


ZUPING LI

4991 KITCHENER STREET


NIAGARA FALLS ONTARIO

L2G 1A9 CANADA


LEGEND



– 2-IN-1 SMOKE/STROBE ALARM to be INTERCONNECTED, TYP. w/BATTERY BACKUP and CONFORM TO CAN/ulc-5531



– CARBON MONOXIDE DETECTOR



– EXHAUST FAN

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE 2012.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ANY ERRORS OR OMISSIONS ARE TO BE REPORTED TO THE DESIGNER PRIOR CONSTRUCTION.
- ANY DEVIATION TO THE DESIGN TO BE REPORTED TO THE DESIGNER/DESIGN FIRM AND MUST NOT BE APPLIED WITHOUT FORMAL WRITTEN APPROVAL.
- THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND TO BE USED FOR THE PROJECT NOTED IN TITLEBLOCKS ONLY.
- NO BUILDING SHALL BE BUILT ADJACENT OR IN PROXIMITY TO THE STRUCTURE SO AS TO ADVERSELY ALTER WIND OR SNOW LOADING CONDITIONS.
- CONFIRM ALL EXISTING AS NOTED, PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING, AS NOT ALL AREAS WERE ACCESSIBLE DURING SITE VISIT.
- DOOR AND WINDOW SIZES ARE GIVEN IN INCHES IN WIDTH AND HEIGHT RESPECTIVELY. HOMEOWNER TO SELECT ALL DOOR AND WIDOW STYLES. FOR OPENING FRAMING DIMENSIONS, REFERENCE MANUFACTURERS R.S.O.
- PROVIDE FLASHING WHERE NECESSARY FOR WATERPROOFING.
- STRUCTURAL COMPONENTS THAT ARE DAMAGED EITHER DURING THE STRUCTURE ERECTION or THE LIFE OF THE STRUCTURE MUST BE REPORTED IMMEDIATELY TO THE DESIGNER/DESIGN FIRM.
- CONFIRM ALL EXISTING FRAMING AS NOTED WITH SITE CONDITIONS, PRIOR TO PROCEEDING WITH CONSTRUCTION AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING, AS NOT ALL AREAS WERE ACCESSIBLE DURING SITE VISIT.

CONSTRUCTION NOTES

BACKFILL/GRADING

- REMOVE ALL TOP SOIL AND ORGANIC MATERIAL
- ALL FOOTINGS TO BE ON UNDISTURBED SOIL AND A MINIMUM OF 4'-0" BELOW FINISH GRADE (BELOW LOCAL FROST LEVEL). WEEPING TILE SHALL BE SURROUNDED BY MIN. 6" OF 3/4" CLEAR STONE.
- SOIL CONDITIONS SHALL BE FREE-DRAINING AND HAVE A BEARING CAPACITY TO SUSTAIN A MINIMUM OF 3000 PSF [143 KPa]. TO BE CONFIRMED BY A LOCAL PROFESSIONAL.
- BACKFILL TO BE COMPACTED IN 6" LAYERS.
- CONTRACTOR TO PROPERLY SLOPE SURFACES AWAY FROM STRUCTURE FOR PROPER DRAINAGE.

CONCRETE

- ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS.  
3,000 PSF [20 MPA] FOR FOOTINGS AND PIERS  
4,600 PSF [32 MPA] FOR SLAB ON GRADE
- AIR ENTRAINMENT 5%-8%
- SLUMP 3" + 1"
- AT ANY LOCATIONS WHERE POSTS OR BEAMS BEAR ON BLOCK WALLS, ENSURE CORES ARE FILLED SOLID WITH GROUT FOR PROPER BEARING.

