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A08	REAR & LEFT SIDE ELEVATION
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A10	HOUSE SECTION, LINTEL SCHEDULES, FIRE WALL DETAILS & SECTION
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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 Trimmere Dr., Suite 203, Mississauga ON, L5S1V9  
 Email: contact@rpdstudio.ca  
 Phone: 647-556-2596

No.: Revision: Date:



**RPDS**  
 www.rpdstudio.ca

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(ARTISTIC EXPRESSION VIEW)

SB-12 ENERGY EFFICIENCY DESIGN MATRIX		
PERFORMANCE COMPLIANCE	SPACE HEATING FUEL	
	<input checked="" type="checkbox"/> GAS	<input type="checkbox"/> OIL
	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> PROPANE
	<input type="checkbox"/> EARTH	<input type="checkbox"/> 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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3	Relssued For Review	2022/11/25
2	Relssued For Review	2022/11/04
1	Issued For Review	2022/10/20
No.:	Issued For:	Date:

Client Name:

Drawing Title:

COVER SHEET

Project:

**MOLLY**  
 PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

Drawn by: DR  
 Checked by: RP  
 Project No.:

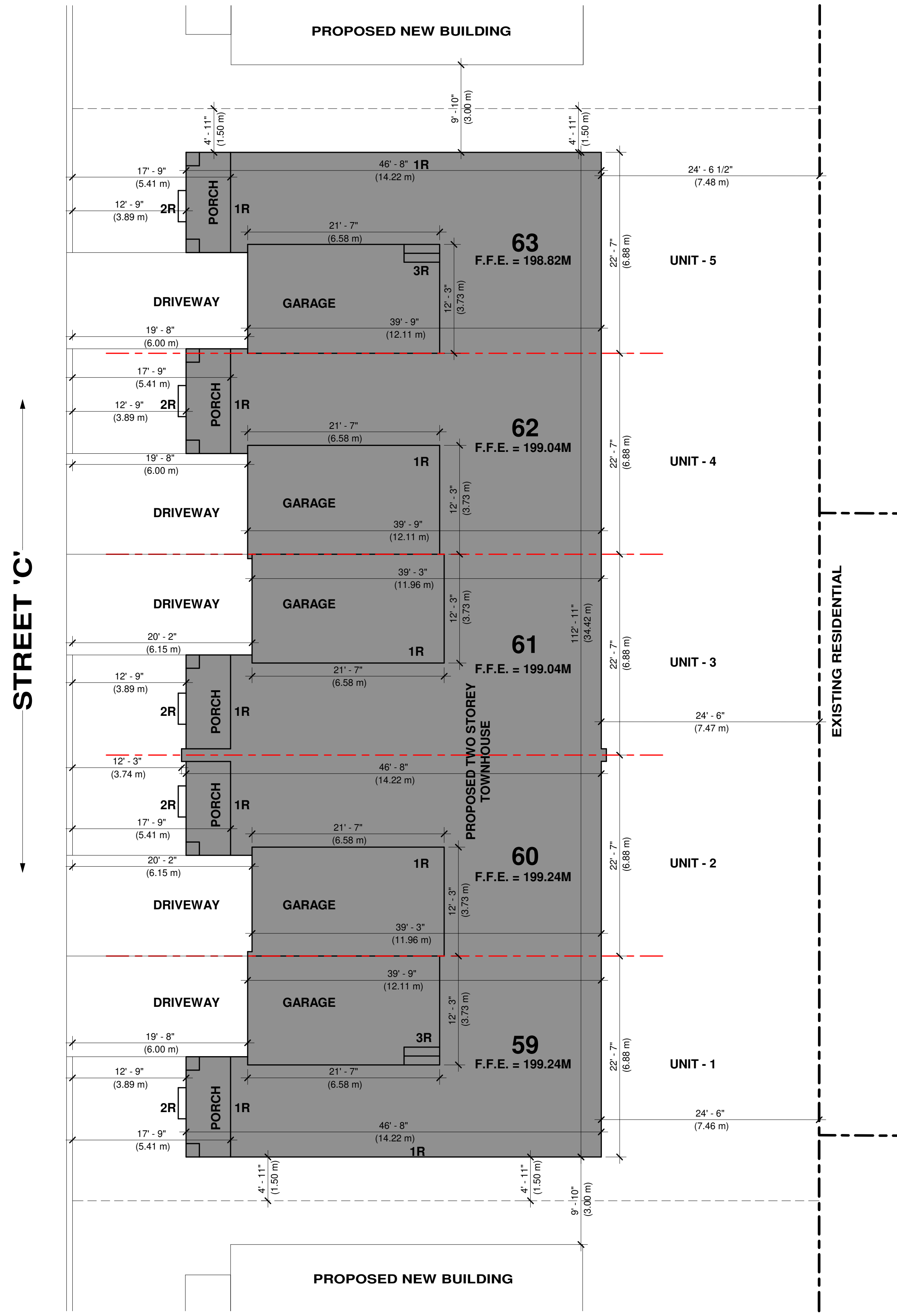
Date: 2022/09/10  
 Drawing No.:



A00



PLEASE REFER TO GRADING PLAN FOR GRADING ELEVATIONS.



**199.24M. = +/- 0'-0" F.F.L. (LOT - 59 TO 60)**

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

**199.04M. = +/- 0'-0" F.F.L. (LOT - 61 TO 62)**

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

**198.82M. = +/- 0'-0" F.F.L. (LOT - 63)**

198.82 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 59-63  
CITY OF NIAGARA FALLS

**SITE DATA**

FRONT SET BACK	5.41 M	17'-9"
REAR SET BACK	7.46 M	24'-6"
RIGHT SIDE SET BACK	1.50 M	4'-11"
LEFT SIDE SET BACK	1.50 M	4'-11"
HEIGHT OF BUILDING	9.00 M	29'-6"

**FLOOR AREA**

**UNIT 1 & 5 (LOT - 59 & 63)**

FIRST FLOOR	59.48 SQM	640.24 SQFT
SECOND FLOOR	83.27 SQM	896.36 SQFT
<b>TOTAL AREA</b>	<b>142.75 SQM</b>	<b>1536.60 SQFT</b>
<b>TOTAL AREA (TWO UNIT)</b>	<b>285.50 SQM</b>	<b>3073.20 SQFT</b>

**UNIT 2 (LOT - 60)**

FIRST FLOOR	59.32 SQM	638.54 SQFT
SECOND FLOOR	84.13 SQM	905.59 SQFT
<b>TOTAL AREA</b>	<b>143.45 SQM</b>	<b>1544.13 SQFT</b>

**UNIT 3 (LOT - 61)**

FIRST FLOOR	59.40 SQM	639.33 SQFT
SECOND FLOOR	84.13 SQM	905.62 SQFT
<b>TOTAL AREA</b>	<b>143.53 SQM</b>	<b>1544.95 SQFT</b>

**UNIT 4 (LOT - 62)**

FIRST FLOOR	59.60 SQM	641.51 SQFT
SECOND FLOOR	84.28 SQM	907.16 SQFT
<b>TOTAL AREA</b>	<b>143.88 SQM</b>	<b>1548.67 SQFT</b>

<b>GRAND TOTAL</b>	<b>716.37 SQM</b>	<b>7710.95 SQFT</b>
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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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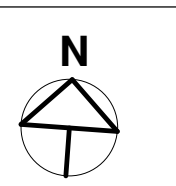
ENLARGED SITE PLAN

Project:

**MOLLY**

PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:



Drawn by: DR  
Checked by: RP  
Project No.:



Date: 2022/09/10  
Drawing No.:

A02



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	6XB 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 @ 16" O.C.  
 JOIST SIZES MENTIONED ON FLOOR PLAN.  
 FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10

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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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Drawing Title:

BASEMENT PLAN

Project:

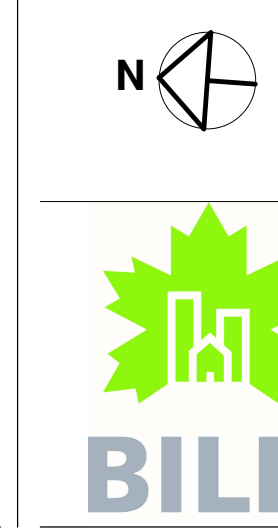
MOLLY

PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

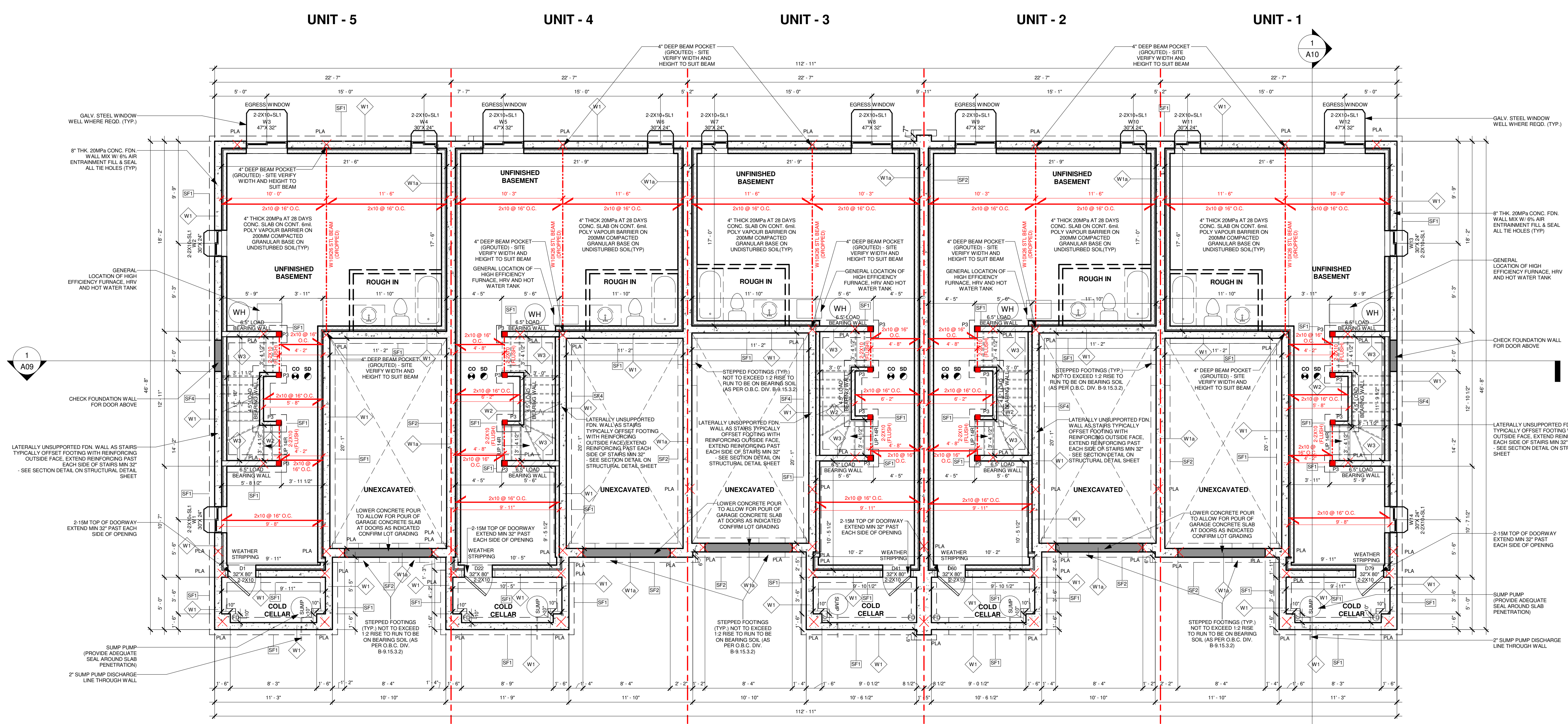
Drawn by: DR  
 Checked by: RP  
 Project No.:

Date: 2022/09/10  
 Drawing No.:



A03

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





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	6XB 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"

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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

