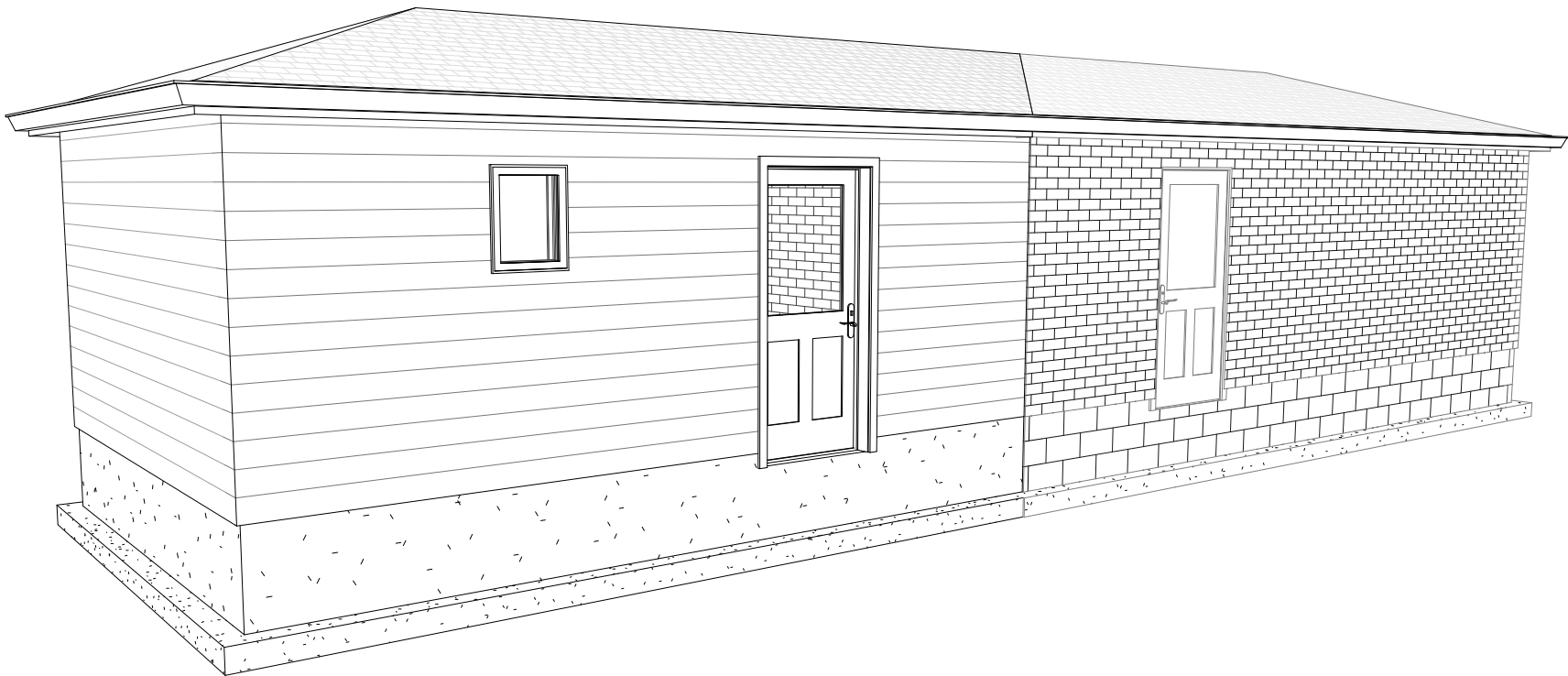


GARAGE ADDITION

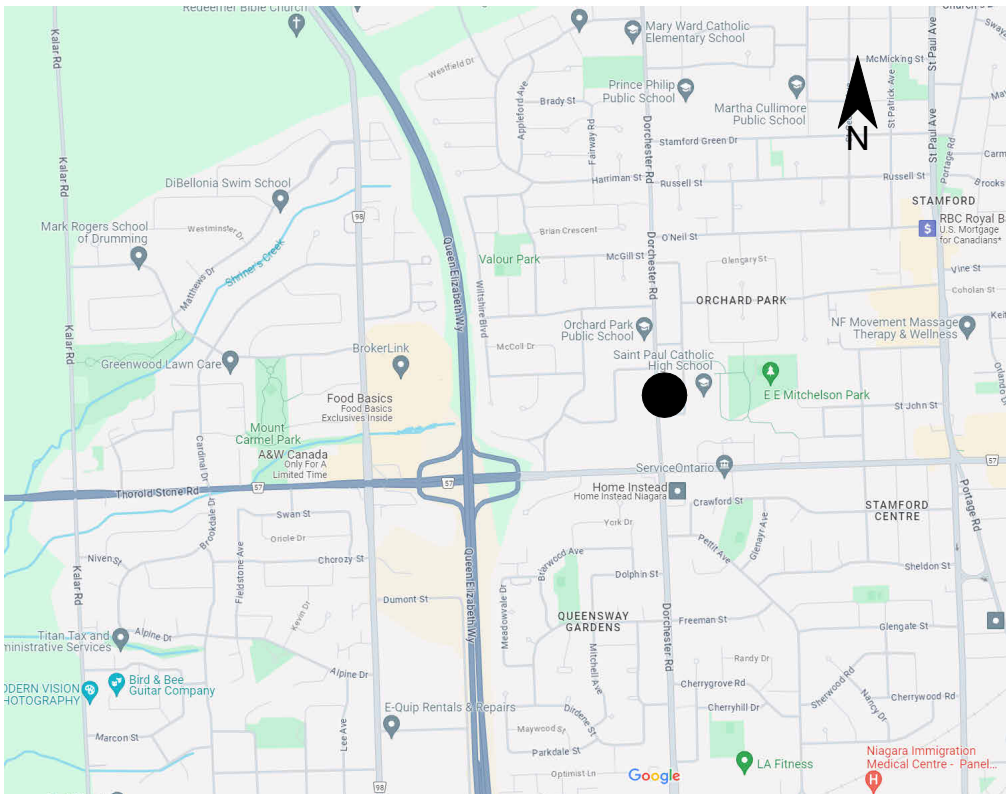
3850 DORCHESTER ROAD, NIAGARA FALLS, ONTARIO



3D VIEW

ABBREVIATIONS

&	AND	HC	HOLLOW CORE
@	AT	HM	HOLLOW METAL
AFF	ABOVE FINISHED FLOOR	HR	HOUR
ALUM	ALUMINUM	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
APROX	APPROXIMATE	INSUL	INSULATED OR INSULATION
ARCH.	ARCHITECTURAL	INT	INTERIOR
BSMT	BASEMENT	MANUF.	MANUFACTURER
BLDG	BUILDING	MAX	MAXIMUM
BYND	BEYOND	MECH	MECHANICAL
B/O	BOTTOM OF	MIN	MINIMUM
CIP	CAST IN PLACE	NIC	NOT IN CONTRACT
CJ	CONTROL JOINT	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CMU	CONCRETE MASONRY UNIT	O/C	ON CENTER
COL	COLUMN	OBC	ONTARIO BUILDING CODE
COMPR	COMPRESSIBLE	OSB	ORIENTED STRAND BOARD
CONC	CONCRETE	P.ENG	PROFESSIONAL ENGINEER
CONT	CONTINUOUS	PRE. ENG	PRE ENGINEERED
CPT	CARPET	PT	PRESSURE TREATED
CT	CERAMIC TILE	PL	POINT LOAD
C/W	COMPLETE WITH	PLA	POINT LOAD ABOVE
DJ	DOUBLE JOIST	RD	ROOF DRAIN
DEMO	DEMOLISH OR DEMOLITION	REQD	REQUIRED
DIA	DIAMETER	RM	ROOM
DIM	DIMENSION	RSO	ROUGH SIZE OPENING
DIMS	DIMENSIONS	RWL	RAIN WATER LEADER
DN	DOWN	SB	SOLID BLOCKING OR SQUASH BLOCKS
DR	DOOR	SIM	SIMILAR
DWG	DRAWING	SPEC	SPECIFIED OR SPECIFICATION
D/W	DRIVEWAY	SS	STAINLESS STEEL
EA	EACH	STC	SOUND TRANSMISSION COEFFICIENT
E.W.	EACH WAY	STL	STEEL
EJ	EXPANSION JOINT	STRUCT	STRUCTURE OR STRUCTURAL
EL	ELEVATION	SQFT	SQUARE FEET
ELEC	ELECTRICAL	SQM	SQUARE METERS
ELEV	ELEVATOR OR ELEVATION	T&G	TONGUE AND GROOVE
EQ	EQUAL	TELE	TELEPHONE
EXTG	EXISTING	T/O	TOP OF
EXT	EXTERIOR	TOC	TOP OF CONCRETE
FD	FLOOR DRAIN	TOS	TOP OF STEEL
FDN	FOUNDATION	TYP	TYPICAL
FURN	FURNACE	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	U/S	UNDERSIDE
GALV	GALVANIZED	W/	WITH
GYP	GYPSUM BOARD	WD	WOOD
		WH	WATER HEATER



KEY MAP

1/8" = 1'-0"

LEGEND

	HAVC RUNS
	PLUMBING NOTES
	STRUCTURAL NOTES
	VAPOUR BARRIER
	FIRE SEPARATION
	EXISTING WATER COURSE
	WATERCOURSE REMOVED
	NEW WATERCOURSE (REALIGNED)
	SMOKE ALARM INTERCONNECTED WITH VISUAL SIGNAL CARBON MONOXIDE ALARM
	EXHAUST VENT
	DOOR & WINDOW SIZE