LUMBER/FRAMING

- ALL CONVENTIONAL LUMBER TO BE SPF NO. 1/2 GRADE OR HIGHER.
- FRAMED OPENINGS FOR ALL WINDOWS AND DOORS TO BE VERIFIED WITH MANUFACTURER'S ROUGH SIZE OPENING.
- ANY/ALL LUMBER EXPOSED TO MOISTURE TO BE PRESSURE TREATED.
- ENSURE ALL NEW BEAM AND NEW BUILT-UP POSTS/STUD PLYS ARE FASTENED TOGETHER.
  - FOR BUILT UP WOOD MEMBERS FASTEN AND GLUE ONE PLY TO THE NEXT, ALL 2x4s WITH 1 ROW OF 3" SPIRAL NAILS AT 8" ON CENTER STAGGERED and SPACE NAILS 4" APART BETWEEN PLYS, START NAILS 2" FROM THE ENDS. FOR 2x6s AND 2x8s PROVIDE 2 ROWS OF NAILS.
  - ALL SPECIFIED BUILT-UP POST FRAMING TO BE IN ADDITION TO EXISTING FRAMING.
  - BUILT-UP STUD POSTS TO COMPOSE OF 4-PLY 2x4s OR 3-PLY 2x6s, OR AS SPECIFIED IN DRAWINGS.
- SUBMIT ANY/ALL ENGINEERED TRUSS DRAWINGS.
- TRUSS BRACING AND STRAPPING AS SPECIFIED BY ENGINEERED TRUSS DRAWINGS.
- TRUSS TIE DOWN TO SUSTAIN UPLIFT SHOWN ON TRUSS DESIGN.
- SUBMIT ANY/ALL ENGINEERED TJI FLOOR SYSTEM DRAWINGS.
- SUBMIT ANY/ALL LVL HEADER DRAWINGS.
  - LVL's REQUIRE RESTRAINT AGAINST LATERAL DEFLECTION AND ROTATION AT POINTS OF BEARING.

STEEL

- DEFORMED CONCRETE REINFORCING BAR TO COMPLY WITH CSA STANDARD G30.18-09.
- REINFORCING BAR TO BE GRADE 400R OR BETTER.
- STRUCTURAL STEEL SHALL BE IN ACCORDANCE TO A.S.T.M A70-92 GRADE 50. ALL THICKNESSES SHOWN ARE BASE METAL THICKNESS.
- BOLTS SHALL BE GRADE #5 OR EQUIVALENT.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN. HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS AS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER/REGISTERED DESIGN FIRM.

DESIGNER:  
NAME Craig Riesebosch  
BCIN: 124065

03-JUL-24  
DATE  
SIGNATURE  
NOT VALID UNLESS SIGNED and DATED

DESIGN FIRM:  
NAME:  
RieseCorp Services Inc.  
208 Lawrence Lane  
Fonthill, Ontario  
Canada L0S 1E4  
905-321-1475  
craig@riesebosch.ca  
BCIN: 125913

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PROJECT  
ZUPING LI

PROJECT  
MINOR ZONING VARIANCE VRU COVER SHEET

DRAWN BY: CPR

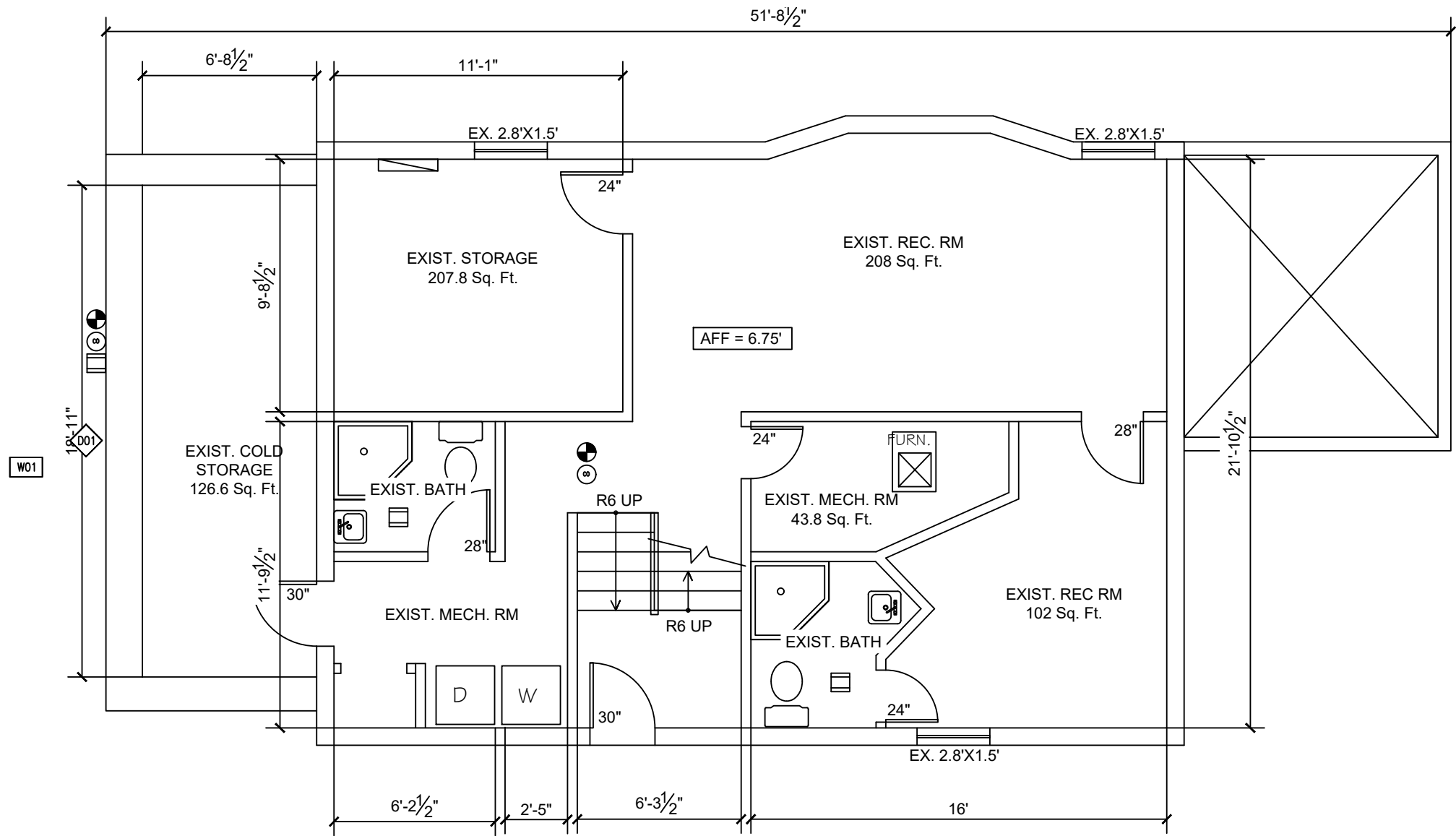
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DATE: 03 JUL 2024