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NILAMRAJ (RAJ) PATEL 100621

NAME SIGNATURE BCIN

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RPDS 111189

FIRM NAME BCIN

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 INTEGRATED DESIGN FIRM  
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 Phone: 647-556-2596

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No.: Issued For: Date:

Client Name:

Drawing Title:

FIRST FLOOR PLAN

Project:

**MOLLY**

PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

Drawn by: DR

Checked by: RP

Project No.:

Date: 2022/09/10

Drawing No.: A04

Scale:

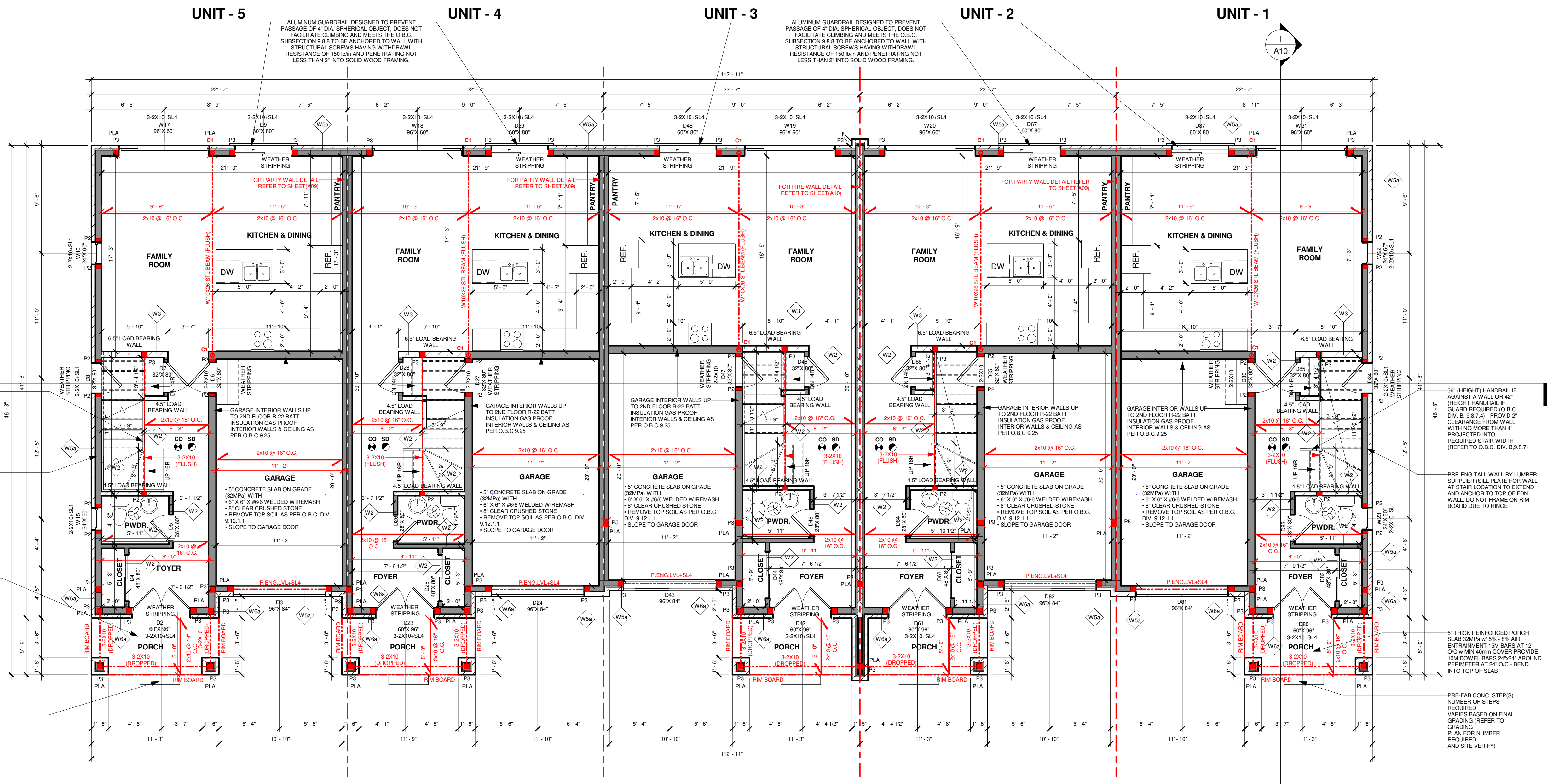
Drawn by: DR

Checked by: RP

Project No.:

Date: 2022/09/10

Drawing No.: A04



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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 (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"

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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

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RPDS 111189

FIRM NAME BCIN

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SECOND FLOOR PLAN

Project:

**MOLLY**

PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

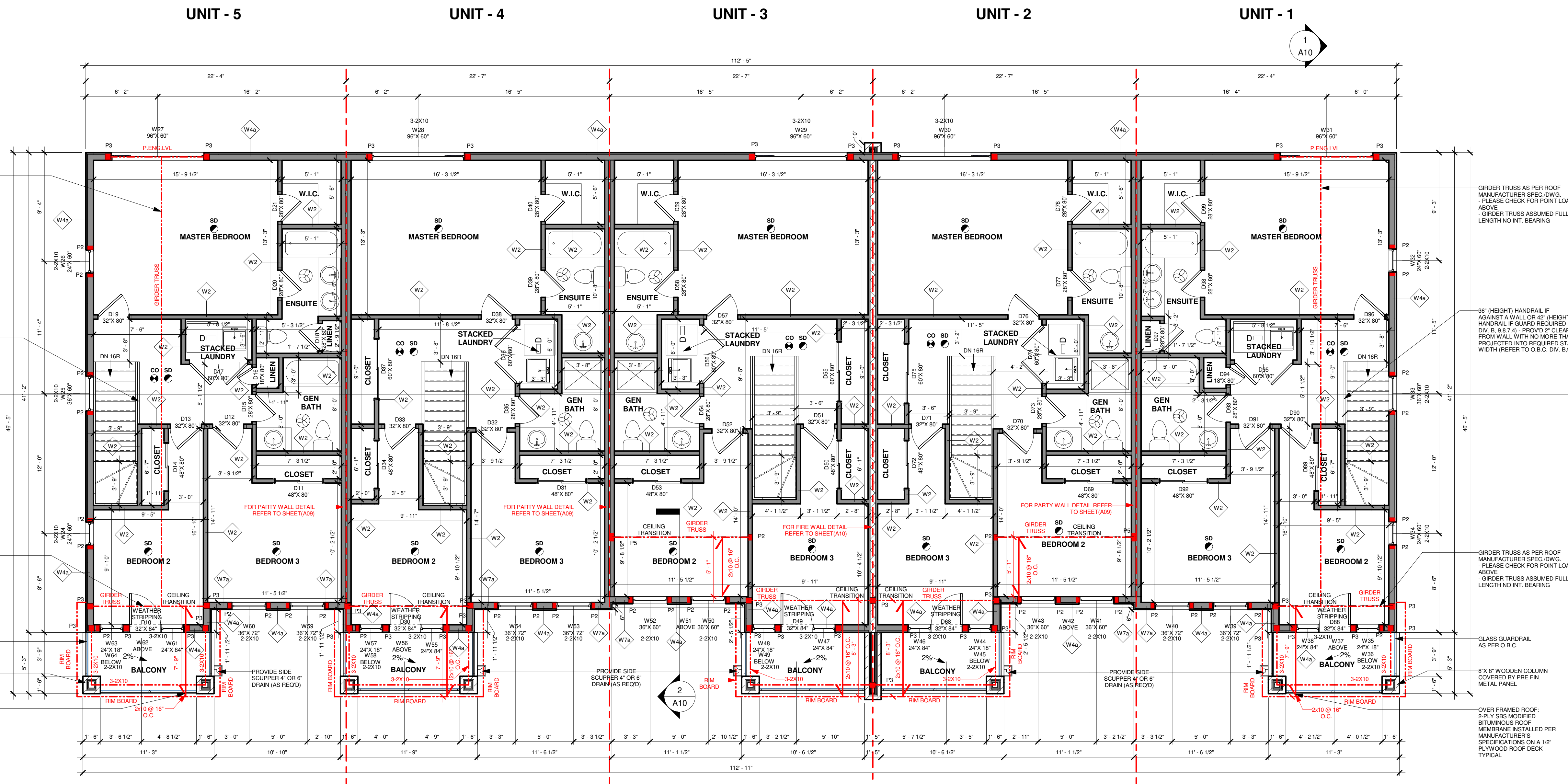
Scale:

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A05





COLUMN/POST	
COLUMN TYPE	COLUMN SIZE
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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

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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

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1	Issued For Review	2022/10/20

No.: Issued For: Date:

Client Name:

Drawing Title:

ROOF PLAN

Project:

**MOLLY**

PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

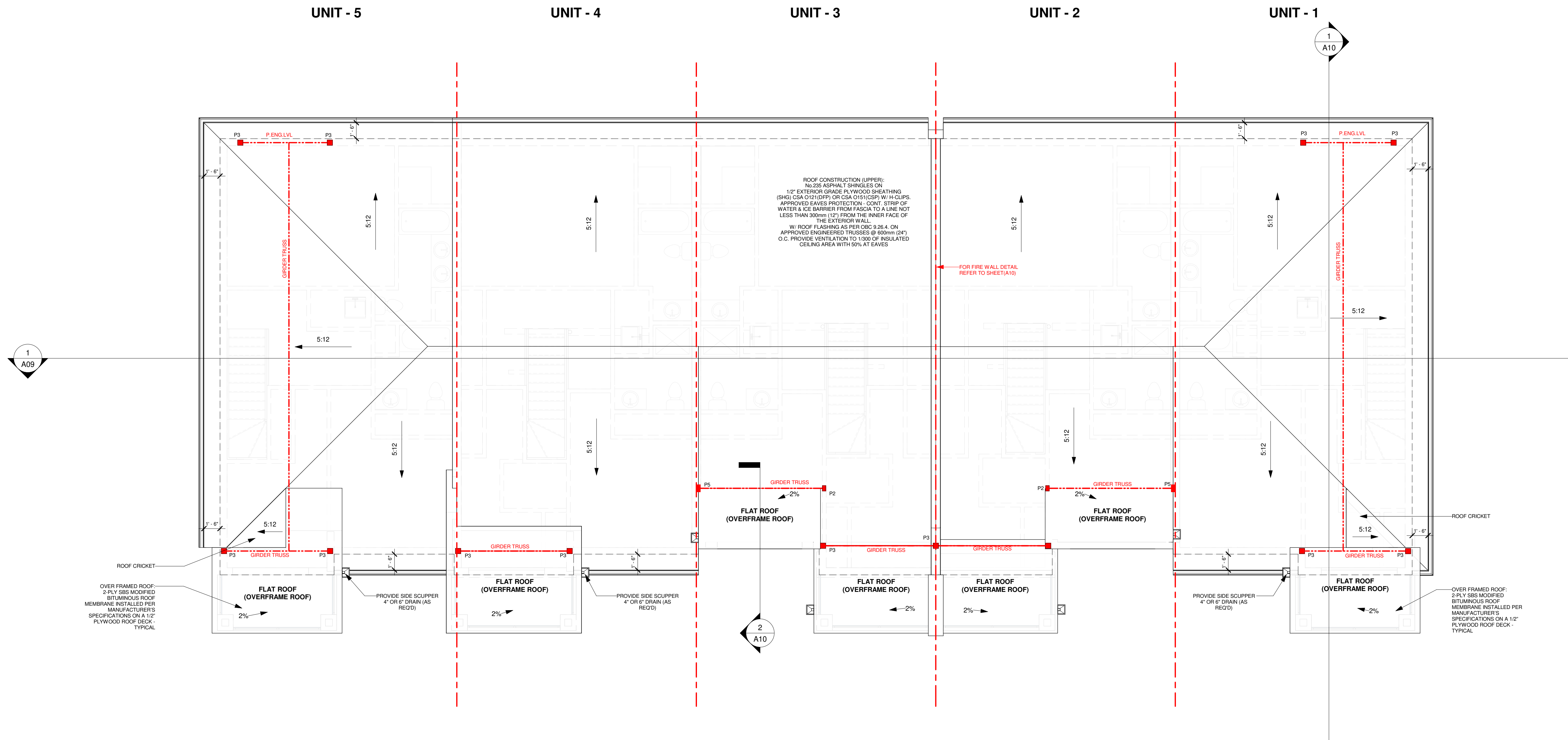
Scale:

Drawn by: DR  
 Checked by: RP  
 Project No.:

Date: 2022/09/10  
 Drawing No.:



A06



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



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.

