

RESIDENTIAL & COMMERCIAL BUILDING PERMITS

BUILDING PERMIT FOR BASEMENT ARU WITH EXISTING ABOVE GRADE PRINCIPAL ENTRANCE IN THE BACKYARD

OBC 2024 DESIGN

6367 KER STR, NIAGARA FALLS, ONTARIO

A-1 = SITE PLAN

A-2 = EXISTING BASEMENT FLOOR PLAN

A-3 = PROPOSED BASEMENT FLOOR PLAN

A-4 = EXISTING MAIN FLOOR PLAN

A-5 = RIGHT SIDE ELEVATION

A-6 = FIRE AND SOUND BLOCKING DETAILS

N-1 = CONSTRUCTION NOTES

GENERAL NOTES:
- ALL EXISTING SITE CONDITIONS AND ALL DIMENSIONS ON DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR. ANY VARIANCES OR DISCREPANCIES MUST BE REPORTED TO THE DESIGNER/ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.
- ALL THE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE LATEST VERSION OF ONTARIO BUILDING CODE AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- ALL FIRE SAFETY SYSTEM TO BE ACTIVE DURING AND AFTER CONSTRUCTION.
- IF EXISTING CONSTRUCTION IS DAMAGED DURING THE WORK, CONTRACTOR TO MAKE GOOD TO MATCH EXISTING.
- DO NOT SCALE THE DRAWING.
- THE DESIGN AND CONTRACT DOCUMENTS ARE THE COPYRIGHT OF THE DESIGNER/ENGINEER AND MAY NOT BE REPRODUCED, REUSED OR ALTERED WITHOUT WRITTEN PERMISSION OF THE DESIGNER/ENGINEER.

STAMP:



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01	SCHEMATIC	26.09.2025
No.	DESCRIPTION	DATE

PROJECT:

6367 KER STR, NIAGARA
FALLS, ONTARIO

TITLE:

COVER SHEET

CONSULTANT:

PAVLO PALAGUT, P.ENG.
(416 528 3834)
ppalagut@elmondeengineering.ca

DRAWN BY: A.B.K	CHECKED BY: P.P
DATE: 26.09.2025	DRAWING NO: A-0
SCALE: N.T.S.	

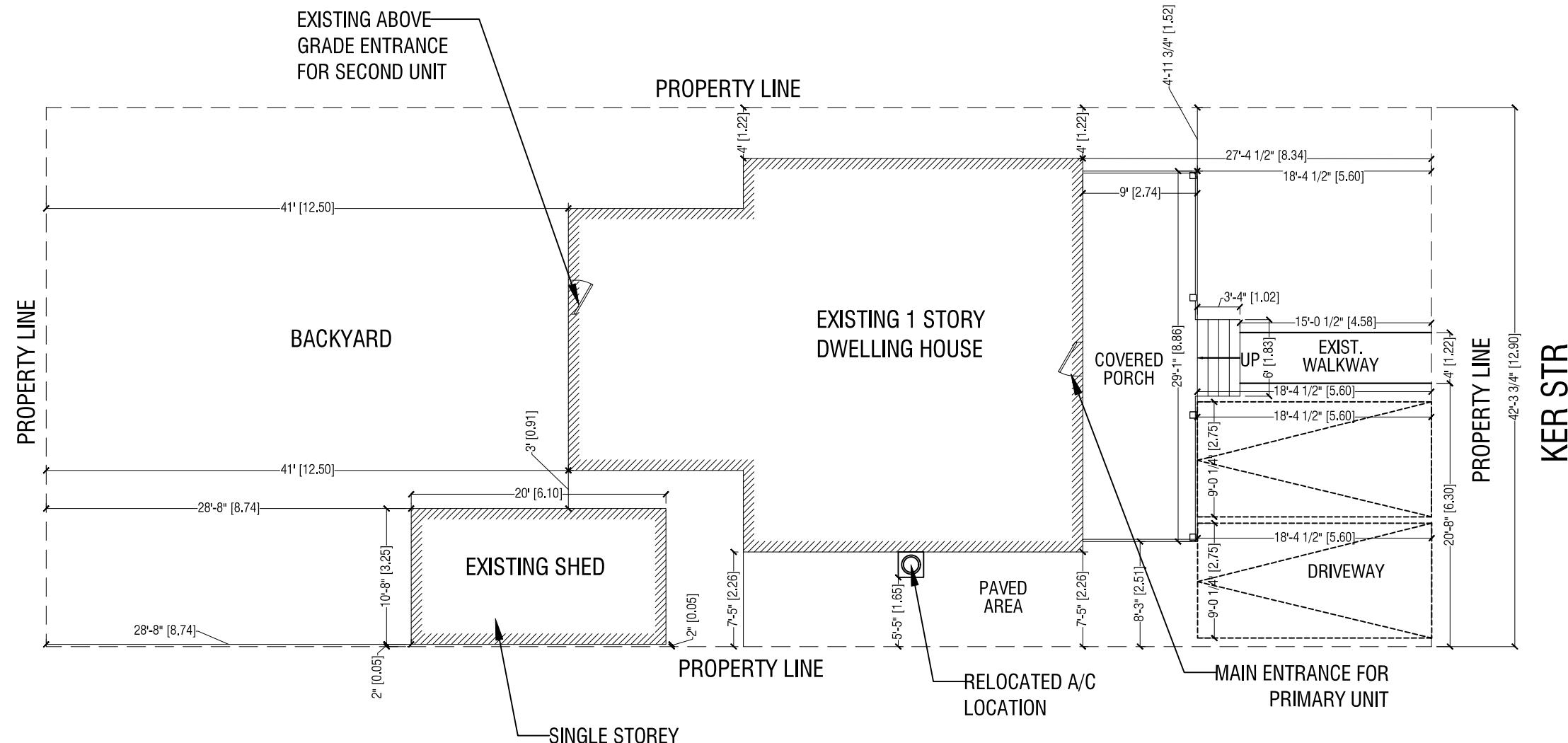
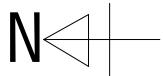
(416 528 3834)

