/11/25
1	Issued For Review	2022/11/04

Client Name:

Drawing Title:

DOOR & WINDOW SCHEDULE

Project:

JAMES

PROPOSED TWO STOREY TOWNHOUSE, LOT 21 & 24, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

Drawn by: DA/MJ

Checked by: RP

Project No.:

Date: 2022/10/21

Drawing No.:

A14

BILD