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QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IS 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



No.: Revision: Date:

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3	Reissued For Review	2022/11/25
2	Reissued For Review	2022/11/04
1	Issued For Review	2022/10/20

No.: Issued For: Date:

Client Name:

Drawing Title:

FRONT & RIGHT ELEVATION

Project:

MOLLY

PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

Drawn by:

DR

Checked by:

RP

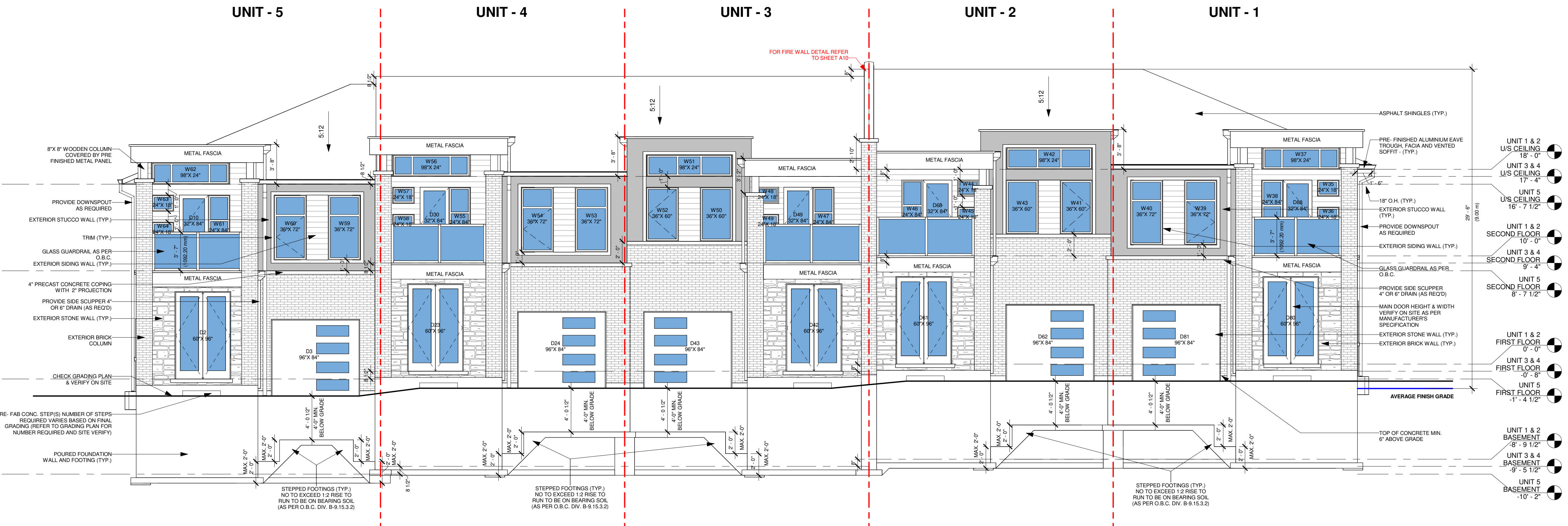
Project No.:

Date:

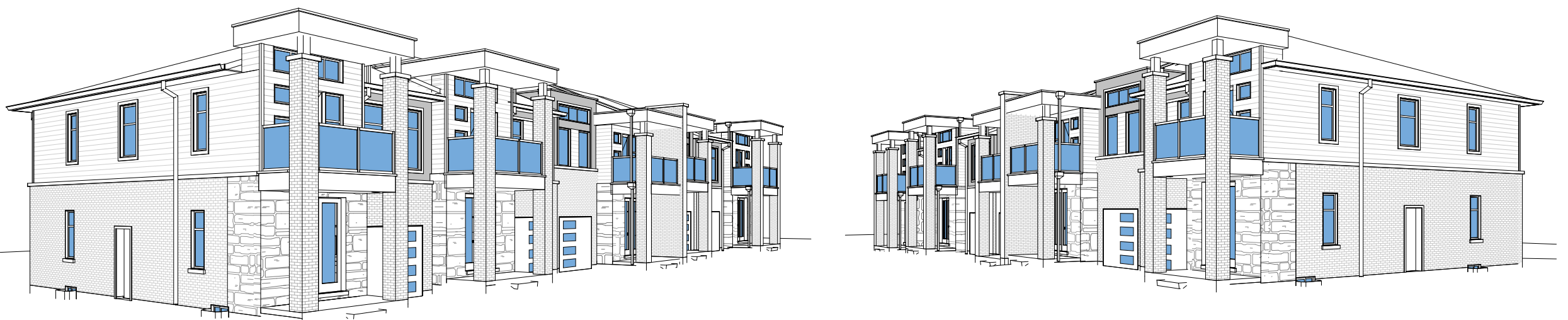
2022/09/10

Drawing No.:

A07



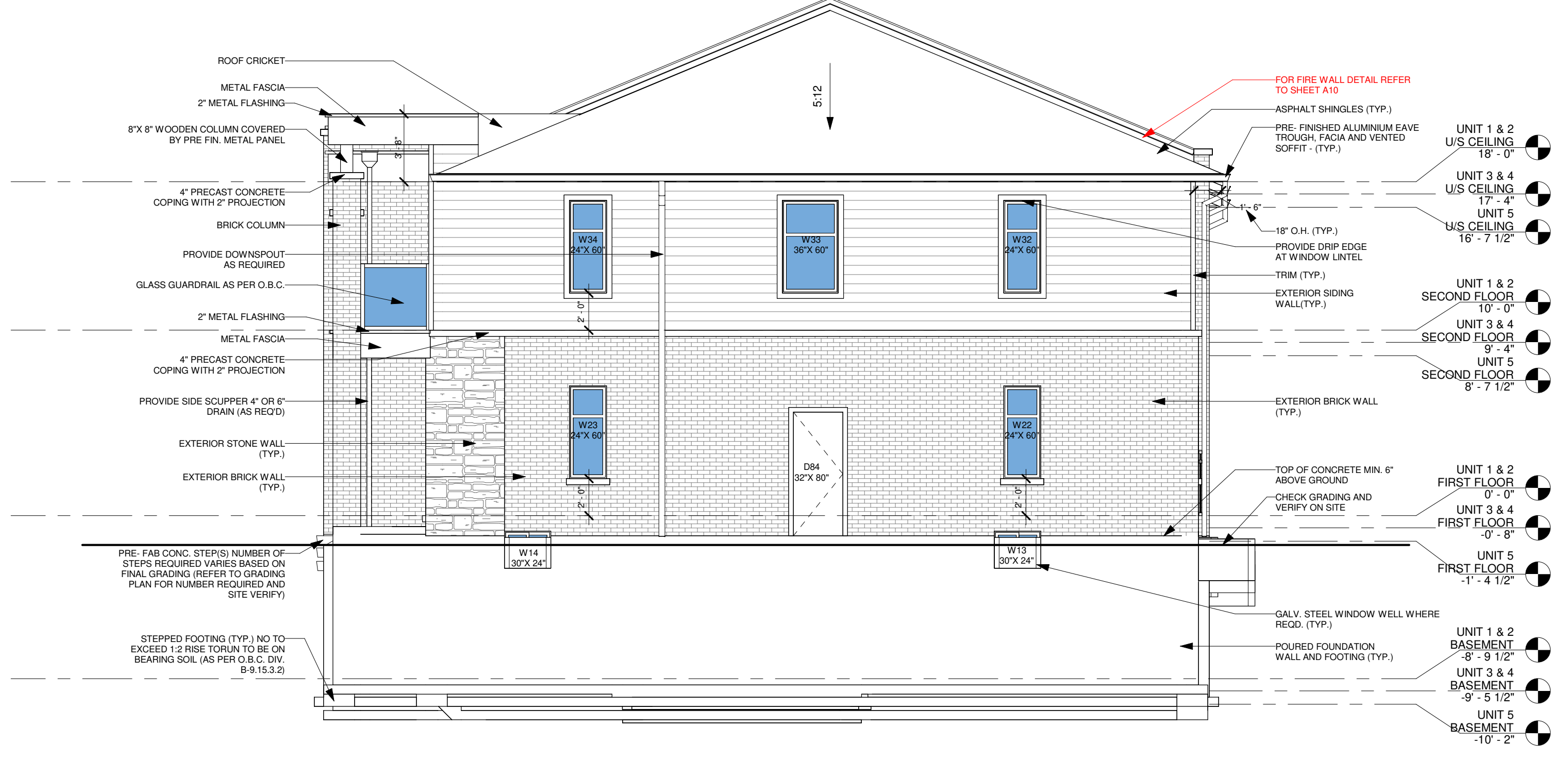
1 FRONT ELEVATION  
 3/16" = 1'-0"



RIGHT SIDE OPENING CALCULATION	
%UNPROTECTED OPENING	DATA
1. WALL AREA	811.03 SQFT
2. LIMITING DISTANCE	4'-11" (1.50 M)
3. ALLOWABLE OPENINGS	64.88 SQFT (8%)
4. PROVIDED OPENINGS	58.71 SQFT (7.24%)

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



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.  
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NAME SIGNATURE BCIN

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RPDS 111189

FIRM NAME SIGNATURE BCIN

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

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Client Name:

Drawing Title:

REAR & LEFT SIDE ELEVATION

Project:

**MOLLY**  
 PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

Drawn by:

DR

Checked by:

RP

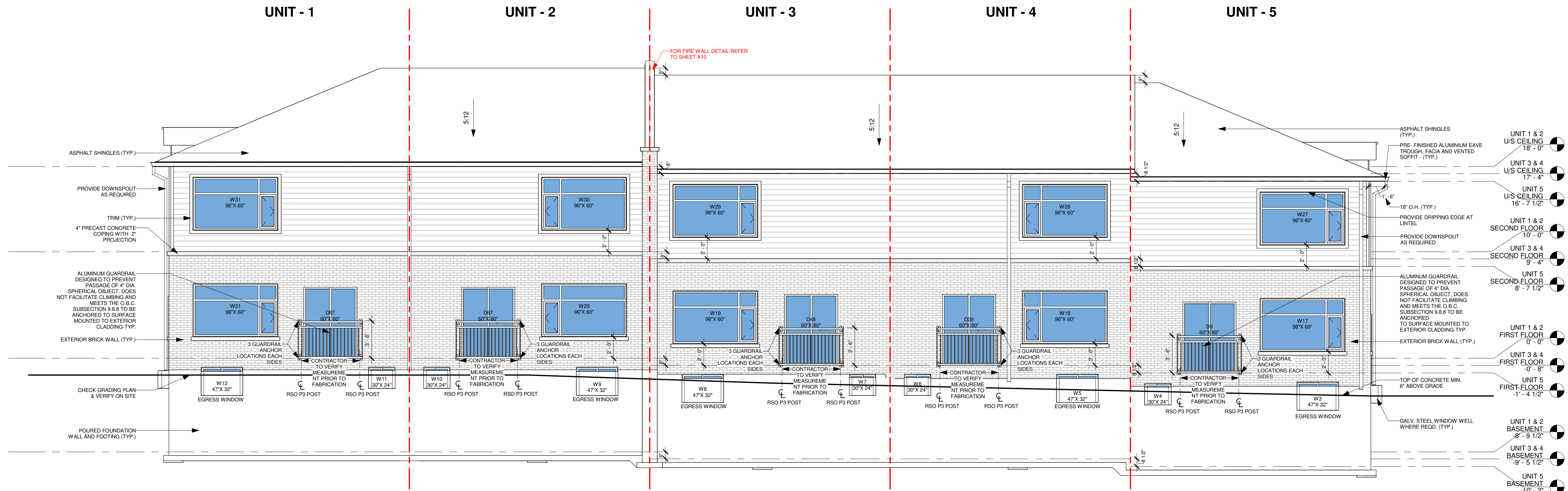
Project No.:

Date:

2022/09/10

Drawing No.:

A08



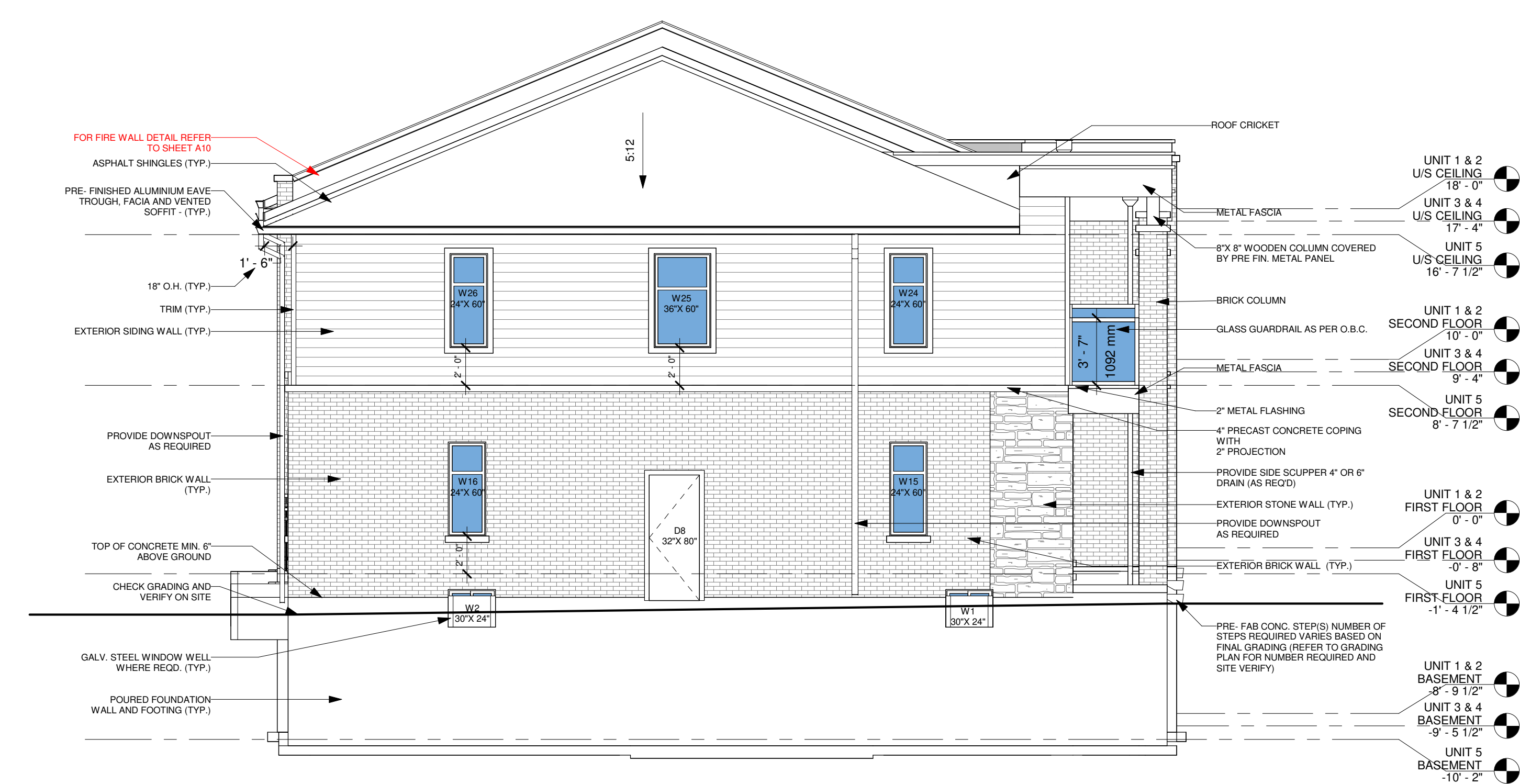
1 REAR ELEVATION  
 3/16" = 1'-0"



LEFT SIDE OPENING CALCULATION	
%UNPROTECTED OPENING	DATA
1. WALL AREA	829.83 SQFT
2. LIMITING DISTANCE	4'-11" (1.50 M)
3. ALLOWABLE OPENINGS	66.39 SQFT (8%)
4. PROVIDED OPENINGS	60.21 SQFT (7.26%)

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

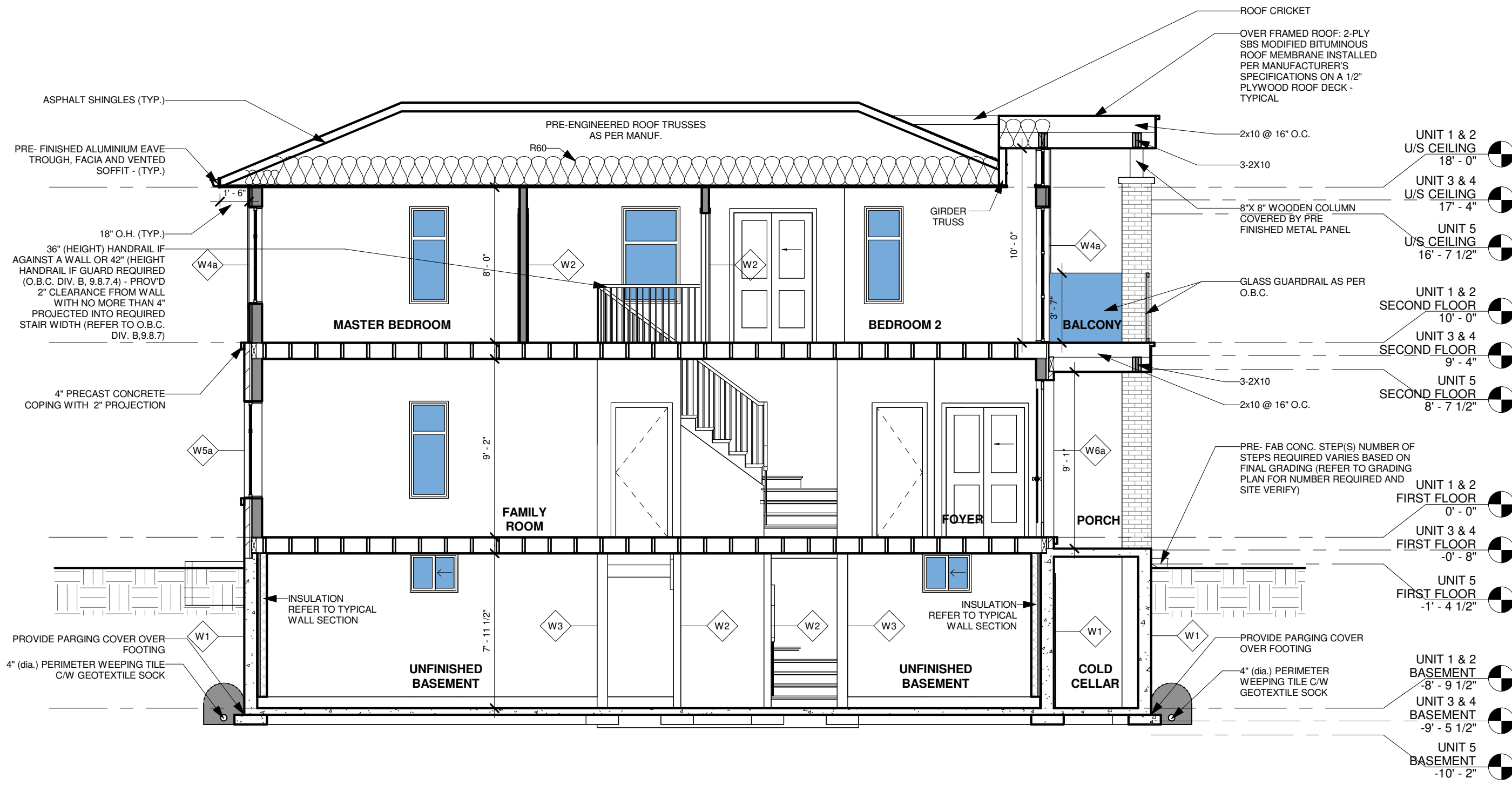


2 LEFT SIDE ELEVATION  
 3/16" = 1'-0"









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

**STEEL LINTEL SCHEDULE**  
FOR STEEL BEAMS SUPPORTING MASONRY VENEER O.B.C. 2.9.2.2 (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"

**WOOD LINTEL SCHEDULE**  
(O.B.C. 2.9.2.2)

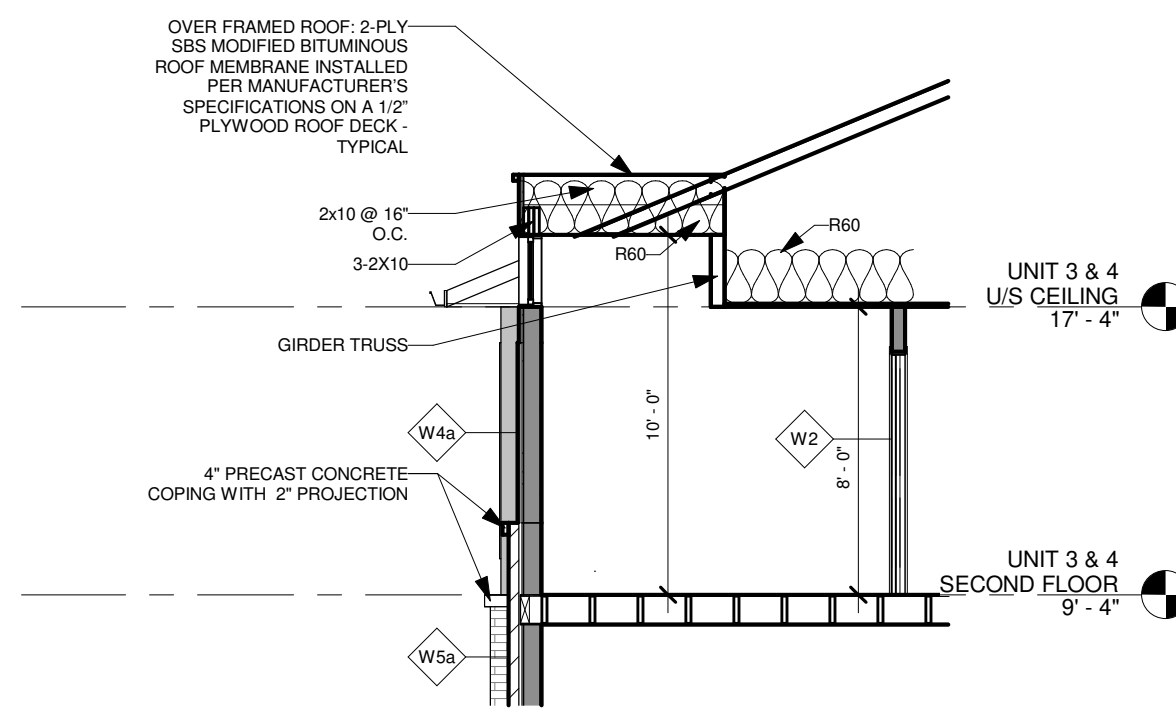
LINTEL SUPPORTING	LINTEL SIZE	MAXIMUM SPAN, m.					
		EXTERIOR WALLS					INTERIOR WALLS
		SPECIFIED SNOW LOAD, kPa					
		1.0	1.5	2.0	2.5	3.0	
LIMITED ATTIC STORAGE AND CEILING	2 - 1 1/2 x 3 1/2 (L1-2 - 2 x 4)	8'-4"	7'-4"	6'-8"	6'-2"	5'-10"	6'-2"
	2 - 1 1/2 x 5 1/2 (L2-2 - 2 x 6)	13'-1"	11'-6"	10'-5"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