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LOT AREA = 4602.45 SF (427.73 SM)
BUILDING AREA = 1105.75 SF (102.76 SM)
SHED AREA = 213.23 SF (19.81 SM)

EXISTING MAIN FLOOR AREA (PRIMARY UNIT)=1010.63 SF (93.92 SM)

PROPOSED BASEMENT AREA = 901.84 SF (83.81 SM)
PROPOSED SECOND UNIT AREA = 847.07SF (78.72 SM)
PROPOSED FURNACE AREA = 54.77 SF (5.09 SM)



LOT AREA = 4663.41 SF (433.40 SM)
SOFT LANDSCAPING = 2318.73 SF (215.49 SM) 49.72% OF LOT AREA
HARD LANDSCAPING = 743.93 SF (69.13 SM) 15.95% OF THE LOT AREA

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A circular professional engineer stamp. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "PROVINCE OF ONTARIO" at the bottom. The center of the stamp contains the date "SEPTEMBER 27, 2025" above the name "P. V. PALAGUT" and the registration number "100174263". Below the name is a signature. The stamp is dated SEPTEMBER 27, 2025.

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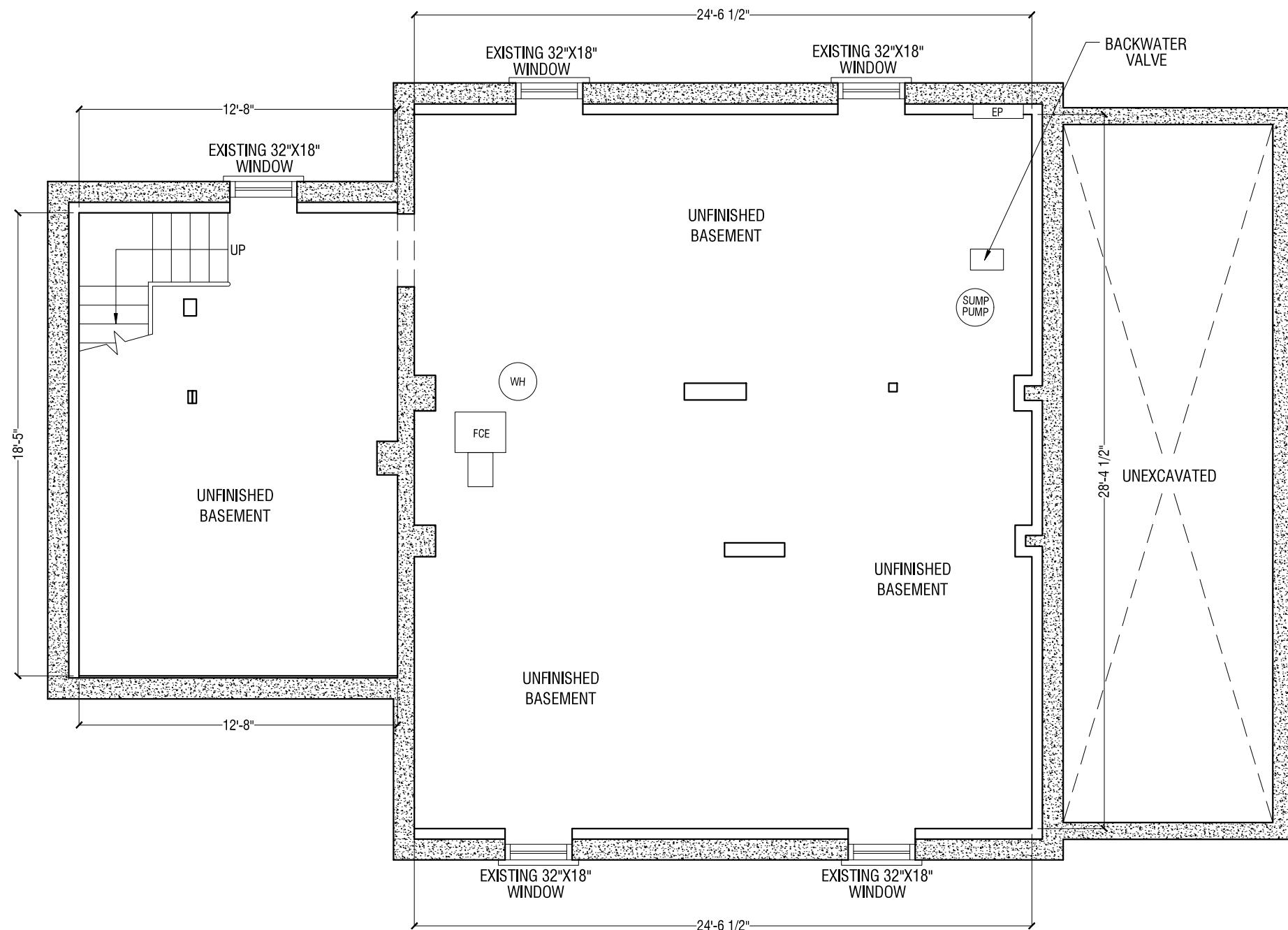
01	SCHEMATIC	26.09.2025
No.	DESCRIPTION	DATE