SCALE: AS NOTED

CAD FILE: RC241201t.dwg

SHEET: CS



1 EXISTING BASEMENT PLAN  
1.0 SCALE: 3/16" = 1'-0"

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MINOR ZONING VARIANCE VRU  
BASEMENT PLAN

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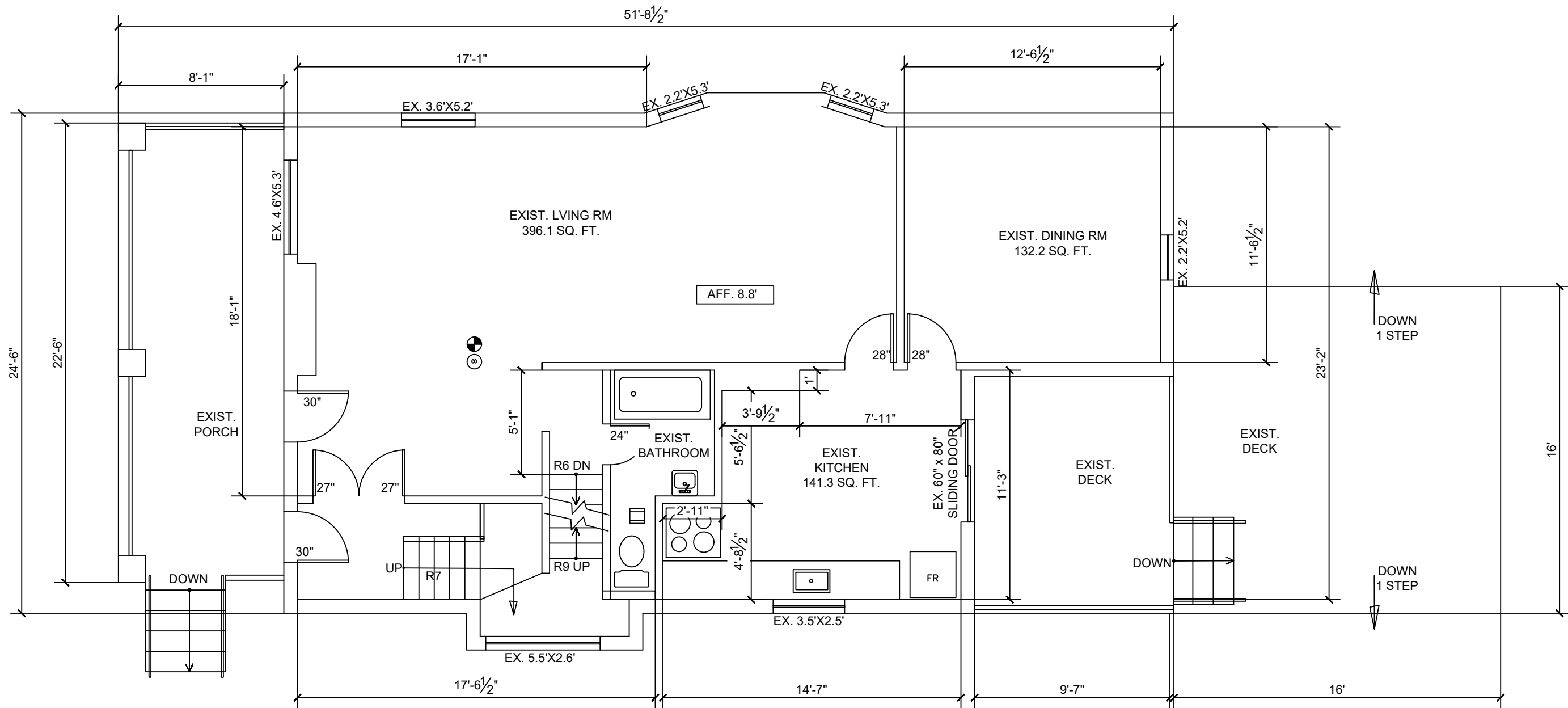
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SHEET:

1.0



1  
1.1 EXISTING 1ST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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MINOR ZONING VARIANCE VRU  
1ST FLOOR PLAN

PROJECT

PROJECT

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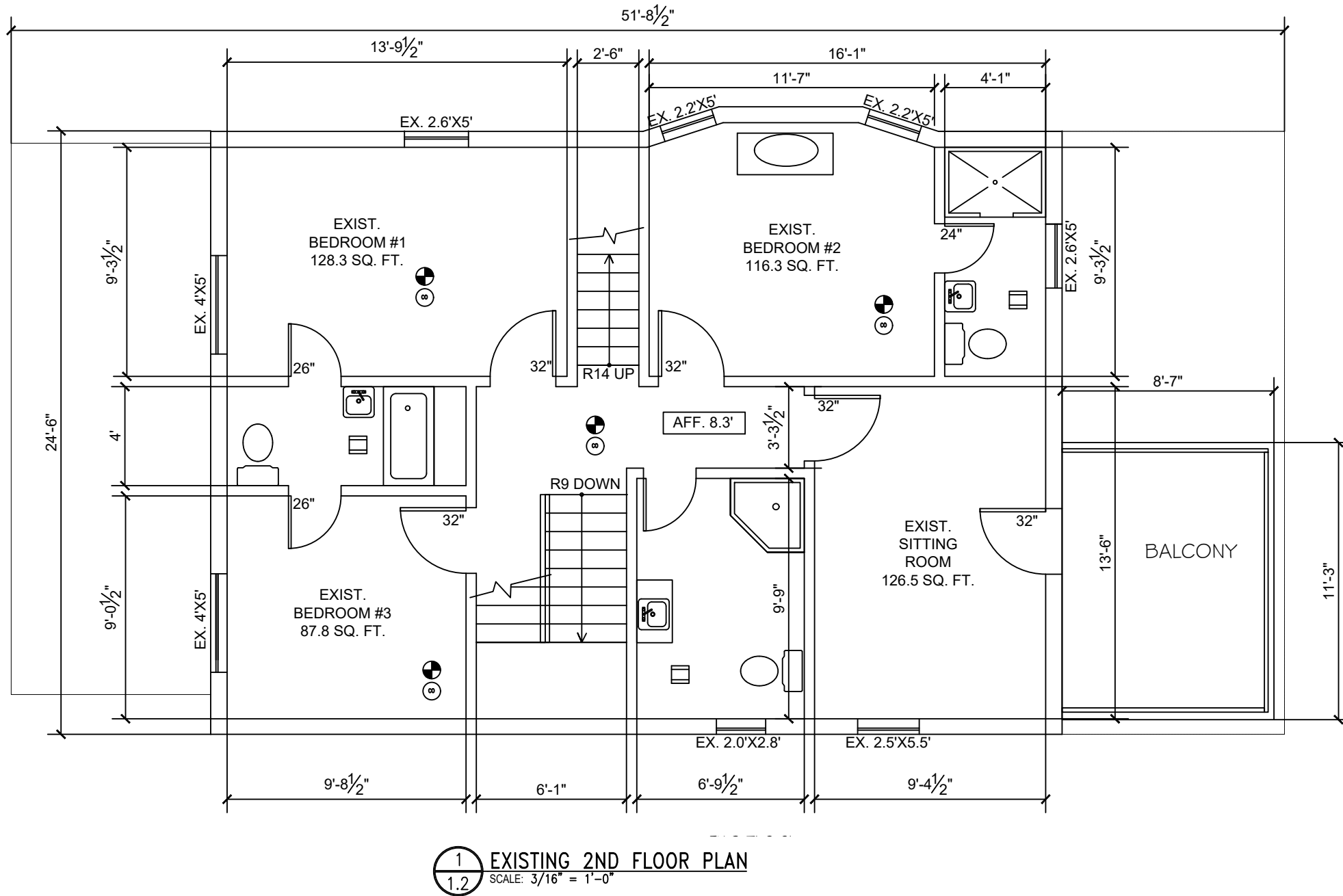
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1.1



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PROJECT

MINOR ZONING VARIANCE VRU  
EXISTING 2ND FLOOR PLAN

DRAWN BY: CPR

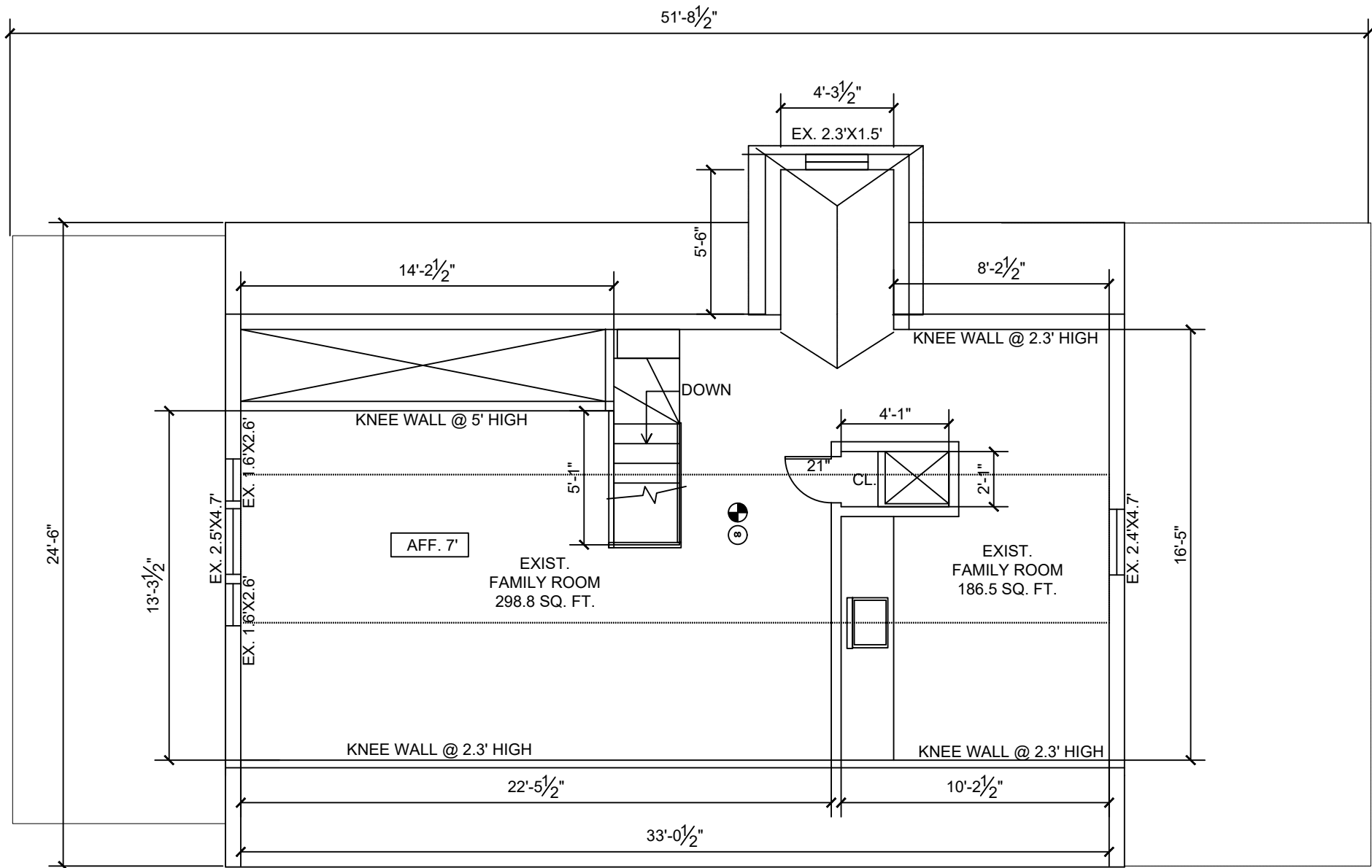
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SHEET: 1.2