**WOOD LINTEL SCHEDULE**

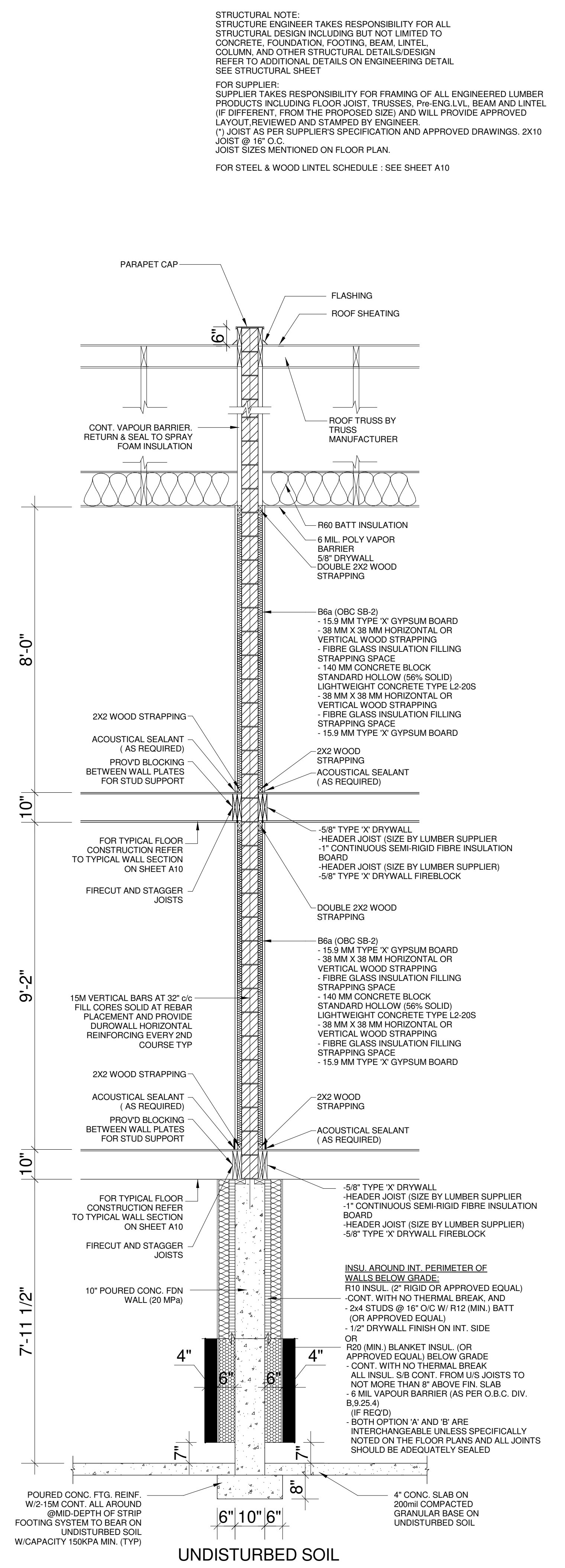
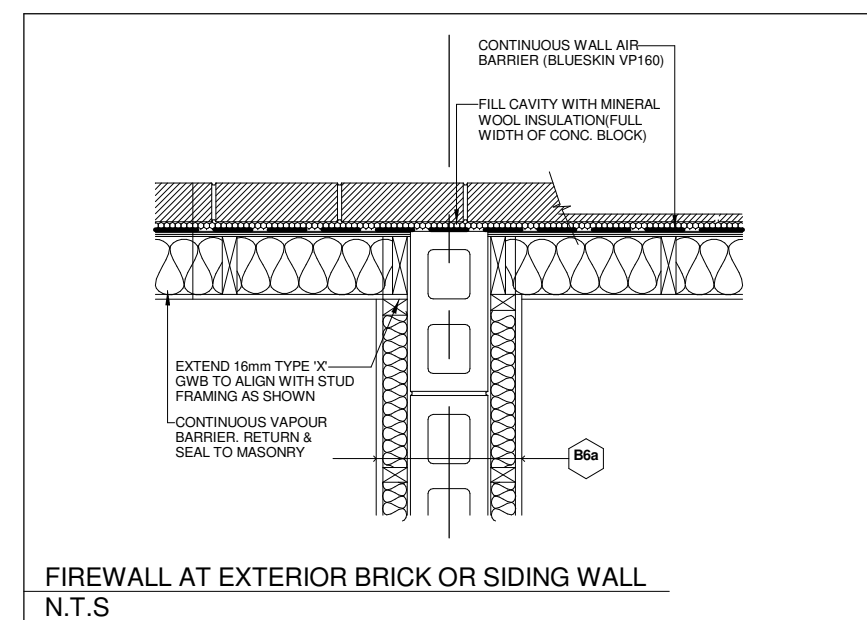
	MIN. ANGLE SIZE
L1	2 - 2 X 4
L2	2 - 2 X 6
L3	2 - 2 X 8
L4	2 - 2 X 10
L5	2 - 2 X 12

**STEEL LINTEL ANGLE SCHEDULE**  
FOR STEEL LINTEL SUPPORTING MASONRY VENEER (O.B.C. 2.9.2.2)

	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'-8" 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 1/2"	16'-0"	15'-1"	14'-0"



OVER FRAMING DETAIL  
3/16" = 1'-0"



FIRE WALL SECTION  
N.T.S.

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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FOR STEEL & WOOD LINTEL SCHEDULE : SEE SHEET A10

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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 Trimmer Dr., Suite 203, Mississauga ON, L5S1V9  
Email: contact@pdsstudio.ca  
Phone: 647-556-2596

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1	Issued For Review	2022/10/20
No.:	Issued For:	Date:

Client Name:  
Drawing Title:

HOUSE SECTION, LINTEL SCHEDULES, FIRE WALL DETAILS & SECTION

Project:  
**MOLLY**  
PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

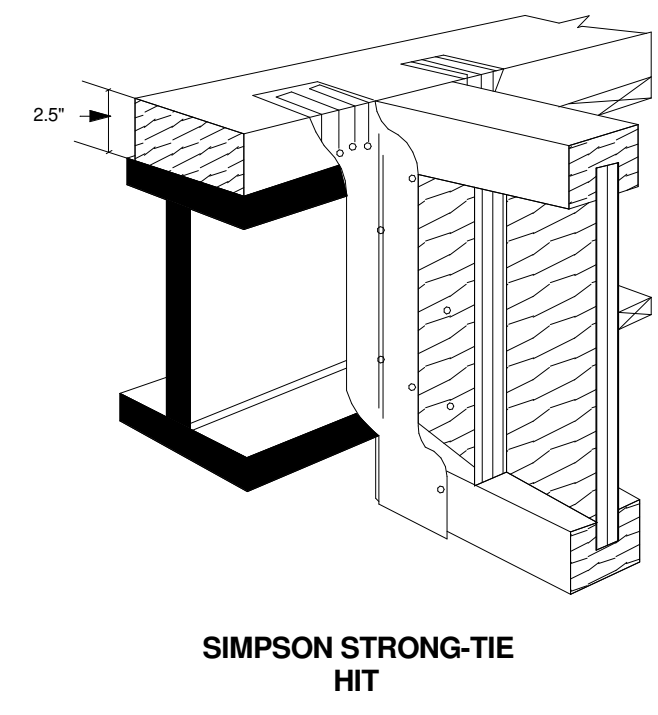
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Drawing No.:
A10