**6367 KER STR, NIAGARA
FALLS, ONTARIO**

TITLE: SITE PLAN

PAVLO PALAGUT, P.ENG.
(416 528 3834)
ppalagut@elmondeengineering.ca

CEILING HEIGHT = 6'-9"



NOTES:

-FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

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01	SCHEMATIC	26.09.2025
No.	DESCRIPTION	DATE

**6367 KER STR, NIAGARA
FALLS ONTARIO**

TITLE:
**EXISTING BASEMENT
FLOOR PLAN**

CONSULTANT:
PAVLO PALAGUT, P.ENG.
(416 528 3834)

DRAWN BY: A.B.K	CHECKED BY: P.P
DATE: 26.09.2025	DRAWING NO:
SCALE: 3/16"=1'-0"	A-2

TABLE - 3, OBC 9.7.2.3 OR 11.5.1.1.

ROOMS	REQD. WINDOW AREA	AVAILABLE WINDOW AREA
MASTER BEDROOM	2.5% OF 134.64 SF=3.36 SF	3.60 SF
BEDROOM - 2	2.5% OF 116.93 SF=2.92 SF	3.60 SF
LIVING/DINING	5% OF 195.81 SF= 9.79 SF	10.35 SF

CEILING HEIGHT = 6'-9"

TABLE - 4, OBC 9.20.5

WOOD LINTEL	OPENINGS	SIZE	STEEL LINTEL	OPENINGS	SIZE
WB1	UPTO 42" OPENINGS	2-2"x6"	L1	UPTO 54" OPENINGS	L3.5"x3.5"x0.3125"
WB2	UPTO 66" OPENINGS	2-2"x10"	L2	UPTO 66" OPENINGS	L4.0"x3.5"x0.3125"

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01	SCHEMATIC	26.09.2025
No.	DESCRIPTION	DATE

PROJECT:

6367 KER STR, NIAGARA
FALLS, ONTARIO

TITLE:
PROPOSED BASEMENT
FLOOR PLAN

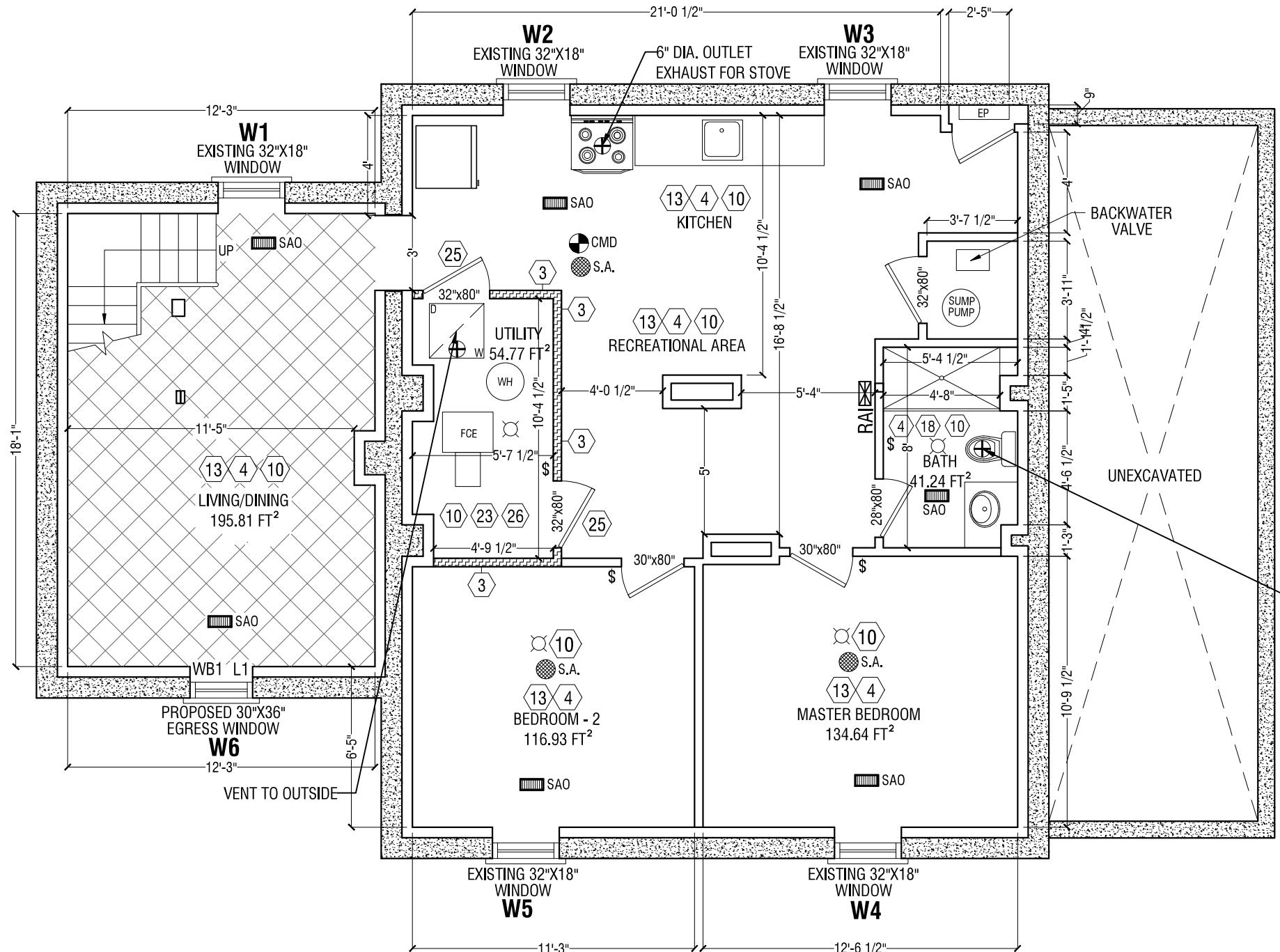
CONSULTANT:

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DRAWN BY: A.B.K	CHECKED BY: P.P
DATE: 26.09.2025	DRAWING NO: A-3
SCALE: 3/16"=1'-0"	



LEGEND :

	EXTERIOR WALLS
	INTERIOR WALLS
	FIRE RATED WALLS REFER TO N-01 FOR DETAILS

NOTES:

-FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

CEILING HEIGHT = 8'-11"

WOOD LINTEL	OPENINGS	SIZE
WB1	UPTO 42" OPENINGS	2-2"x6"
WB2	UPTO 66" OPENINGS	2-2"x10"

STEEL LINTEL	OPENINGS	SIZE
L1	UPTO 54" OPENINGS	L3.5"x3.5"x0.3125"
L2	UPTO 66" OPENINGS	L4.0"x3.5"x0.3125"

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No.	DESCRIPTION	DATE

PROJECT:

**6367 KER STR, NIAGARA
FALLS, ONTARIO**

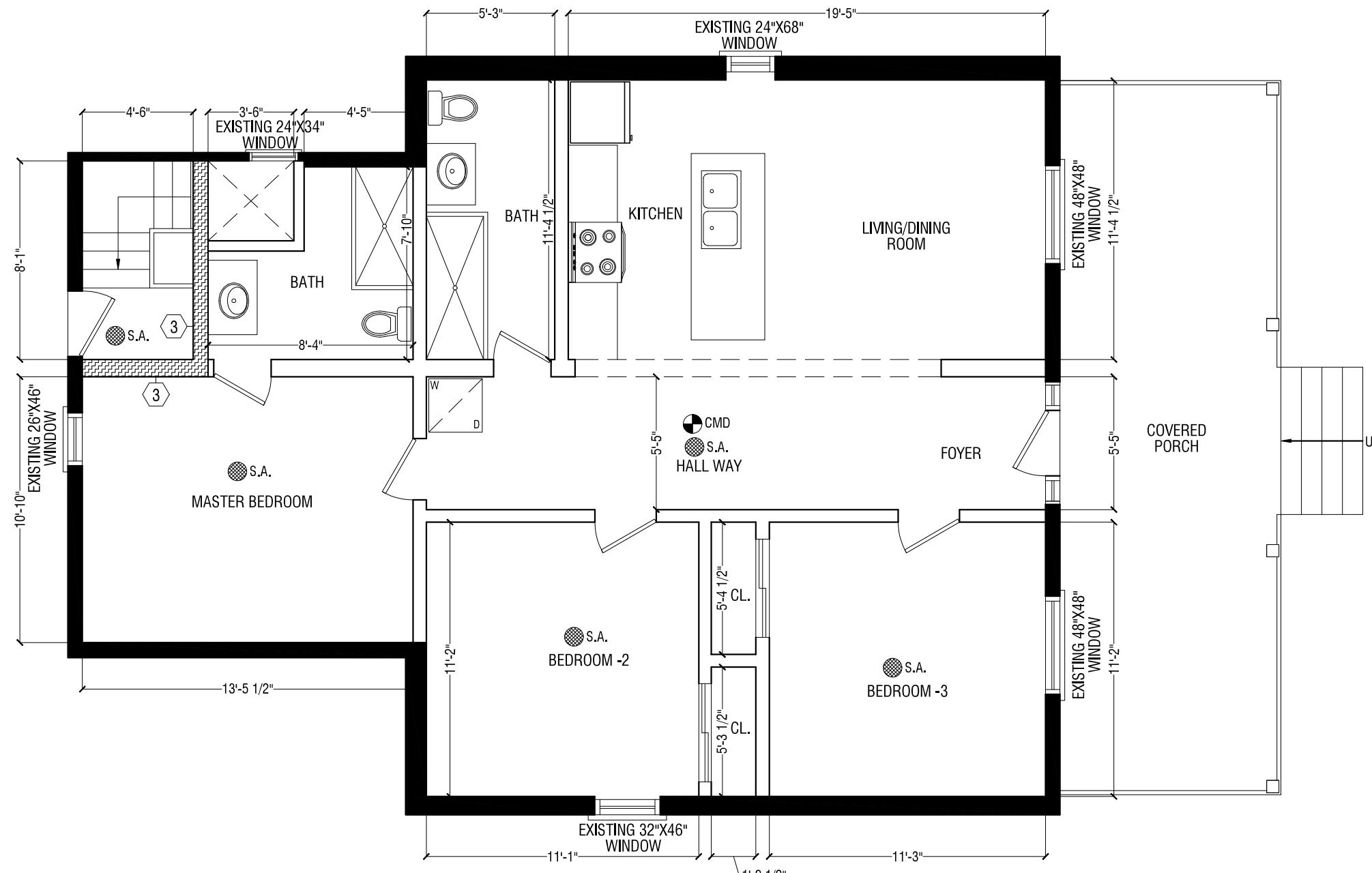
TITLE:

**EXISTING MAIN
FLOOR PLAN**

CONSULTANT:

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ppalagut@elmondeengineering.ca

DRAWN BY: A.B.K	CHECKED BY: P.P
DATE: 26.09.2025	DRAWING NO: A-4
SCALE: 3/16"=1'-0"	

**LEGEND :**

FIRE RATED WALLS REFER TO N-01 FOR DETAILS

NOTES:

ALL WINDOWS EXISTING UNLESS OTHERWISE SPECIFIED
FOR DETAILED SPECIFICATIONS AND LEGENDS SEE DWG. N-1

GENERAL NOTES:
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PROJECT:

**6367 KER STR, NIAGARA
FALLS, ONTARIO**

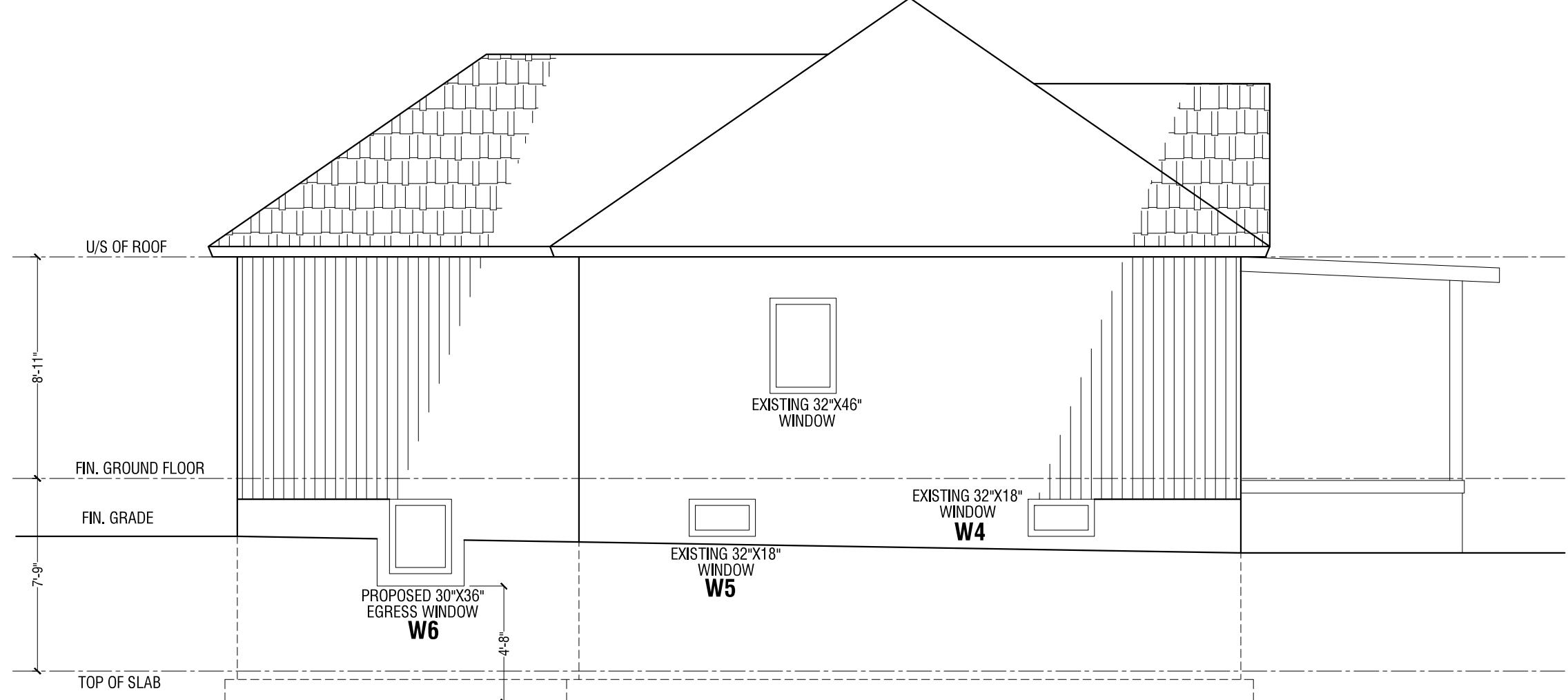
TITLE:

**RIGHT SIDE
ELEVATION**

CONSULTANT:

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DRAWN BY: A.B.K	CHECKED BY: P.P
DATE: 26.09.2025	DRAWING NO: A-5
SCALE: 3/16"=1'-0"	



RIGHT SIDE ELEVATION

GLAZED AREA:

WALL AREA = 467.79 SF, (43.47 SM)

LIMITING DISTANCE = 2.26 m

GLASS AREA ALLOWED (11 %) = 51.45 SF, (4.78 SM)

GLASS AREA PROVIDED (3.06 %) = 14.35 SF, (1.33 SM)

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STAMP:



TABLE - 1, FIRE AND SOUND RESISTANCE OF WALLS, MMAH
 SUPPLEMENTARY STANDARD SB-3, RE: PAGE N-1 KEYNOTE 3

WALL NUMBER	DESCRIPTION	FIRE-RESISTANCE RATING (2)(3)		TYPICAL SOUND TRANSMISSION CLASS (2)(4)(5) STC
		LOAD BEARING	NON-LOAD BEARING	
W1	* 38 mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C. * WITH OR WITHOUT ABSORPTIVE MATERIAL * 1 LAYER OF GYPSUM BOARD ON EACH SIDE			
W1C	W1 WITH * 89mm THICK ABSORPTIVE MATERIAL(6) * 12.7mm REGULAR GYPSUM BOARD	30 min	30 min [45min] (8)	32

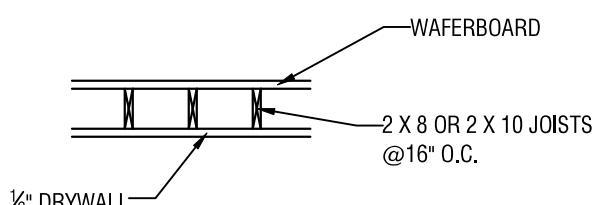
AGE OF HOUSE >= 5 YEARS

HORIZONTAL SEPARATION OF RESIDENTIAL SUITES

TABLE - 2, 11.5.1.1.C., COMPLIANCE ALTERNATIVES FOR RESIDENTIAL OCCUPANCIES, 2024 BUILDING CODE COMPENDIUM, RE: PAGE N-1, KEY NOTE 4

r6	C152 9.10.9.14.(1) AND (3) 9.10.9.15.(1)	<p>(a) EXCEPT AS PROVIDED IN (B) AND (C), 30 min FIRE SEPARATION IS ACCEPTABLE.</p> <p>(b) IN A HOUSE, 15 min HORIZONTAL FIRE SEPARATION IS ACCEPTABLE WHERE,</p> <ul style="list-style-type: none"> (i) SMOKE ALARMS ARE INSTALLED IN EVERY DWELLING UNIT AND IN COMMON AREAS IN CONFORMANCE WITH SUBSECTION 9.10.19., AND (ii) SMOKE ALARMS ARE INTERCONNECTED. <p>(c) IN A HOUSE, THE FIRE-RESISTANCE RATING OF THE FIRE SEPARATION IS WAIVED WHERE THE BUILDING IS SPRINKLERED.</p>
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AGE OF HOUSE >= 5 YEARS



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01	SCHEMATIC	26.09.2025
No.	DESCRIPTION	DATE

PROJECT:

6367 KER STR, NIAGARA
FALLS, ONTARIO

TITLE:

FIRE AND SOUND
BLOCKING DETAILS

CONSULTANT:

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DRAWN BY: A.B.K	CHECKED BY: P.P
DATE: 26.09.2025	DRAWING NO: A-6
SCALE: 1/4"=1'-0"	

CONSTRUCTION NOTES:

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS.

1 EXTERIOR WALL CONSTRUCTION

1/2" DRYWALL FINISH
2"x4" WOOD STUD @ 16" O.C.
1" AIR SPACE
EXISTING ROLLED BATT INSULATION
EXISTING VAPOUR BARRIER
EXISTING 8" CONCRETE WALL
EXISTING DAMP PROOFING PAPER

2 INTERIOR WALL CONSTRUCTION

1/2" DRYWALL
2"x4" WOOD STUD @ 16" O.C.
1/2" DRYWALL FINISH

3 RE: TABLE-1, A-6

4 RE: TABLE-2, A-6

5 PART 11 COMPLIANCE ALTERNATIVE C95 (6.2.4.7.10);

In a building containing not more than four dwelling units or residential suites, the existing heating or air-conditioning system may be altered to serve more than one dwelling unit or suite and provided smoke alarms are installed in each dwelling unit or suite and provided a smoke detector is installed in the supply or return air duct system serving the entire building which would turn off the fuel supply and electrical power to the heating system upon activation of such detector.

6 PART 11 COMPLIANCE ALTERNATIVE C152 (9.10.9.15(1));

In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units, the fireresistance rating of the fire separation is waived where the building is sprinklered.

7 As per the requirements of OBC 9.10.19. Smoke alarms. All smoke alarms shall be interconnected with Audio and Visual Signal.

8 As per the requirements of OBC 9.32.3.9A

A Carbon Monoxide Alarm shall be installed adjacent to every sleeping area for dwellings with fuel burning appliances.

9 EVERY DOOR IN A FIRE SEPARATION SHALL HAVE A SELF-CLOSING DEVICE.

20 MIN FIRE PROTECTION RATING OF CLOSURE IS REQUIRED FOR 30 OR 45 MIN FRR OF FIRE SEPARATION.

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

11 PART 11 COMPLIANCE ALTERNATIVE C136 (9.9.9)
In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units, exit requirements are acceptable if at least one of the following conditions exists:

(a.) a door, including a sliding door, that opens directly to the exterior from a dwelling unit, serves only that dwelling unit and has reasonable access to ground level, and the dwelling units are equipped with smoke alarms installed in conformance with Subsection 9.10.19.,

(b.) an exit that is accessible to more than one dwelling unit, and provides the only means of egress from each dwelling unit, provided that the means of egress is separated from the remainder of the building and common areas by a fire separation having a 30 min fire-resistance rating and provided further that the required access to exit from any dwelling unit cannot be through another dwelling unit and common areas are provided with smoke alarms that are installed in conformance with Subsection 9.10.19 and are interconnected,

12 ALL FRAMING LUMBER WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 0.05MM POLYETHYLENE OR TYPE 'S' ROLL ROOFING.

13 PART 11 COMPLIANCE ALTERNATIVE C105 (9.5.3.1)

In detached houses, semi-detached houses, townhouses and row houses containing not more than two dwelling units,
(a.) minimum room height shall not be less than 1950mm over the required floor area and in any location that would normally be used as a means of egress, or
(b.) minimum room height shall not be less than 2030mm over at least 50% of the required floor area, provided that any part of the floor having a clear height of less than 1400mm shall no be considered in computing the required floor area.

14 AN ADEQUATE SUPPLY OF COMBUSTION AIR MUST BE AVAILABLE FOR THE FURNACE AND HOT WATER TANK.

15 THE FIRE SPRINKLER SYSTEM SHALL BE A FLOW THROUGH SYSTEM WITH A MINIMUM 3/4" COPPER PIPE CONNECTED TO AT LEAST A 3/4" COPPER WATER PIPE OR DIRECTLY AFTER THE WATER METER AND SHALL HAVE A SUPERVISED SHUT OFF SUPPLY VALVE.

16 AIR SUPPLY REGISTERS AT CEILING.

17 AIR RETURN REGISTERS AT FLOOR LEVEL.

18 EXHAUST FAN TO DIRECTLY DISCHARGE OUTSIDE.

19 UNDERCUT DOOR MIN 1" SHORT TO ANY ROOM WITHOUT RETURN GRILL.

20 BATTERY POWERED EMERGENCY LIGHTING UNITS CONFORMING TO CSA C22.2 NO. 141 "EMERGENCY LIGHTING EQUIPMENT" SHALL BE PROVIDED IN ANY COMMON MEANS OF EGRESS

21 2"x6" STUD 16" O.C.(2"x6") SIL PLATE ON DAMP PROOFING MATERIAL (1/2") DIA. ANCHOR BOLTS 8" LONG EMBEDDED MIN. (4") INTO CONCRETE 7"-10" O.C. (4") HIGH CONCRETE CURB ON (14"x6") CONCRETE FOOTING ADD HORIZONTAL BLOCKING AT MID-HEIGHT IF WALL IS UNFINISHED

22 INTERIOR WALL CONSTRUCTION 30 MIN FRR "TYPE C"
1/2" DRYWALL FINISH
2"x6" WOOD STUD @ 16" O.C.
5 1/2" ROXULL SAFE 'N' SOUND INSULATION
1/2" DRYWALL FINISH

23 PROVIDE SMOKE DETECTOR IN THE SUPPLY OR RETURN AIR DUCT SYSTEM TO TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION OF SMOKE DETECTOR. SEE NOTE 5.

24 PROVIDE SPRINKLERS IN AREAS WITH UNFINISHED CEILING. NEW SPRINKLER SYSTEM TO BE PROVIDED. SEE NOTE 15
GAS PROOF ALL CEILING VOIDS.

25 20 MIN RATED DOOR AND FRAME WITH SELF CLOSING DEVICE.

26 Shut-off valves shall be installed in every suite in a building of residential occupancy as may be necessary to ensure that when the supply to one suite is shut off the supply to the remainder of the building is not interrupted.

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STAMP:



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01	SCHEMATIC	26.09.2025
No.	DESCRIPTION	DATE

PROJECT:

**6367 KER STR, NIAGARA
FALLS, ONTARIO**

TITLE:

**CONSTRUCTION
NOTES**

CONSULTANT:

PAVLO PALAGUT, P.ENG.
(416 528 3834)
ppalagut@elmondeengineering.ca

DRAWN BY: A.B.K	CHECKED BY: P.P
DATE: 26.09.2025	DRAWING NO: N-1
SCALE: 3/16"=1'-0"	

GENERAL SPECIFICATIONS:

ALL DRAWING TO BE USED FOR CONSTRUCTION ONLY WHEN APPROVED BY MUNICIPALITY ACCOMPANIED WITH THE BUILDING PERMIT. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON THE JOB AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING WITH WORK.

MANUFACTURED ITEMS MATERIALS AND CONSTRUCTION MUST COMPLY WITH ALL REQUIREMENTS OF CANADA MORTGAGE AND HOUSING CORPORATIONS (C.M.H.C.) AND CANADIAN STANDARDS ASSOCIATION (C.S.A.).

DESIGNER SHALL TAKE NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT.

THE DRAWINGS ARE NOT TO BE SCALED