	PROPOSED GRADE
	EXISTING GRADE
	DRAINAGE DIRECTION
	DOWNSPOUT LOCATION AND DIRECTION

PROJECT DESCRIPTION:

PROPOSED SCOPE OF WORK INCLUDES A 260 SQFT ADDITION TO AN 338 SQFT EXISTING GARAGE

TOTAL AREA OF WORK: 260 SQ. FT. (24 SQ. M.)

SITE GENERAL NOTES

- ALL THE VARIOUS WORKS SHALL BE EXECUTED IN ACCORDANCE WITH THE DRAWINGS AND INSTRUCTIONS CARRIED OUT AND COMPLETED UNDER THE OWNERS SUPERVISION AND TO THEIR SATISFACTION. NONE BUT SKILLED, EXPERIENCE WORKPERSONS SHALL BE USED TO COMPLETE SUCH WORK.
- ALL PERIMETER GRADES TO REMAIN AS EXISTING UNLESS NOTED OTHER WISE ON GRADING PLAN.
- ALL EXISTING TREES, STRUCTURE AND COMPONENTS NOT INDICATED TO BE DEMOLISHED TO BE PROTECTED DURING CONSTRUCTION.

Do not scale drawings. Report any discrepancies to Canboro Creations Inc. before proceeding. Drawings must be signed by the designer prior to the use for applications, approvals and construction. All construction to conform to the current Ontario Building Code & in a manner that is compliant with all Canadian & Ontario Laws. All designs, drawings and documentation prepared by Canboro Creations Inc. remains the property of Canboro Creations Inc. All designs and drawings are protected under Canadian Copyright Law. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent from Canboro Creations Inc. Drawings to be for the purpose for which they are issued.

CANBORO CREATIONS
STRUCTURAL ENGINEERING + BUILDING DESIGN

25 CARLTON AVE, WELLAND, ON, L3C 1P8
905-324-0777 | ryan@canborocreations.com
www.canborocreations.com

The undersigned has reviewed and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

RYAN BATH BCIN: 44770
CANBORO CREATIONS INC. BCIN: 121118

PROJECT NAME:
GARAGE ADDITION

ADDRESS:
3850 DORCHESTER ROAD
NIAGARA FALLS, ONTARIO

DATE 2025-04-16
ISSUED FOR PERMIT
SCALE As indicated
DRAWN RB
DESIGNED RB
PROJECT A24-017

COVER PAGE

3D

2025-04-16 10:17:36 AM

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The undersigned has reviewed and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