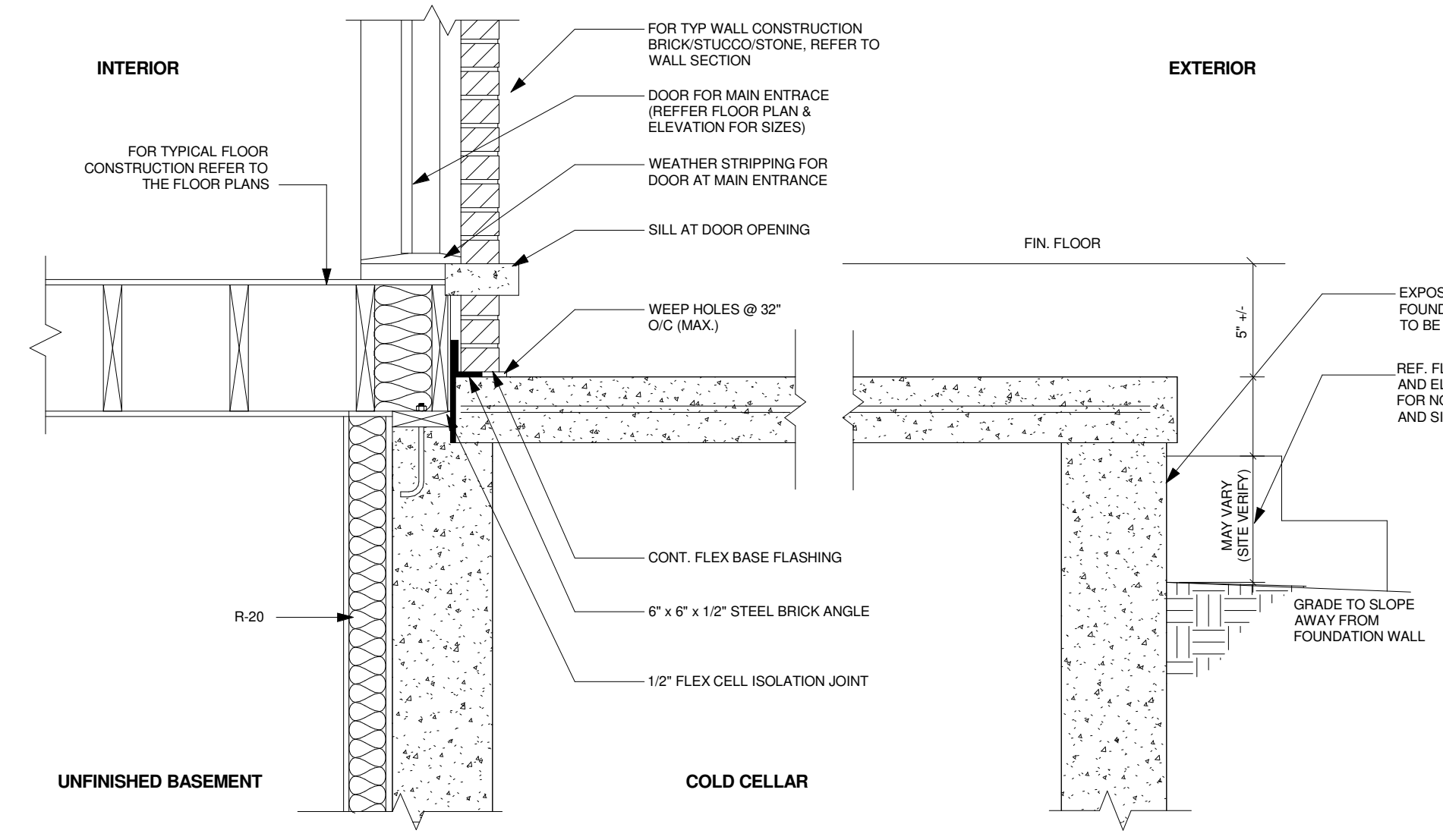




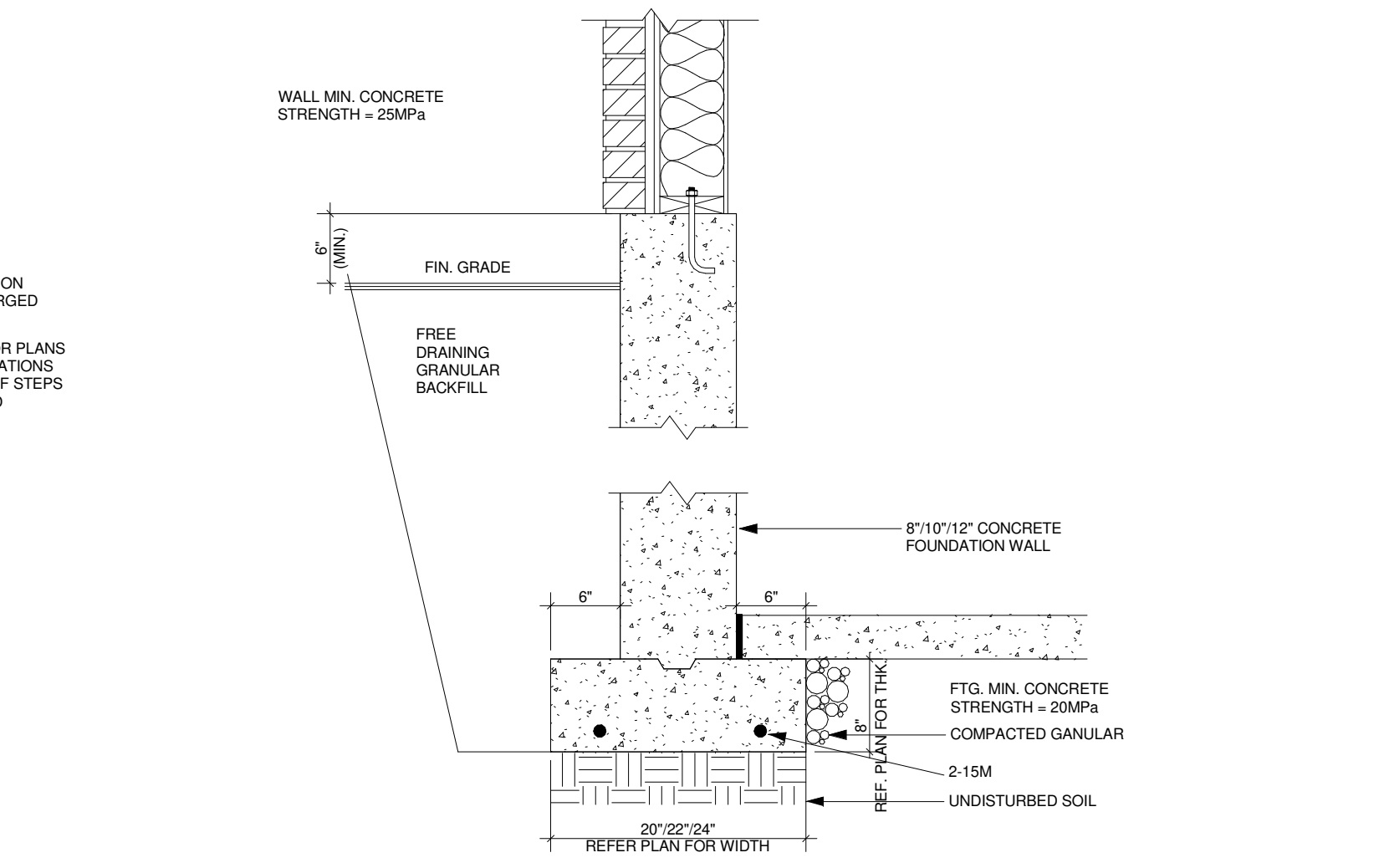




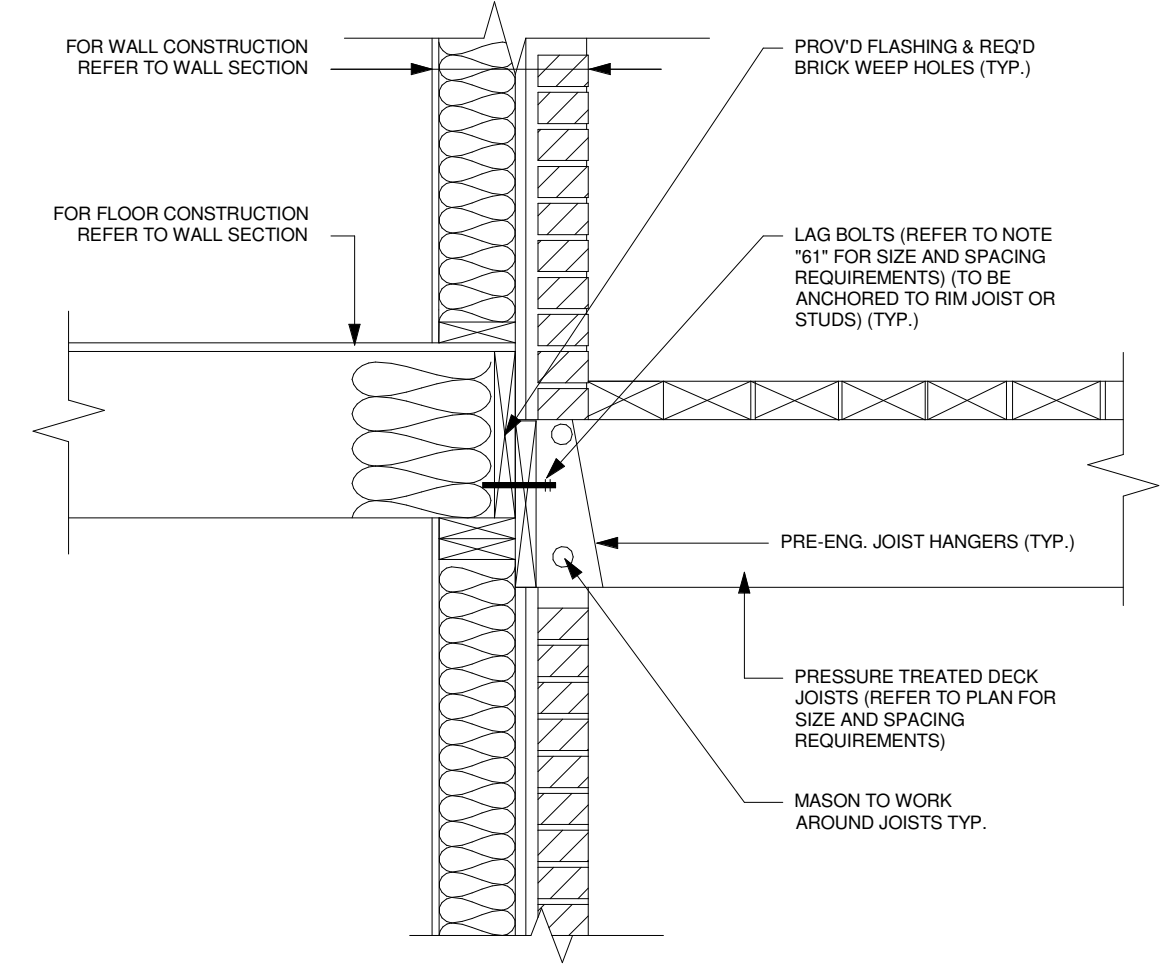
1 TYP. JOIST TO FLUSH BEAM CONNECTION DETAIL  
A-12 N.T.S



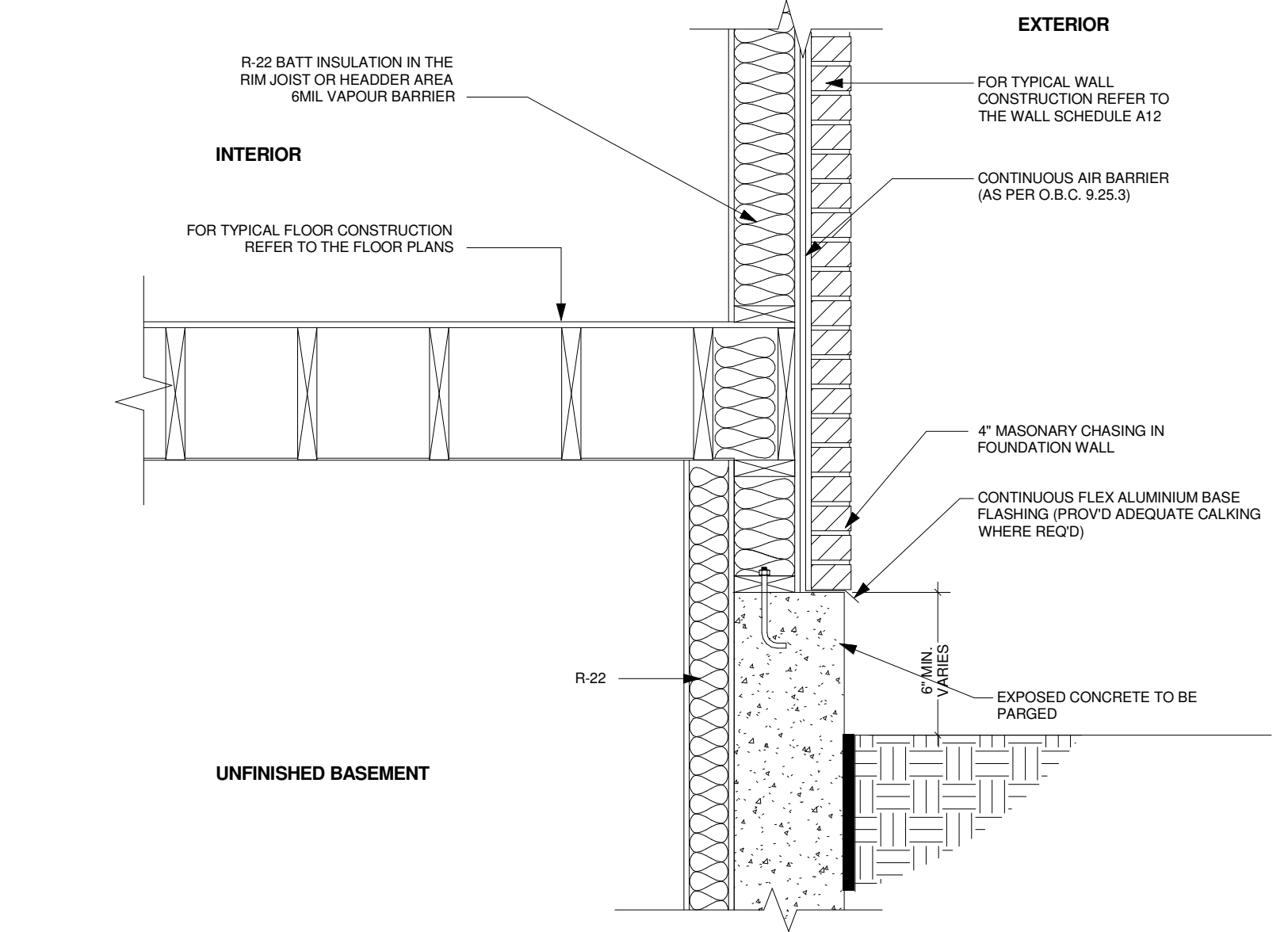
2 TYP. ENTRY PORCH SLAB DETAIL  
A-12 N.T.S