1  
1.3 EXISTING 3RD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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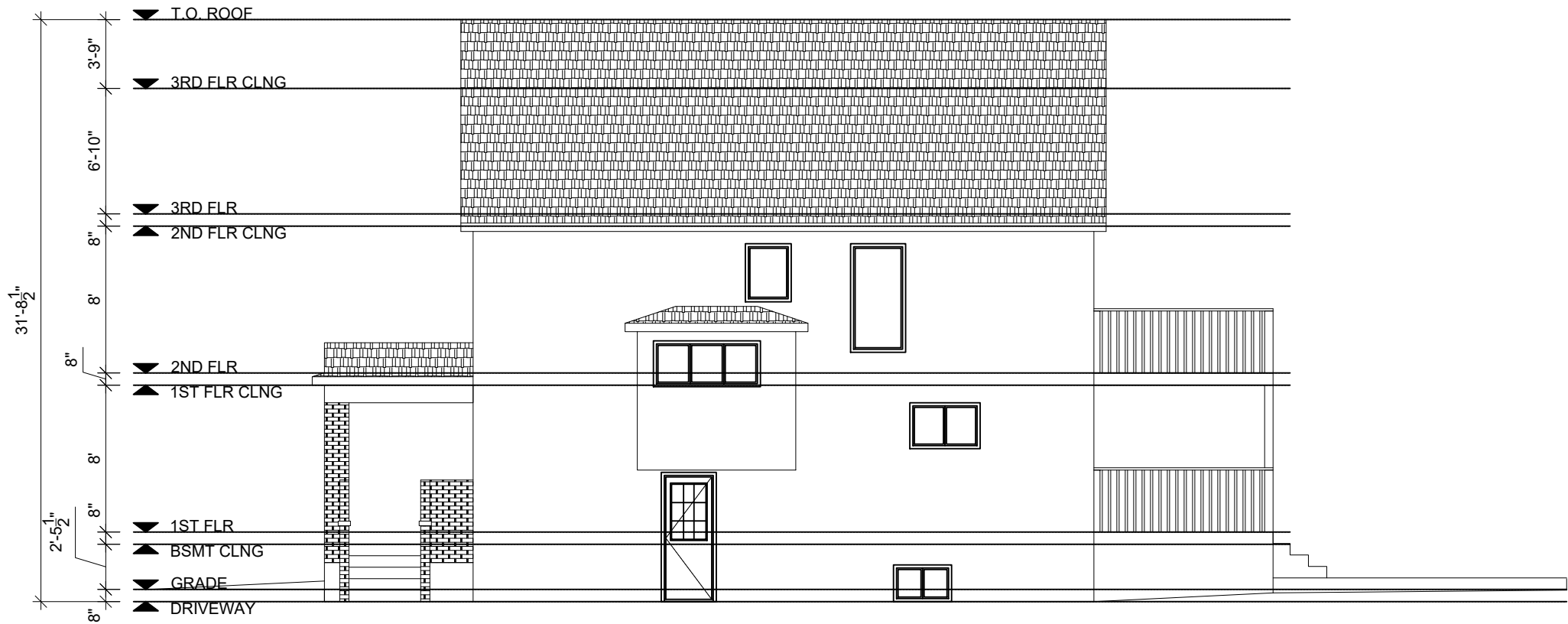
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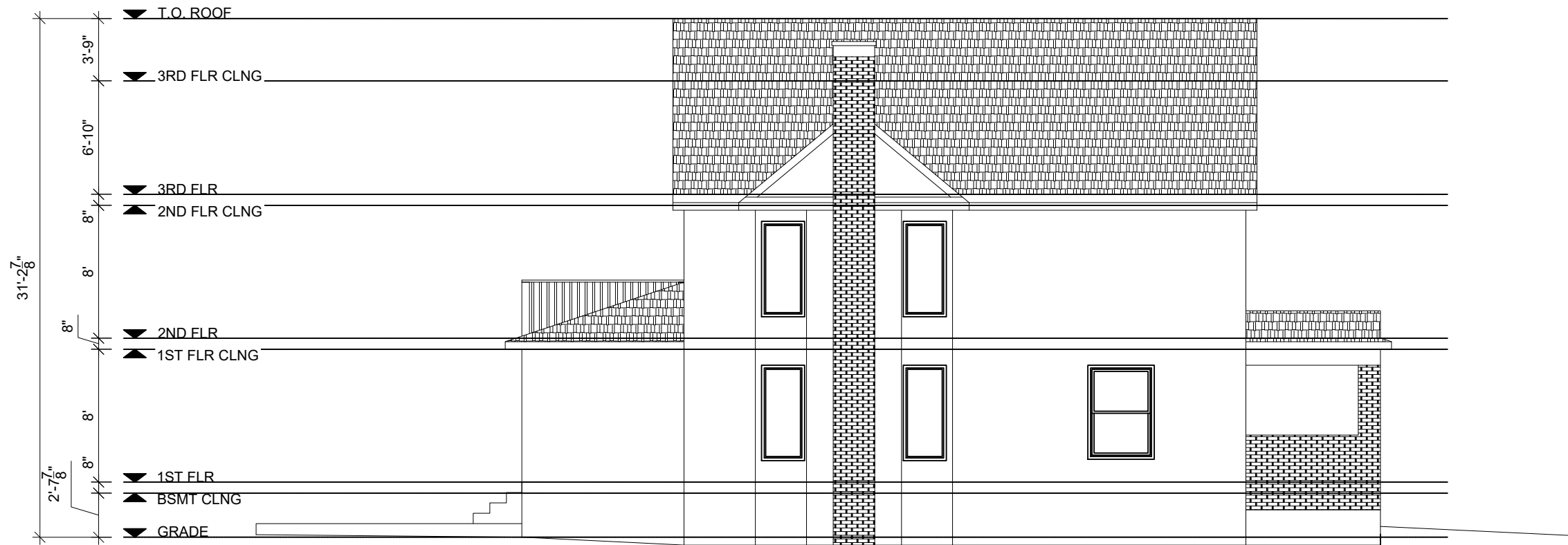
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1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

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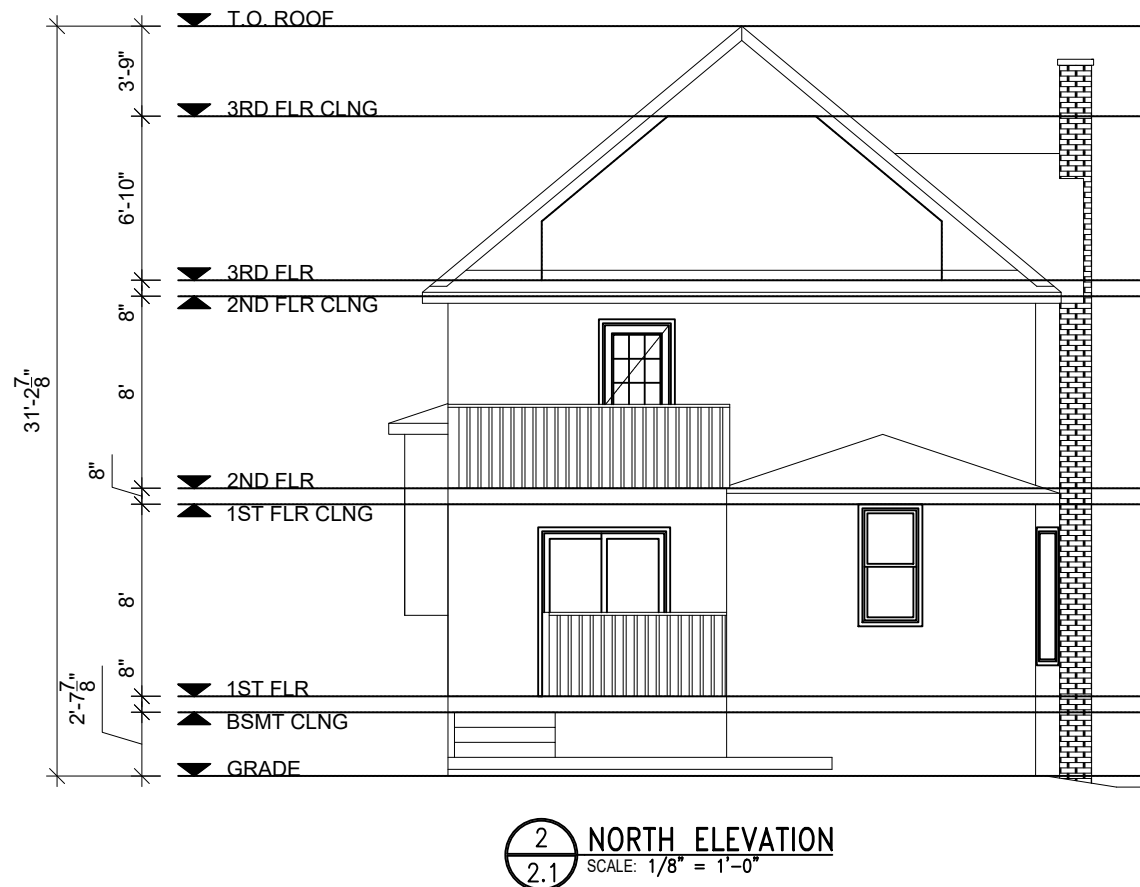
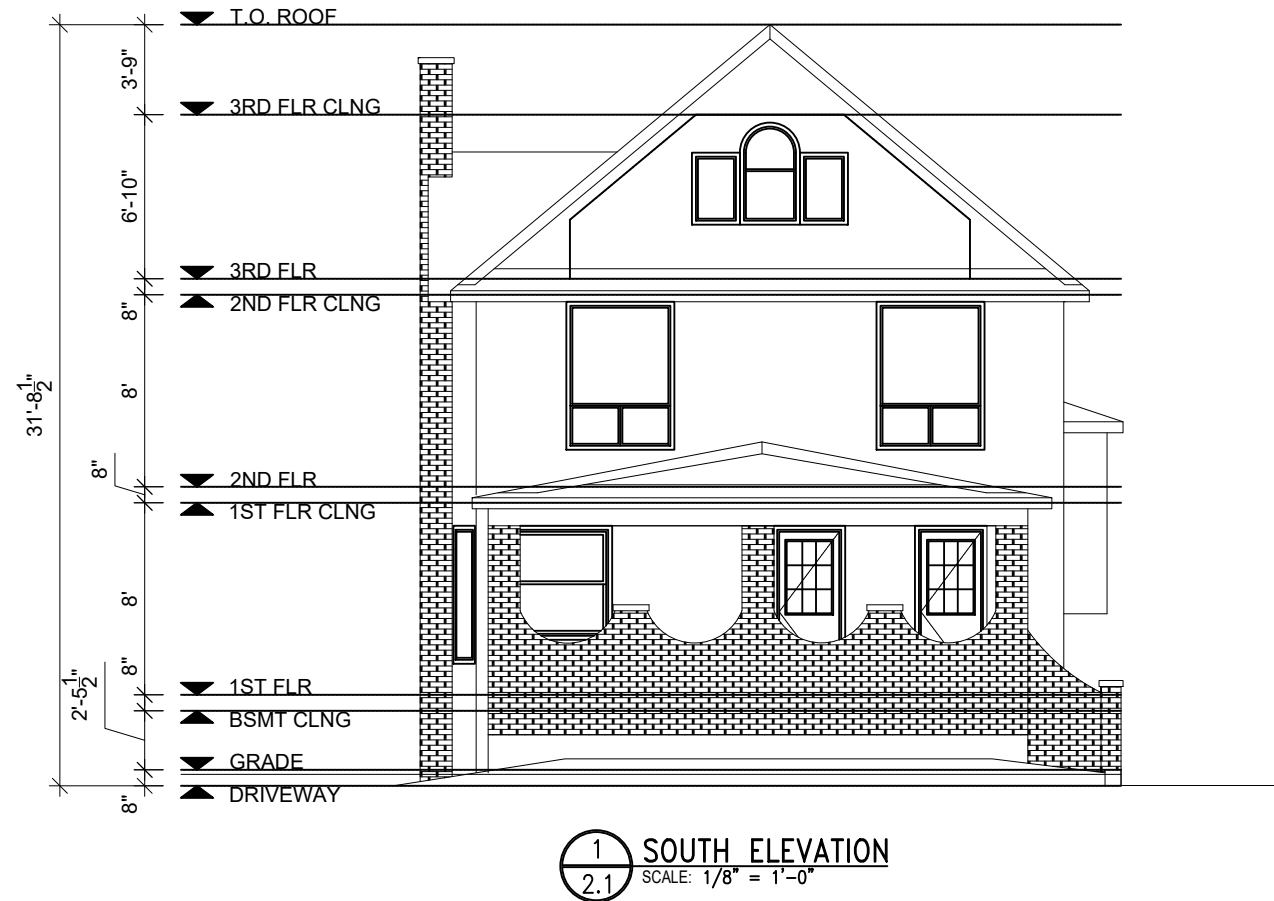
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