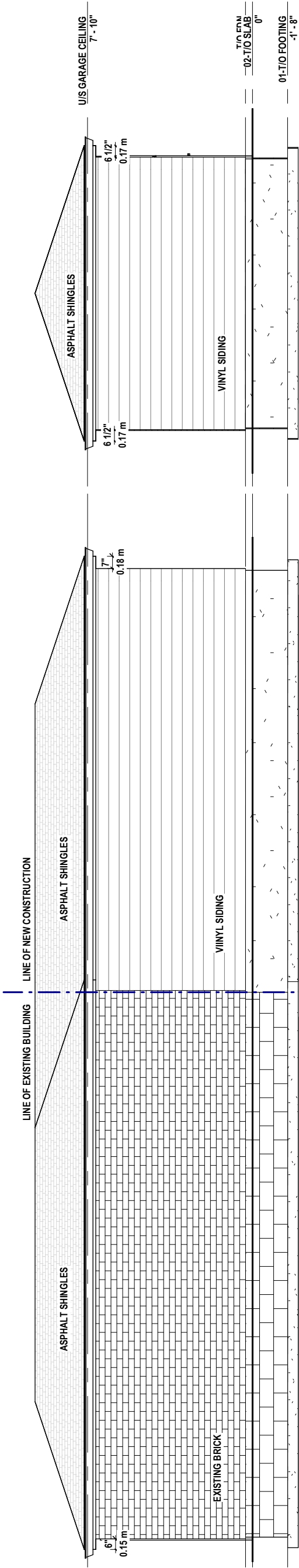
RYAN BATH BCIN: 44770
CANBORO CREATIONS INC. BCIN: 121118

PROJECT NAME:
GARAGE ADDITION

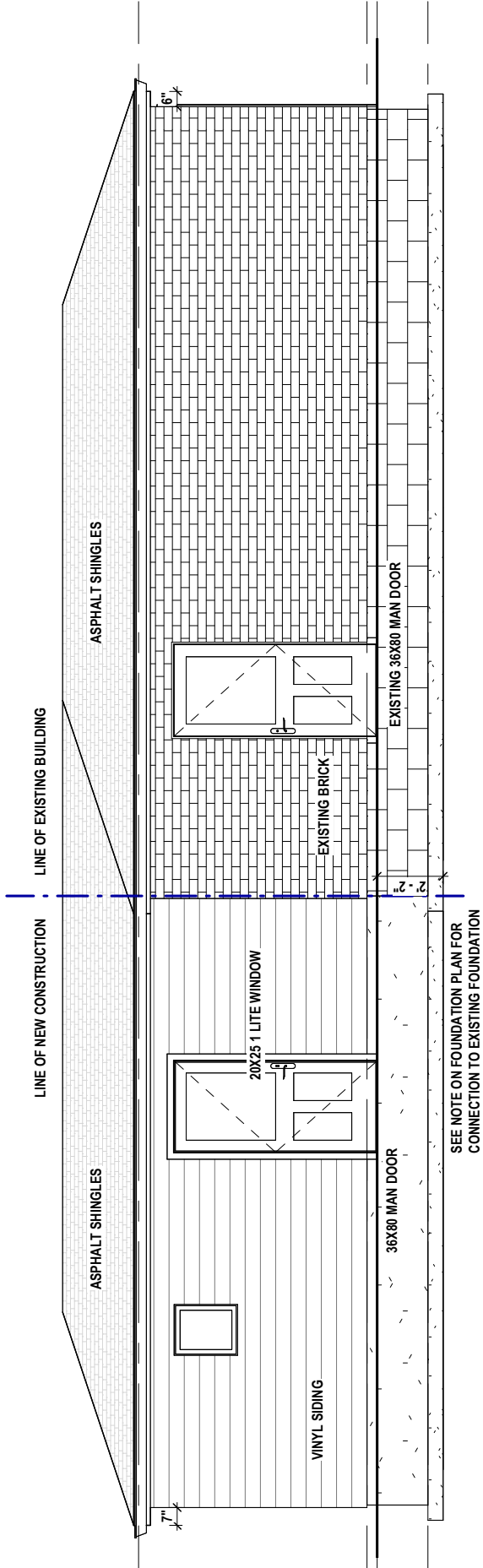
ADDRESS:
**3850 DORCHESTER ROAD
NIAGARA FALLS, ONTARIO**

DATE	2025-04-16
ISSUED FOR	PERMIT
SCALE	3/16" = 1'-0"
DRAWN	RB
DESIGNED	RB
PROJECT	A24-017

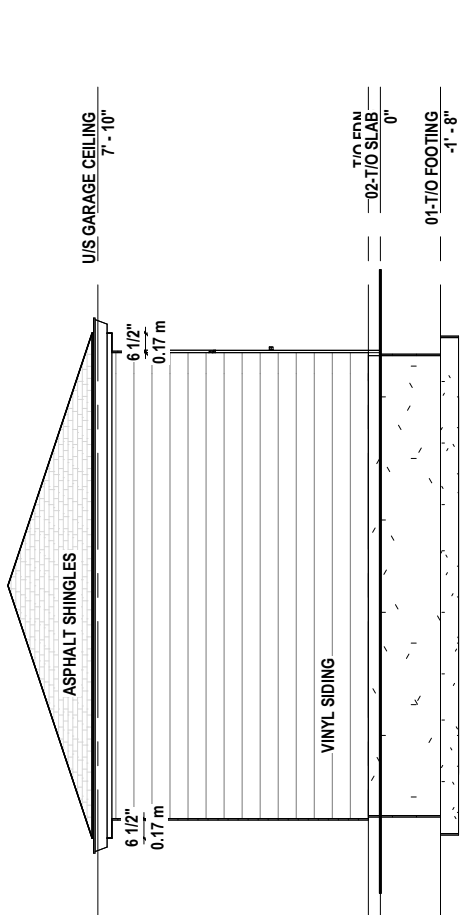
ELEVATIONS



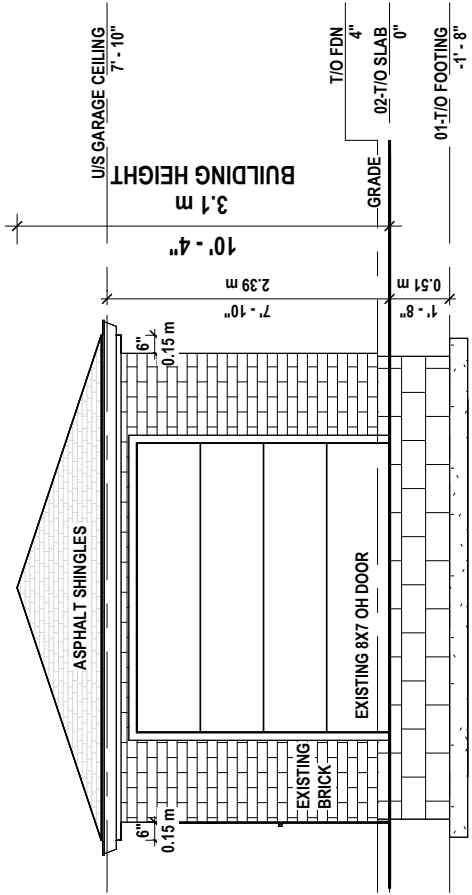
RIGHT ELEVATION
3/16" = 1'-0"



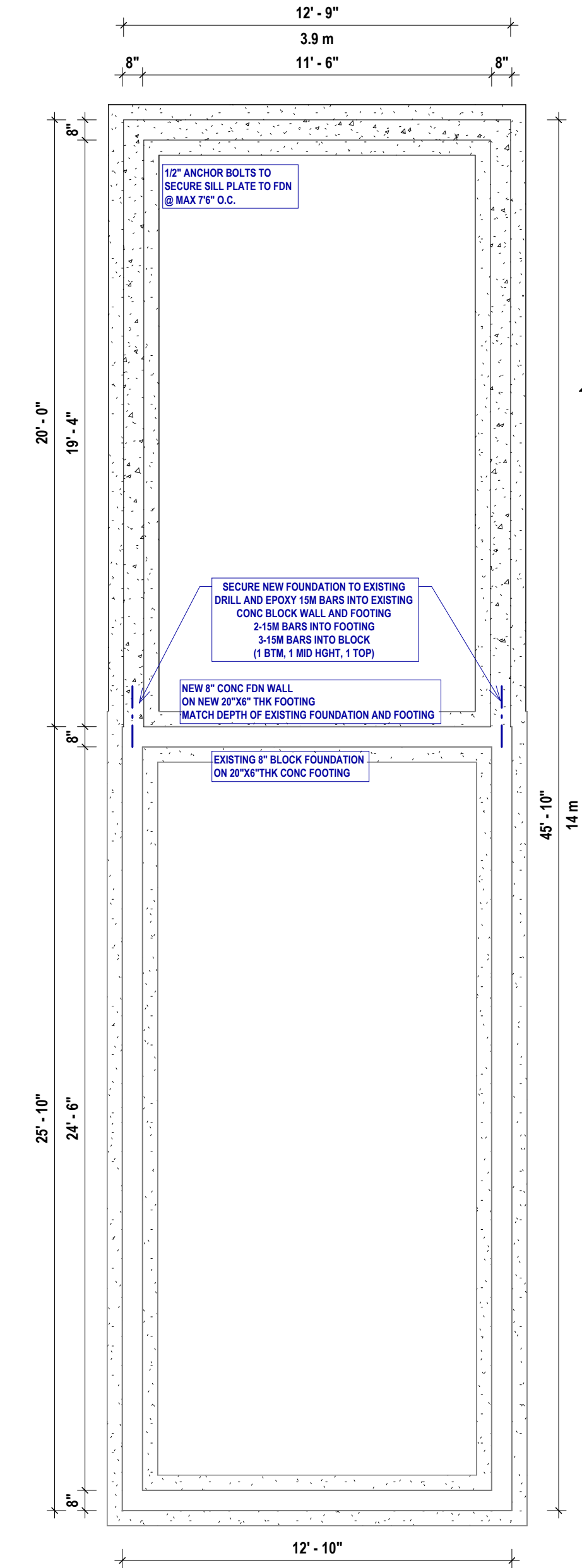
LEFT ELEVATION
3/16" = 1'-0"



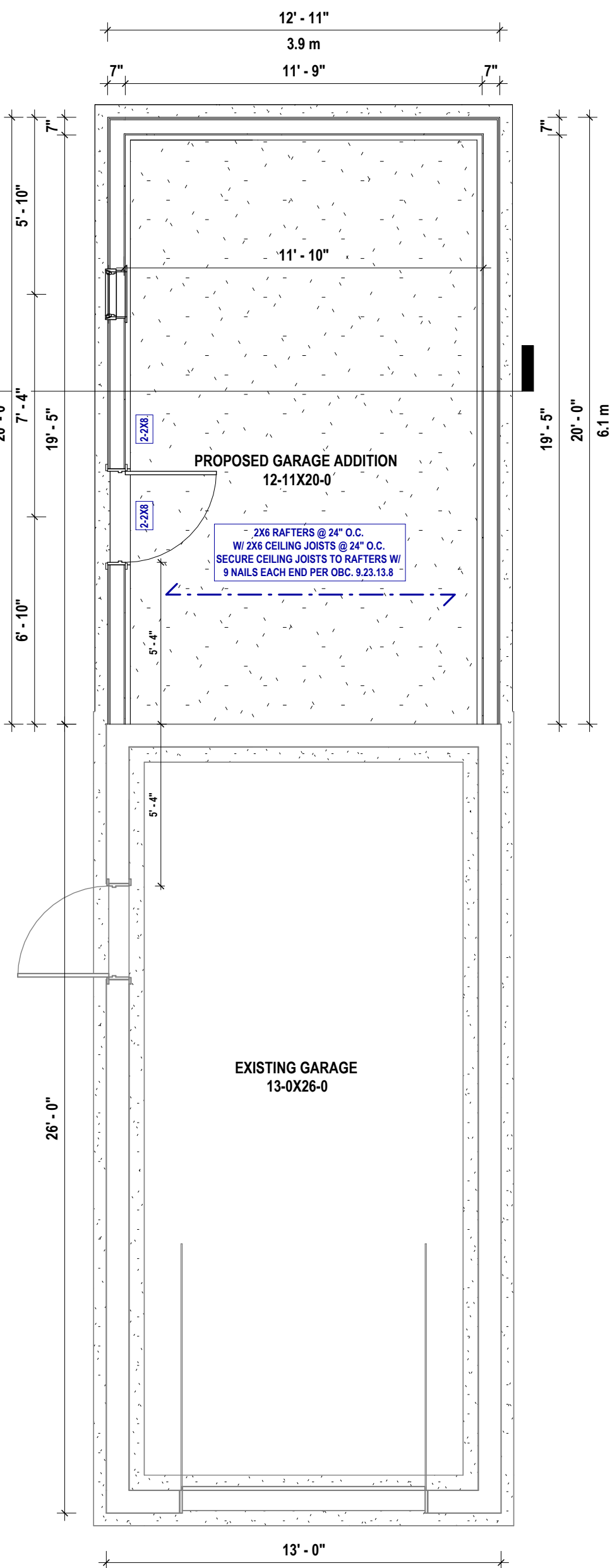
REAR ELEVATION
3/16" = 1'-0"



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

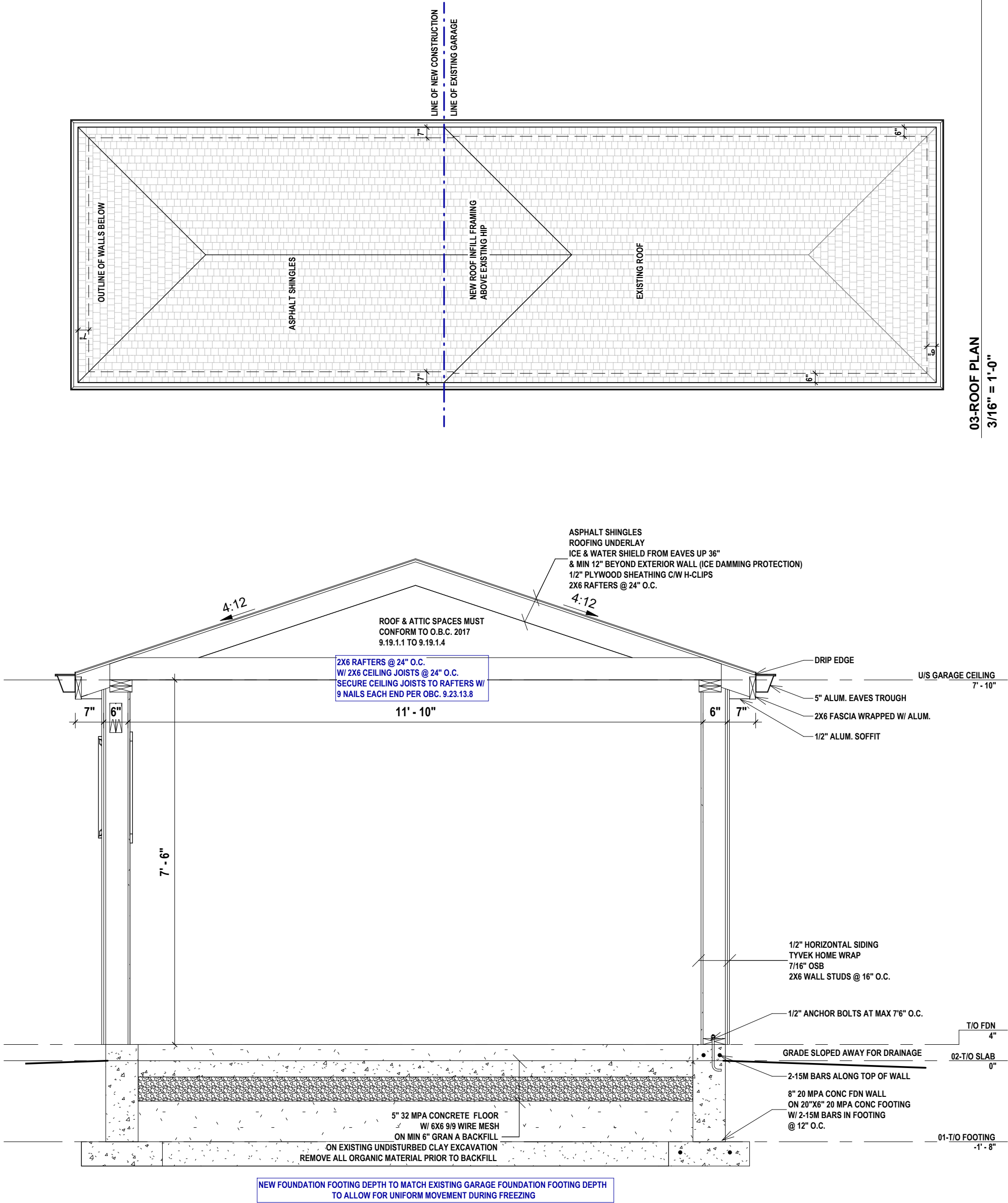


01-T/O FOOTING
1/4" = 1'-0"



MAIN FLOOR
1/4" = 1'-0"

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Section 1
1/2" = 1'-0"

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GENERAL NOTES AND SPECS
GENERAL TRADE SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE, ONTARIO REGULATION 413/90 INCLUDING ALL LATEST AMENDMENTS AS WELL AS ANY OTHER CODES OF PROVINCIAL OR LOCAL APPLICATION. AT ALL TIMES MEET OR EXCEED THE REQUIREMENTS OF SPECIFIED STANDARDS, CODES OR REFERENCED DOCUMENTS.

AVOID SCALING DIRECTLY FROM THE DRAWINGS. IF THERE IS AMBIGUITY OR LACK OF INFORMATION, INFORM THE CONSULTANT. ANY CHANGE THROUGH THE DISREGARDING OF THIS NOTICE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DRAWINGS. REPORT ANY DISCREPANCIES TO THE CONSULTANT FOR CLARIFICATION.

VERIFY THAT ALL WORK, AS IT PROCEEDS, IS EXECUTED IN ACCORDANCE WITH DIMENSIONS WHICH MAINTAIN POSITION, LEVELS, AND CLEARANCES TO ADJACENT WORK AS SET OUT BY REQUIREMENTS OF THE DRAWINGS. ENSURE THAT WORK INSTALLED IN ERROR IS RECTIFIED BEFORE CONSTRUCTION CONTINUES.

DIVISION 2 SITE WORK

REMOVE ALL TOPSOIL AND VEGETABLE MATTER TO A MINIMUM OF 1'-0" DEEP AND 2'-0" BEYOND THE BUILDINGS PERIMETER.

EXCAVATE FOR FOUNDATIONS AND BUILDING SERVICES TO DEPTHS REQUIRED TO ALLOW FOR PROPER PLACEMENT OF THE WORK. ALL FOOTINGS TO EXTEND TO A MINIMUM 4'-0" BELOW FINISHED GRADES (OR AS NOTED ON PLANS) AND TO REST ON UNDISTURBED SOIL OR ROCK. EXCAVATIONS TO BE KEPT FREE FROM STANDING WATER.

THE BOTTOM OF EVERY EXTERIOR FOUNDATION WALL TO BE DRAINED USING DRAINAGE TILE OR PIPE LAID AROUND THE OUTSIDE EDGES OF THE FOOTING THE TOP AND SIDES OF THE DRAINAGE TILE TO BE COVERED WITH A CONTINUOUS 12" THICK LAYER OF CRUSHED STONE. FOUNDATION DRAINS TO DRAIN TO A SEWER, DRAINAGE DITCH OR DRY WELL BY GRAVITY DRAINAGE OF BY PUMPING.

AFTER THE CONSTRUCTION OF FOOTINGS, PITS, WALLS OR PIERS BACKFILL ALL EXCAVATIONS WITH EXISTING APPROVED GRANULAR MATERIALS TO WITHIN 5" OF UNDERSIDE OF CONCRETE SLAB AND WITHIN 6 " OF UNDERSIDE OF NEW EXTERIOR FINISHED GRADES.

SLOPE ALL FINISHED GRADES AWAY FROM BUILDING, WATER SUPPLY WELL OR SEPTIC TANK DISPOSAL BED AND ENSURE PROPER POSITIVE SURFACE DRAINAGE.

DIVISION 3 CONCRETE

CONCRETE FOR UNREINFORCED FOOTINGS AND FOUNDATION WALLS TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2299 PSI AFTER 28 DAYS WITH A MAXIMUM 4" SLUMP. (201.1P2) STEPPED FOOTINGS TO HAVE A MINIMUM 2'-0" HORIZONTAL DISTANCE BETWEEN STEPS. VERTICAL STEPS TO BE 2'-0" MAXIMUM. (SEE 9.15.2.8 O.B.C.) OTHER FOOTINGS SHALL BE 8 " THICK MIN. AND MINIMUM 4" PROJECTION BEYOND FACE OF FOUNDATION WALL UNLESS OTHERWISE NOTED ON THE DRAWINGS. FOOTING TO ADEQUATELY SUPPORT ALL SUPERIMPOSED LOADS WITH A MINIMUM BEARING CAPACITY OF 2500 PSF. FOUNDATION WALLS TO EXTEND UP A MINIMUM 6 " ABOVE FINISHED GRADE. REDUCED FOUNDATION WALLS TO ALLOW BRICK FACING AND MAIN AND MAINTAIN LATERAL SUPPORT. TIE MASONRY TO MINIMUM 4 " WIDE X MAXIMUM 8" HIGH CONCRETE UP STAND WITH DOVE TAIL MASONRY ANCHORS AT 8 " OC VERTICALLY AND 3'-0" OC HORIZONTALLY. FILL COLLAR JOINT SOLID WITH MORTAR. PROVIDE 4" X 4" BRICK KEY AT TOP OF FOUNDATION WALL. PROVIDE BEAM BEAR ON THE CONC. FOUNDATION WALL.

CONCRETE FOR GARAGE SLABS, EXTERIOR STEPS AND EXTERIOR PORCHES TO BE 3000 PSI AT 28 DAYS WITH 5% - 7% AIR ENTRAINMENT. OTHER SLABS TO BE MINIMUM 2200 PSI AT 28 DAYS. CONCRETE SLABS ON GRADE TO BE MINIMUM 3" THICK AND SET ON MINIMUM 6 " CLEAR STONE FILL. GARAGE SLABS ON GRADE TO BE MINIMUM 5 " THICK AND REINFORCED WITH 10M REBAR AT 24" OC LOCATED NEAR MID-DEPTH OF THE SLAB. HABITABLE ROOMS ON CONCRETE SLAB TO BE DAMP-PROOFED WITH 6 MIL POLYETHYLENE. BASEMENT OPENINGS (WINDOWS) GREATER THAN 3 '11" IN LENGTH OR CONTAINING OPENINGS IN MORE THAN 25% OF ITS LENGTH TO BE REINFORCED AS PER ENG. SPECS (2- #3 RODS EXTENDS 12 " ON EACH SIDE (4'-0" WINDOW)

DIVISION 4 MASONRY

BRICK AND STONE VENEER CONSTRUCTION TO BE TIED BACK TO SOLID WOOD FRAMING MEMBERS WITH 1" X 7" X 22 GAUGE, CORRUGATED, CORROSION RESISTANT STRAPS AT 16" OC HORIZONTAL AND 24" OC VERTICAL.

PROVIDE WEEP HOLES SPACED AT 2'-0" OC AT THE BOTTOM COURSE OF BRICK / STONE AND OVER ALL OPENINGS. PROVIDE 6 MIL BLACK REINFORCED POLYETHYLENE DAMP COURSE FLASHING EXTENDING UP 6 " VERTICAL AT THESE LOCATIONS AND INSERT BEHIND SHEATHING PAPER.

MASONRY CORBELLING TO CONSIST OF SOLID UNITS WITH MAXIMUM 1 " PROJECTION PER COURSE AND TOTAL PROJECTION NOT TO EXCEED 1/3 OF WALL THICKNESS.

DIVISION 5 METALS

STEEL PIPE COLUMNS TO BE A MINIMUM OUTSIDE DIAMETER OF 2 7/8 " AND A MINIMUM WALL THICKNESS OF 3/16 " FITTED WITH A 4" X 4" X 3/16" STEEL PLATE AT EACH END. WHERE AREA OF SUPPORTED FLOOR EXCEEDS 220 SQ. FT. OR IS FOR TWO FLOORS OR MORE. THE STEEL PIPE COLUMN TO BE A MINIMUM OUTSIDE DIAMETER OF 3 ½ " AND A MAXIMUM WALL THICKNESS OF 0.188" WITH A 4" X 8" X 3/8" PLATES. TOP STEEL PLATE MAY BE OMITTED WHERE COLUMN SUPPORTS A STEEL BEAM BY WELDING, BOLTING OR OTHER APPROVED METHOD. BASE PLATES TO BE SECURED TO CONCRETE FOOTINGS WITH MINIMUM TWO ½ " DIAMETER BOLTS PLACED MINIMUM 4 " DEEP INTO FOOTING OR TO BE POURED IN PLACE WITH THE FLOOR SLAB.

ALL STEEL BEAMS REQUIRE MINIMUM 3 ½ " BEARING AND STEEL ANGLE LINTELS REQUIRE MINIMUM 6 " BEARING. PROVIDE 7 ½ " SOLID MASONRY UNDER BEAMS OR COLUMNS.

ALL STEEL COLUMNS, STEEL BEAMS AND STEEL ANGLE LINTELS TO BE SHOP PRIMED WITH ONE COAT OF RUST-INHIBITIVE PAINT.

STEEL ANGLE LINTEL SCHEDULE – REFER TO LINTEL SCHEDULE REFER TO LINTEL SCHEDULES.

DIVISION 6 WOOD AND PLASTICS

ALL FLOOR JOISTS AND FRAMING LUMBER TO BE NO. 2 GRADE SPRUCE OR BETTER. ALL WOOD LINTELS OVER OPENINGS TO BE 2-2X10 " UNDER DOUBLE TOP PLATE UNLESS OTHERWISE NOTED. ALL LOAD BEARING WOOD STUD PARTITIONS TO HAVE A DOUBLE TOP PLATE. STUD WALLS WITHOUT SHEATHING ON BOTH SIDES TO HAVE MID-GRITS. PROVIDE DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS OF LOAD BEARING STUD PARTITIONS.

SILL PLATES TO BE 2" X 6" ON SILL PLATE GASKET (ETHAFOAM) AND FASTENED ONTO TOP OF POURED CONCRETE FOUNDATION WITH 1/2 " DIAMETER ANCHOR BOLTS @ 7'-0" OC AND EMBEDDED MINIMUM 4 " INTO CONCRETE.

LOAD BEARING STUD WALLS PARALLEL TO FLOOR JOISTS TO BE SUPPORTED BY WALLS OR BEAMS OF SUFFICIENT STRENGTH TO TRANSFER THE DESIGNED LOADS TO VERTICAL SUPPORTS. WALLS AT RIGHT ANGLES TO FLOOR JOISTS TO BE LOCATED AT MAXIMUM 2'-0" FROM THE JOIST SUPPORT IF SUPPORTING ONE OR MORE FLOORS UNLESS THE JOIST SIZE IS DESIGNED TO ACCOMMODATE SUCH LOADS.

INTERIOR WOOD BEARING WALLS IN BASEMENT TO BE 2 "X4" AT 16" OC ON 6MIL POLYETHYLENE AND ANCHORED SECURELY THROUGH ASHLAR COURSE TO CONCRETE FOOTING WITH 3/8 " DIAMETER BOLTS @ 7'-0" O.C. EXTERIOR STUDS TO BE 2" X 6" AT 16" OC AND INTERIOR WOOD STUD WALLS TO BE 2 " X 4" AT 16" OC. INTERIOR WOOD STUD WALLS AT BASEMENT PERIMETER TO BE 2X4" AT 16" OC, UNLESS OTHERWISE NOTED.

ALL NON-LOADBEARING WOOD STUD WALLS TO BE 2 " X 4"@ 16" OC. PROVIDE RIBBON BOARDS MINIMUM 1" X 4" EACH SIDE OF STEEL BEAM FOR LATERAL SUPPORT.

JOISTS TO HAVE A MINIMUM 1-1/2 " END BEARING WHEREAS WOOD BEAMS TO HAVE MINIMUM 3-5/8 " END BEARING. JOISTS FRAMED INTO THE SIDE OF WOOD BEAMS TO BE SUPPORTED ON METAL JOIST HANGERS. JOIST HANGER ARE ALSO REQUIRED WHERE HEADERS, TRIMMERS AND DOUBLE JOISTS FRAME INTO THE SIDE OF OTHER MEMBERS. HEADER JOISTS TO BE DOUBLED WHERE THEY EXCEED 4'-0" IN LENGTH. HEADER JOISTS EXCEEDING 10'-8" IN LENGTH TO BE DETERMINED BY CALCULATION. TRIMMER JOISTS TO BE DOUBLED WHEN LENGTH OF HEADER JOISTS EXCEED 2'-8". WHEN HEADER JOIST LENGTH EXCEEDS 6'-8" THE SIZE OF THE TRIMMER JOISTS TO BE DETERMINED BY CALCULATION. PROVIDE FRAMING OR SOLID BLOCKING AS REQUIRED FOR PROPER LOAD TRANSFER OF POINT LOADS FROM ABOVE.

PROVIDE DOUBLE JOISTS UNDER ALL NON-LOADBEARING PARTITIONS OVER 6'-0" IN LENGTH PARALLEL TO FLOOR JOIST. WHEN SUCH PARTITIONS CONTAIN NO FULL HEIGHT OPENINGS THE JOISTS DO NOT NEED TO BE DOUBLED. DOUBLE JOISTS CAN BE SEPARATED BY MAXIMUM 8 " APART BY USING 2" X 4" SOLID WOOD BLOCKING AT 4'-0" OC CANTILEVERED FLOOR JOIST SUPPORTING ROOF LOADS HAVE TO EXTEND INWARD AWAY FROM THE CANTILEVERED SUPPORT FOR A DISTANCE EQUAL TO AT LEAST 6 TIMES THE LENGTH OF THE CANTILEVER.

TYPICAL FLOOR CONSTRUCTION TO CONSIST OF FINISHED FLOORING ON 7/8 " TONGUE AND GROOVE SHEATHING ON WOOD FLOOR JOISTS AS INDICATED ON DRAWINGS. PROVIDE MORTAR SCRATCH COAT ON SHEATHING AT LOCATIONS WHERE CERAMIC TILE IS USED ON FLOORS.

TYPICAL ROOF CONSTRUCTION TO CONSIST OF 215 LB. ASPHALT SHINGLES ON ½" PLYWOOD SHEATHING WITH H-CLIP EDGE SUPPORTS ON PRE-ENGINEERED WOOD TRUSSES AT 2'-0" OC. BOTTOM CHORD TRUSSES TO BE DESIGNED TO SUPPORT CEILING LOADS. TRUSS MANUFACTURER TO CHECK AND VERIFY THAT ALL LOADING AND STRESSES COMPLY WITH AND ARE IN ACCORDANCE WITH THE LOCAL CONDITIONS AND REQUIREMENTS. TRUSS MANUFACTURER TO NOTIFY CONSULTANTS OF ANY DISCREPANCIES THAT MAY AFFECT ROOF LINES AS INDICATED. PROVIDE 2 " X 4 " TRUSS BRACING AT 7'-0" OC AT BOTTOM CHORD OR AS PER MANUFACTURER 'S DESIGN.

INTERIOR STAIRS TO HAVE A MAXIMUM RISE OF 7 " , A MINIMUM RUN OF 10 " , AND A MINIMUM TREAD WIDTH OF 11 " . BASEMENT STAIR TO BE 3'-6" WIDE ROUGH STUD OPENING. STAIR FROM FIRST FLOOR TO SECOND FLOOR TO BE 3'-11" FROM ROUGH STUD FACE TO EXPOSED FACE OF STRINGER. INTERIOR STAIR HEADROOM TO BE MINIMUM 6'-8" AND EXTERIOR STAIR HEADROOM TO BE MINIMUM 6'-9". LANDING TO BE AS LONG AS THE STAIR WIDTH.

HANDRAILS WITHIN THE DWELLING UNIT TO BE 2'-8" HIGH ABOVE THE NOSING. GUARDRAILS WITHIN THE DWELLING UNIT TO BE 3'-0" HIGH ABOVE THE NOSING. EXTERIOR BALCONY GUARDRAILS TO BE 3'-6" HIGH ABOVE FINISHED BALCONY LEVEL. PROVIDE MAXIMUM 4 " SPACE BETWEEN VERTICAL PICKETS AND NO HORIZONTAL MEMBERS BETWEEN 4 " OR 3'-0" ABOVE NOSING OR BALCONY LEVEL.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

CONCRETE FOUNDATION WALLS TO HAVE ALL EXTERIOR TIE HOLES AND RECESSES SEALED WITH MORTAR OR WATERPROOFING MATERIALS. CONCRETE FOUNDATION WALLS ARE TO BE DAMP-ROOFED TO BE COVERED WITH A LIBERAL COAT OF BITUMOUS MATERIAL. COVE DAMP-PROOFING OVER ALL FOOTING AND OBSTRUCTIONS TO PROVIDE A WATERPROOF JUNCTION.

PROVIDE SUITABLE FIRE STOPS FOR ALL CONCEALED AREAS AT FLOOR, CEILING ROOF LEVELS, AND AT STAIRS. CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE ADJOINING CONSTRUCTION WHICH ALLOW AIR LEAKAGE AND HEAT LOSS FROM WITHIN THE BUILDING INTO THE ADJACENT ROOF SPACE IS TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.

PERIMETER INSULATION FOR FOUNDATION WALLS ENCLOSING HEATED AREAS FROM THE UNDERSIDE OF SUB FLOOR SHEATHING TO ½ " ABOVE BASEMENT FLOOR SLAB. INSULATION TO BE R-8 BATT INSULATION IN 2 " X 4" STUDS, COMPLETE WITH INTEGRAL 6MIL POLYETHYLENE VAPOUR RETARDER.

WALL AND CEILING INSULATION TO BE PROTECTED BY 6MIL TYPE 1 VAPOUR RETARDANT INSTALLED IN SUCH A MANNER THAT ALL JOINTS OCCUR OVER WOOD FRAMING MEMBERS AND ARE LAPPED MINIMUM 4 ". ALL PERFORATIONS THOUGH THE VAPOUR RETARDANT CAUSE BY THE INSTALLATION OF ELECTRICAL OR MECHANICAL ITEMS TO BE TIGHTLY SEALED USING CAULKING, TAPE OR OTHER APPROVED METHODS OF SEALING IN ORDER TO MAINTAIN THE INTEGRITY AND CONTINUITY OF THE VAPOUR RETARDANT IN THE BUILDING ENVELOPE.

EXPOSED FLASHING TO BE 0.013 " GALVANIZED STEEL, 0.014 " COPPER, 0.018" ZINC OR 0.019" ALUMINUM. CONCEALED FLASHING TO BE F-20 BY LEXSUCO CANADA LTD. OR TYPE 'S' ROLL ROOFING, FLASHING TO BE INSTALLED AT THE FOLLOWING LOCATIONS:

- AT EVERY HORIZONTAL JUNCTION BETWEEN DIFFERENT EXTERIOR FINISHES EXCEPT WHERE THE UPPER FINISH OVERLAPS THE LOWER FINISH.
- OPENINGS IN EXTERIOR WALLS WHEN VERTICAL DISTANCE BETWEEN TOP OF OPENING AND BOTTOM OF EAVES EXCEEDS ¼ OF HORIZONTAL EAVE OVERHANG.
- BENEATH SANDSTONE AND JOINTED MASONRY WINDOW SILLS.
- OPEN VALLEYS TO BE FLASHED WITH NOT LESS THAN ONE LAYER OF SHEET METAL OR TWO LAYERS OF ROLL ROOFING, BOTTOM LAYER 55LB. MINIMUM NOT LESS THAN 18 " WIDE AND TOP LAYER 90 LB. MINIMUM 36 " WIDE.
- INTERSECTIONS OF ASPHALT SHINGLE ROOF AND MASONRY WALLS OR CHIMNEYS TO BE PROTECTED BY COUNTER FLASHING IMBEDDED A MINIMUM OF 1" INTO THE MASONRY AND EXTENDED NOT LESS THAN 6 " DOWN THE MASONRY AND LAP LOWER FLASHING MINIMUM 4 ". FLASHING ALONG THE SLOPE OF THE ROOF TO BE STEPPED SO THAT THERE IS A MINIMUM OF 3 " HEAD LAP IN BOTH LOWER AND COUNTER FLASHING. FLASHING AT THE INTERSECTION OF SHINGLE ROOFS AND CLADDING OTHER THAN MASONRY TO EXTEND UP THE WALL MINIMUM 3 " BEHIND SHEATHING PAPER AND MINIMUM 3" HORIZONTALLY.
- THE INTERSECTION OF SINGLE PLY MEMBRANE ROOFS AND ADJACENT WALL SURFACES TO HAVE A CANT STRIP WITH THE MEMBRANE EXTEND MINIMUM 6" UP THE WALL AND COUNTER FLASHED OR SET BEHIND THE SHEATHING PAPER.
- CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 2'-6".

ROOF EAVE TO BE FINISHED WITH PREFINISHED ALUMINUM EAVES TROUGH, FASCIA, AND VENTED SOFFIT. PROVIDE ONE PRE FINISHED ALUMINUM DOWN SPOUT FOR EACH 30' RUN OF EAVES TROUGH OR PART THEREOF AROUND THE PERIMETER OF THE BUILDING. CONNECT DOWN SPOUTS TO THE STORM SEWER SYSTEM OR ONTO GRADE WITH PRECAST CONCRETE SPLASH PADS TO PREVENT EROSION.

ROOF SPACE VENTILATION TO BE 1/300 OF INSULATED AREA FOR ROOF SLOPES GREATER THAN 2:12 AND 1/150 OF INSULATED AREA FOR ROOF SLOPES LESS THAN 2:12, OR ANY ROOF WHERE AN INTERIOR FINISH IS APPLIED TO THE UNDERSIDE OF THE ROOF RAFTERS. NOT MORE THAN HALF OF THE REQUIRED VENTILATION AREA IS TO BE PROVIDED NEAR THE RIDGE EXCEPT FOR CATHEDRAL CEILINGS AND ROOFS WHERE CONTINUOUS RIDGE AND EAVE VENTILATION IS REQUIRED. ALL VENTILATION OPENINGS ARE TO BE PROTECTED FROM THE WEATHER AND INSECTS. VENTS ARE TO BE CONSTRUCTED OF RUST PROOF MATERIALS.

PROVIDE ICE & WATER MEMBRANE AS EAVE PROTECTION AT ALL ROOF EDGES AND EXTEND TO A LINE NOT LESS THAN 12 " INSIDE THE INNER FACE OF THE EXTERIOR WALL. (SEE O.B.C. 9.27.5.2.(1))

PROVIDE CAULKING BETWEEN WINDOW AND DOOR FRAMES AND EXTERIOR CONSTRUCTION MATERIALS. AT BUILDING EXTERIOR THE JUNCTIONS OF ALL DISSIMILAR MATERIALS SHALL BE CAULKED TO PREVENT HEAT LOSS AND AIR INFILTRATION.

DIVISION 8 DOORS AND WINDOWS

WINDOW SIZES AND TYPES TO BE AS DENOTED ON PLANS. ALL WINDOWS TO BE DOUBLE GLAZED OR TO INCLUDE REMOVABLE STORM WINDOWS IN ORDER TO MINIMIZE HEAT LOSS AND AIR INFILTRATION. MINIMUM SIZE OF TRANSPARENT OPENING FOR HABITABLE ROOMS TO BE 10% OF APPLICABLE FLOOR AREA AND FOR BEDROOMS TO BE 5% OF APPLICABLE FLOOR AREA. AT LEAST ONE WINDOW PER BEDROOM TO HAVE AN INDIVIDUAL UNOBSTRUCTED OPENING, NOT LESS THAN 3.7 SQ. FT. WITH NO WINDOW DIMENSION LESS THAN 15 " .

DOOR SIZES AND TYPES TO BE AS DENOTED ON PLANS. MAIN ENTRANCE DOOR TO HAVE A THUMB TURN LOCKSET WHICH ALLOWS OPENING THE DOOR FROM THE INSIDE WITHOUT A KEY. ALL GLASS IN SIDE LIGHTS GREATER THAN 20" IN SLIDING PATIO DOORS AND IN STORM DOORS TO BE LAMINATED OR TEMPERED SAFETY GLASS. THE DOOR BETWEEN THE GARAGE AND HABITABLE AREAS TO BE SOLID CORE EXTERIOR TYPE WITH A SELF CLOSING DEVICE AND TIGHT FITTING WEATHER STRIPPING TO PROVIDE AN EFFECTIVE BARRIER AGAINST GAS AND EXHAUST FUMES. PROVIDE A MIN. 6 " STEP AT THIS DOOR.

PROVIDE ACCESS HATCHES TO CRAWL SPACES OT ATTICS WITH ROOF SPACES MORE THAN 2'-0" HIGH. ACCESS HATCH OPENINGS TO BE A MINIMUM 20"X28", AND FITTED WITH DOORS OR COVERS THAT ARE INSULATED AND WEATHER STRIPPED.

DIVISION 9 FINISHES

FINISHED FLOORING IN BATHROOMS, LAUNDRY ROOMS, ENTRANCES, GENERAL STORAGE AREAS, AND KITCHENS ARE TO BE RESILIENT TYPE PROVIDING WATER RESISTANCE. REFER TO CONTRACTORS SCHEDULE.

ALL EXTERIOR MOLDINGS ARE SPEC'D FROM FOAMCORE AVAILABLE PROFILES.

DIVISION 10 SPECIALTIES

CHIMNEYS TO EXTEND THROUGH UNIT IN FURRED SPACES AND UP THROUGH ROOF CONSTRUCTION A MINIMUM OF 3'-0" ABOVE POINT OF CONTACT WITH ROOF BUT NOT LESS THAN 2'-0" ABOVE ROOF SURFACE WITHIN A HORIZONTAL DISTANCE OF 10'-0".

DIVISION 11 EQUIPMENT

STOVES, RANGES, AND SPACE HEATERS USING SOLID FUELS TO CONFORM TO UNDERWRITERS LABORATORIES OF CANADA TEST S627-M1983 "STANDARDS FOR SPACE HEATERS FOR USE WITH SOLID FUELS.

DIVISION 13 SPECIAL CONSTRUCTION

DIVISION 15 MECHANICAL

LOCATION OF WATER METER AND GAS METER TO BE IN ACCORDANCE WITH THOSE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

DUCTWORK IN ATTIC OR ROOF SPACES TO HAVE ALL JOINTS TAPED AND SEALED TO ENSURE THAT DUCTS ARE AIR TIGHT THROUGHOUT THEIR LENGTH.

PROVIDE MINIMUM OF 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA FOR EVERY 500 SQ. FT. OF FLOOR AREA IN CRAWL SPACES AND BASEMENTS. PROVIDE MINIMUM 3 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN FINISHED OR HABITABLE AREAS. PROVIDE MINIMUM 1 SQ. FT. UNOBSTRUCTED NATURAL VENTILATED AREA IN BATHROOMS. WHEN MECHANICAL VENTILATION IS REQUIRED, PROVIDE MINIMUM ONE AIR CHANGE PER HOUR. DISCHARGE EXHAUST DIRECTLY TO OUT DOORS AND PROVIDE BANK FLOW DAMPERS AT DUCT END OR FAN.

METAL CHIMNEYS AND VENTS TO BE ULC LABELED, CLASS B FOR GAS-FIRED FURNACES. A METAL CHIMNEY NOT SUPPORTED ON A FOUNDATION TO BE SUPPORTED BY NON-COMBUSTIBLE MATERIAL AND THE SUPPORT TO BE INDEPENDENT FO THE APPLIANCE IT SERVES.

DIVISION 16 ELECTRICAL

LOCATION OF HYDRO METER AND ELECTRICAL PANEL TO BE IN ACCORDANCE WITH THE AUTHORITIES HAVING APPROPRIATE JURISDICTION.

PROVIDE 3 WAY WALL SWITCHES LOCATED AT THE HEAD AND FOOT OF EVERY STAIRWAY, EXCEPT AT UNFINISHED BASEMENTS. PROVIDE A SEPARATE THREE WIRE CIRCUIT WITH NO OTHER OUTLET CONNECTIONS TO EACH DRYER RECEPTACLE, STOVE RECEPTACLE AND AT LEAST THREE SPLIT RECEPTACLES MUST BE INSTALLED ABOVE COUNTER LEVEL.

ELECTRICAL SWITCHES, RECEPTACLES, ETC. ON OPPOSITE SIDES OF DEMISING WALL TO BE STAGGERED. ALL WALL MOUNTED EQUIPMENT (I.E. ELECTRICAL SERVICE PANELS) TO BE INSTALLED IN SUCH A MANNER TO MAINTAIN THE INTEGRITY OF THE DEMISING WALL FIRE SEPARATION.

PRODUCTS OF COMBUSTION DETECTORS TO BE A SINGLE STATION ALARM TYPE SUCH AS AN IONIZATION P.O.C. DETECTOR OR A SPOT TYPE PHOTO ELECTRICAL SMOKE DETECTOR WHICH IS U.L.C. LABELED AND LISTED. DETECTORS TO BE EQUIPPED WITH A VISUAL INDICATOR WHICH DEMONSTRATES THAT THE UNIT IS OPERATIONAL. DETECTORS TO BE PERMANENTLY MOUNTED TO A JUNCTION BOX OR STANDARD ELECTRICAL OUTLET ON THE CEILING AND WIRED TO THE MAIN ELECTRICAL PANEL ON A SEPARATE CIRCUIT. THE DETECTOR IS LOCATED AT THE CEILING LEVEL BETWEEN THE BEDROOMS OR SLEEPING AREAS AND THE REMAINDER OF THE DWELLING UNIT, SUCH AS INDICATED ON THE DRAWINGS. THE DETECTOR TO HOUSE AN ALARM THAT IS AUDIBLE WITHIN THE BEDROOM OR SLEEPING AREAS WHEN INTERVENING DOORS ARE CLOSED.

GENERAL NOTES

Do not scale drawings. Report any discrepancies to Canboro Creations Inc. before proceeding. Drawings must be signed by the designer prior to the use for applications, approvals and construction. All construction to conform to the current Ontario Building Code & in a manner that is compliant with all Canadian & Ontario Laws. All designs, drawings and documentation prepared by Canboro Creations Inc. remains the property of Canboro Creations Inc. All designs and drawings are protected under Canadian Copyright Law. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent from Canboro Creations Inc. Drawings to be for the purpose for which they are issued.

CANBORO
CREATIONS

STRUCTURAL ENGINEERING + BUILDING DESIGN

25 CARLTON AVE, WELLAND, ON, L3C 1P8
905-324-0777 | ryan@canborocreations.com
www.canborocreations.com

The undersigned has reviewed and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

RYAN BATH BCIN: 44770
CANBORO CREATIONS INC. BCIN: 121118

PROJECT NAME:	DATE
GARAGE ADDITION	2025-04-16
ISSUED FOR	PERMIT
SCALE	
ADDRESS:	DRAWN
3850 DORCHESTER ROAD	DESIGNED
NIAGARA FALLS, ONTARIO	PROJECT
	A24-017

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