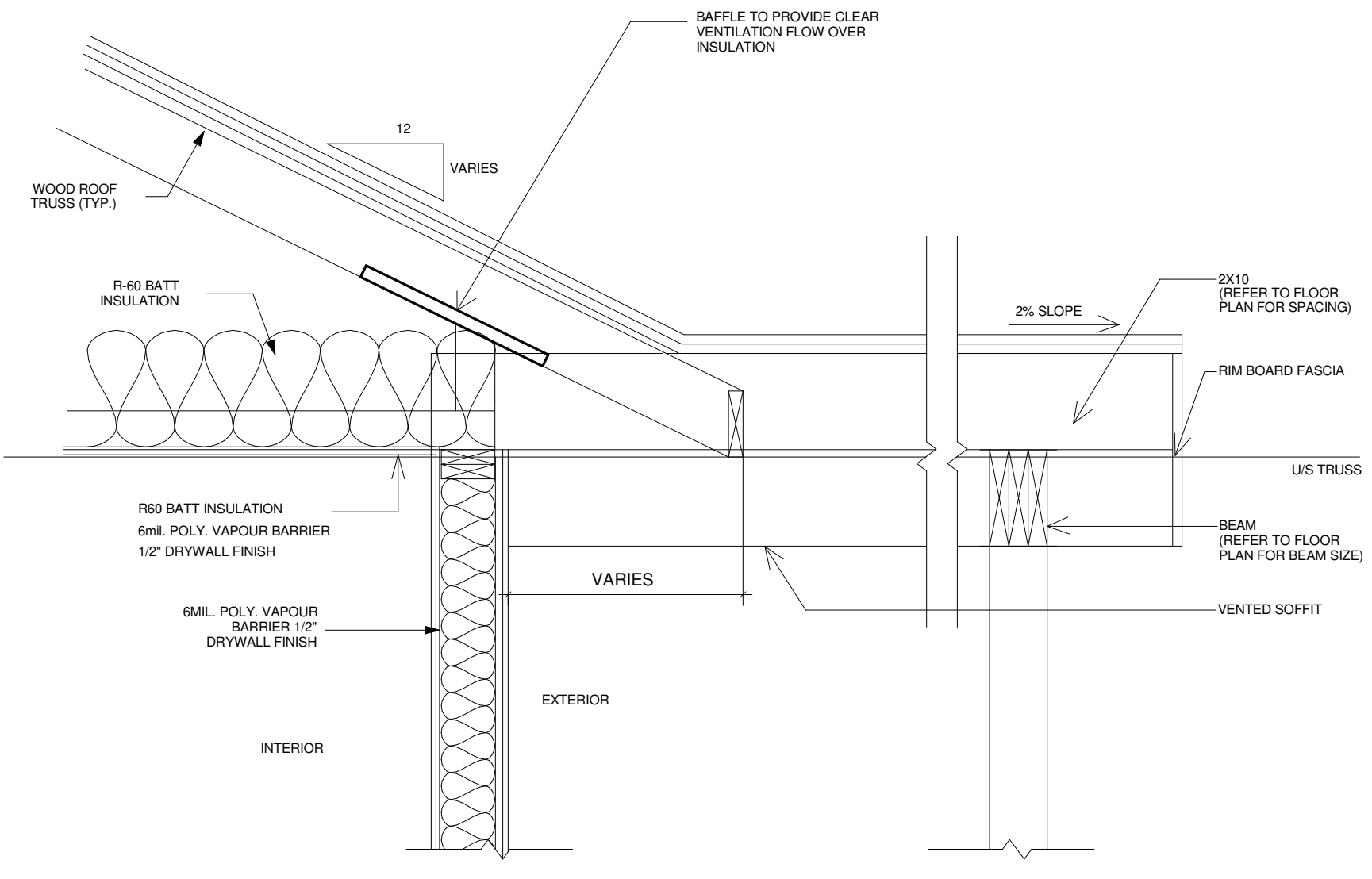
3 TYP. WALL FOUNDATION - STRIP FOOTING  
A-12 N.T.S



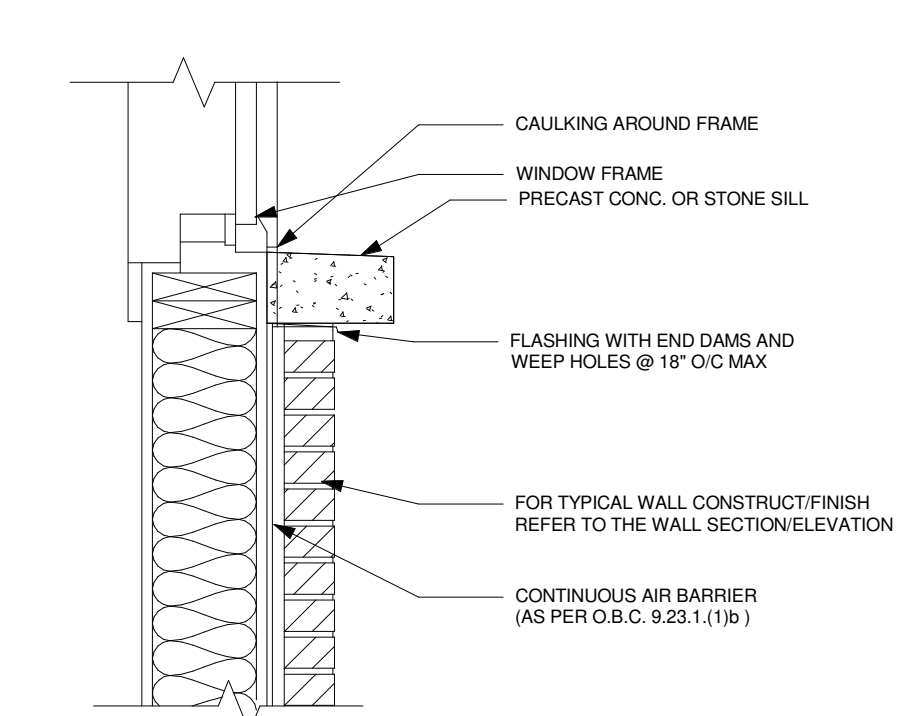
4 TYP. DECK CONNECTION @ EXTERIOR WALL  
A-12 N.T.S



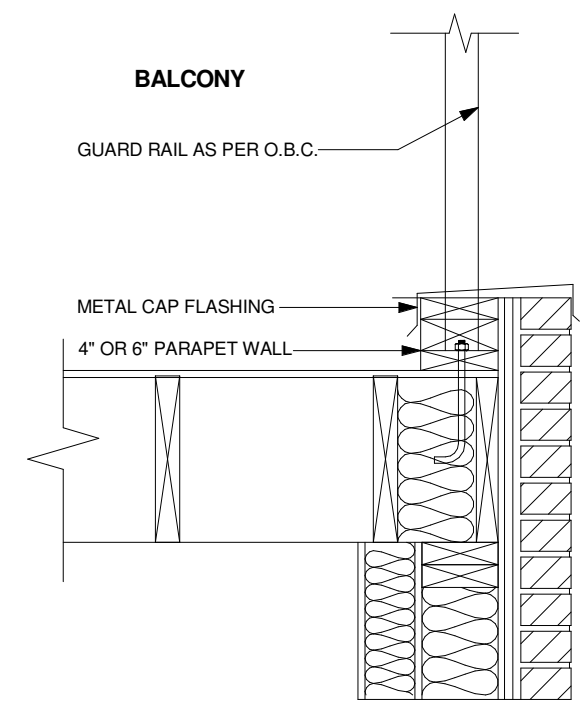
5 TYP. FLOOR JOIST TO FOUNDATION CONNECTION DETAIL  
A-12 N.T.S



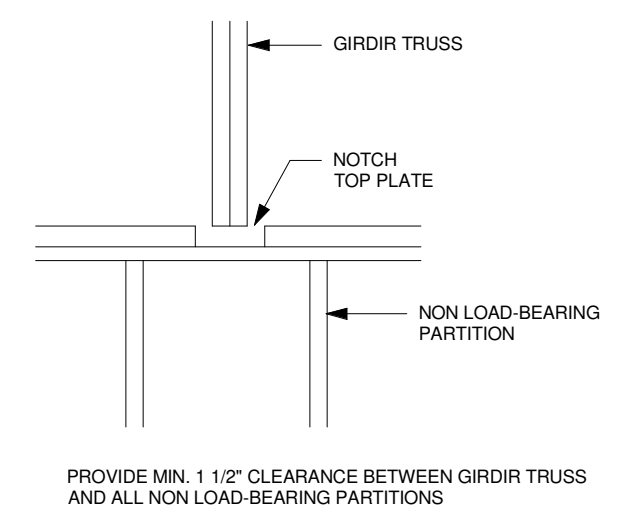
6 OVER FRAMING DETAIL (OR AS PER TRUSS MANUFACTURER'S DRAWING)  
A-12 N.T.S



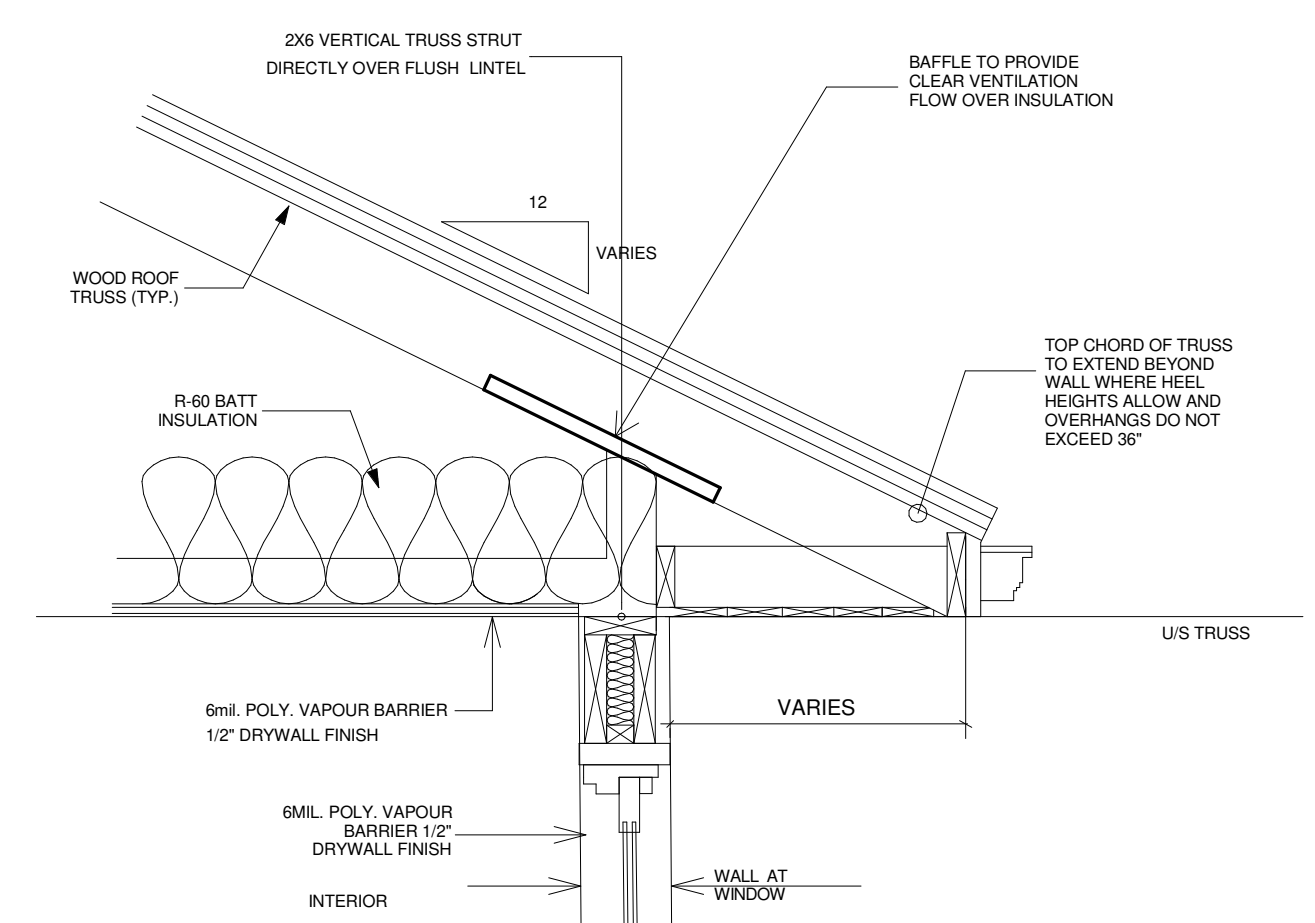
7 TYP. SILL DETAIL  
A-12 N.T.S



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



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



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

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FIRM NAME	BCIN

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Email: contact@rpdstudio.ca  
Phone: 647-556-2596

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Client Name:

Drawing Title:

TYPICAL DETAILS

Project:

**MOLLY**  
PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:

Drawn by:  
DR  
Checked by:  
RP  
Project No.:

Date:  
2022/09/10  
Drawing No.:



A12



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Drawing Title:

## GENERAL NOTES

Project:

# MOLLY

## PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:	
Drawn by:	DR
Checked by:	RP
Project No.:	
Date:	2022/09/10
Drawing No.:	



## DRAWING NOTES

- 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.
- WHEN REFERENCE IS MADE TO A PARTICULAR MANUFACTURED SYSTEM, ALL PARTS AND MATERIALS APPLICABLE SHALL BE SUPPLIED AND INSTALLED.
- 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.
- EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE.
- FIRE DEPARTMENT ACCESS AND WATER TO SITE SHALL BE MAINTAINED DURING CONSTRUCTION.
- MAINTAIN MINIMUM 6" VERTICAL DISTANCE BETWEEN FINISH FLOOR AND ADJACENT GRADES, SLOPE MIN. 2%.
- GLAZING IN DOORS, ADJACENT TO DOORS, AND CLOSER THAN 18" TO FINISH FLOOR SHALL BE TEMPERED.
- THE CONTRACTOR SHALL PROVIDE ALL WORK NECESSARY TO COMPLETE A WEATHER TIGHT, FINISHED PRODUCT.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- CONTRACTORS SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE STARTING WORK.
- 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.
- ALL COMPONENTS, EQUIPMENT, PRODUCTS SHALL BE INSTALLED PER LICENSED DESIGNER AND MANUFACTURERS PRINTED INSTRUCTIONS.
- AT THE JUNCTURE OF ALL DISSIMILAR MATERIALS, PROVIDE PROTECTIVE SEALANT TO COATINGS AS APPLICABLE PER PLANS AND SPECS.
- PROVIDE ALL FIRE BLOCKING, FIRE STOPS AND DRAFT STOPS IN FLOORS, WALLS, PLenums AND ATTICS AS REQUIRED BY CODE.
- ANY CHANGE IN ALL PLANS OR SPECS MUST BE FIRST APPROVED BY LICENSED DESIGNER IN WRITING.
- DOORS AND WINDOWS ARE TO COMPLY WITH "RESISTANCE TO FORCED ENTRY" REQUIREMENTS - OBC 9.6.6.
- LIGHTING AND ELECTRICAL FACILITIES - OBC 9.3.4.
- GRAB BAR REINFORCEMENT & GRAB BAR INSTALLATION SPECIFICATIONS SHALL BE AS PER OBC 3.8.38.

## 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 SPACING (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
EACH HEADER JOIST TO ADJACENT TRIMMER JOIST (END NAILED) AROUND OPENINGS	3 1/4"	5
STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL	4"	3
STUD TO WALL PLATE (EACH END) TOE NAIL OR END NAIL	2 1/2"	4
DOUBLE STUDS AT OPENINGS, OR STUDS AT WALLS OR WALL INTERSECTIONS AND CORNERS	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 EACH OTHER	3"	17 3/4" O/C

NFHB	NON-FREEZE HOSE BIB
FD	FLOOR DRAIN
SD	SMOKE DETECTOR (INTERCONNECTED)
CO	CARBON MONOXIDE DETECTOR (INTERCONNECTED)
SB	SOLID BEARING
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
REQD	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"

## 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	

## 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 15'-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 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 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. (OBC 9.8.4.3)
- A LANDING SHALL BE 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. (OBC 9.8.4.4)
- THE CLEAR HEIGHT OVER LANDINGS SHALL BE NOT LESS THAN 1950 mm (OBC 9.8.4.4)
- STEPS IN SHALL BE NOT LESS THAN 1950 mm (OBC 9.8.4.2)
- 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.

## EXCAVATION AND BACKFILL

- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO AVOID ANY DAMAGE TO EXISTING STRUCTURES AROUND, 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 BOUNDERS OVER 9 7/8" IN DIAMETER.

## DAMP PROOFING AND DRAINAGE

- IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATIONS WALLS ENCLOSED BASEMENTS AND CRAWL SPACES SHALL BE DAMPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.
- MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 1/4" OF MORTAR COVERED OVER THE FOOTING PRIOR TO DAMPROOFING.
- 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 A 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)
- DAMP PROOFING 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 3.8LB/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 UNBESUPPORTED 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 #5095 (32MPa) CONCRETE WITH 5-8% AIR ENTRAINMENT C/W 6X6 WELDED WIREMESH  
- 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 20ml. 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.
- 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.

## 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 FR



**DOOR SCHEDULE**

Mark	Width	Height
D1	2' - 8"	6' - 8"
D2	5' - 0"	8' - 0"
D3	8' - 0"	7' - 0"
D4	4' - 0"	6' - 8"
D5	2' - 4"	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	4' - 0"	6' - 8"
D12	2' - 8"	6' - 8"
D13	2' - 8"	6' - 8"
D14	4' - 0"	6' - 8"
D15	2' - 4"	6' - 8"
D16	1' - 6"	6' - 8"
D17	5' - 0"	6' - 8"
D18	2' - 4"	6' - 8"
D19	2' - 8"	6' - 8"
D20	2' - 4"	6' - 8"
D21	2' - 4"	6' - 8"
D22	2' - 8"	6' - 8"
D23	5' - 0"	8' - 0"
D24	8' - 0"	7' - 0"
D25	4' - 0"	6' - 8"
D26	2' - 4"	6' - 8"
D27	2' - 8"	6' - 8"
D28	2' - 8"	6' - 8"
D29	5' - 0"	6' - 8"
D30	2' - 8"	7' - 0"
D31	4' - 0"	6' - 8"
D32	2' - 8"	6' - 8"
D33	2' - 8"	6' - 8"

**DOOR SCHEDULE**

Mark	Width	Height
D34	4' - 0"	6' - 8"
D35	2' - 4"	6' - 8"
D36	5' - 0"	6' - 8"
D37	5' - 0"	6' - 8"
D38	2' - 8"	6' - 8"
D39	2' - 4"	6' - 8"
D40	2' - 4"	6' - 8"
D41	2' - 8"	6' - 8"
D42	5' - 0"	8' - 0"
D43	8' - 0"	7' - 0"
D44	4' - 0"	6' - 8"
D45	2' - 4"	6' - 8"
D46	2' - 8"	6' - 8"
D47	2' - 8"	6' - 8"
D48	5' - 0"	6' - 8"
D49	2' - 8"	7' - 0"
D50	4' - 0"	6' - 8"
D51	2' - 8"	6' - 8"
D52	2' - 8"	6' - 8"
D53	4' - 0"	6' - 8"
D54	2' - 4"	6' - 8"
D55	5' - 0"	6' - 8"
D56	5' - 0"	6' - 8"
D57	2' - 8"	6' - 8"
D58	2' - 4"	6' - 8"
D59	2' - 4"	6' - 8"
D60	2' - 8"	6' - 8"
D61	5' - 0"	8' - 0"
D62	8' - 0"	7' - 0"
D63	4' - 0"	6' - 8"
D64	2' - 4"	6' - 8"
D65	2' - 8"	6' - 8"
D66	2' - 8"	6' - 8"

**DOOR SCHEDULE**

Mark	Width	Height
D67	5' - 0"	6' - 8"
D68	2' - 8"	7' - 0"
D69	4' - 0"	6' - 8"
D70	2' - 8"	6' - 8"
D71	2' - 8"	6' - 8"
D72	4' - 0"	6' - 8"
D73	2' - 4"	6' - 8"
D74	5' - 0"	6' - 8"
D75	5' - 0"	6' - 8"
D76	2' - 8"	6' - 8"
D77	2' - 4"	6' - 8"
D78	2' - 4"	6' - 8"
D79	2' - 8"	6' - 8"
D80	5' - 0"	8' - 0"
D81	8' - 0"	7' - 0"
D82	4' - 0"	6' - 8"
D83	2' - 4"	6' - 8"
D84	2' - 8"	6' - 8"
D85	2' - 8"	6' - 8"
D86	2' - 8"	6' - 8"
D87	5' - 0"	6' - 8"
D88	2' - 8"	7' - 0"
D89	4' - 0"	6' - 8"
D90	2' - 8"	6' - 8"
D91	2' - 8"	6' - 8"
D92	4' - 0"	6' - 8"
D93	2' - 4"	6' - 8"
D94	1' - 6"	6' - 8"
D95	5' - 0"	6' - 8"
D96	2' - 8"	6' - 8"
D97	2' - 4"	6' - 8"
D98	2' - 4"	6' - 8"
D99	2' - 4"	6' - 8"

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

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

**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	3' - 11"	2' - 8"
W6	2' - 6"	2' - 0"
W7	2' - 6"	2' - 0"
W8	3' - 11"	2' - 8"
W9	3' - 11"	2' - 8"
W10	2' - 6"	2' - 0"
W11	2' - 6"	2' - 0"
W12	3' - 11"	2' - 8"
W13	2' - 6"	2' - 0"
W14	2' - 6"	2' - 0"
W15	2' - 0"	5' - 0"
W16	2' - 0"	5' - 0"
W17	8' - 0"	5' - 0"
W18	8' - 0"	5' - 0"
W19	8' - 0"	5' - 0"
W20	8' - 0"	5' - 0"
W21	8' - 0"	5' - 0"
W22	2' - 0"	5' - 0"
W23	2' - 0"	5' - 0"
W24	2' - 0"	5' - 0"
W25	3' - 0"	5' - 0"
W26	2' - 0"	5' - 0"
W27	8' - 0"	5' - 0"
W28	8' - 0"	5' - 0"
W29	8' - 0"	5' - 0"
W30	8' - 0"	5' - 0"
W31	8' - 0"	5' - 0"
W32	2' - 0"	5' - 0"

**WINDOW SCHEDULE**

Mark	Width	Height
W33	3' - 0"	5' - 0"
W34	2' - 0"	5' - 0"
W35	2' - 0"	1' - 6"
W36	2' - 0"	1' - 6"
W37	8' - 2"	2' - 0"
W38	2' - 0"	7' - 0"
W39	3' - 0"	6' - 0"
W40	3' - 0"	6' - 0"
W41	3' - 0"	5' - 0"
W42	8' - 2"	2' - 0"
W43	3' - 0"	5' - 0"
W44	2' - 0"	1' - 6"
W45	2' - 0"	1' - 6"
W46	2' - 0"	7' - 0"
W47	2' - 0"	7' - 0"
W48	2' - 0"	1' - 6"
W49	2' - 0"	1' - 6"
W50	3' - 0"	5' - 0"
W51	8' - 2"	2' - 0"
W52	3' - 0"	5' - 0"
W53	3' - 0"	6' - 0"
W54	3' - 0"	6' - 0"
W55	2' - 0"	7' - 0"
W56	8' - 2"	2' - 0"
W57	2' - 0"	1' - 6"
W58	2' - 0"	1' - 6"
W59	3' - 0"	6' - 0"
W60	3' - 0"	6' - 0"
W61	2' - 0"	7' - 0"
W62	8' - 2"	2' - 0"
W63	2' - 0"	1' - 6"
W64	2' - 0"	1' - 6"

Contractor and trader must check and verify all dimensions before execute the work and must report discrepancies and should not scale or measure the drawings.  
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All the work must be in compliance with Ontario Building Code.  
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This drawing is not to be used for construction until signed and stamped by the designer.  
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 IS 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



No.: Revision: Date:

FOR REVIEW ONLY  
(NOT FOR PERMIT)

3	Relssued For Review	2022/11/25
2	Relssued For Review	2022/11/04
1	Issued For Review	2022/10/20

No.: Issued For: Date:

Drawing Title:

**DOOR & WINDOW SCHEDULE**

Project:

**MOLLY**

PROPOSED TWO STOREY TOWNHOUSE, LOT 59 TO 63, DORCHESTER ROAD, CITY OF NIAGARA FALLS

Scale:  
Drawn by: DR  
Checked by: RP  
Project No.:



Date: 2022/09/10  
Drawing No.: