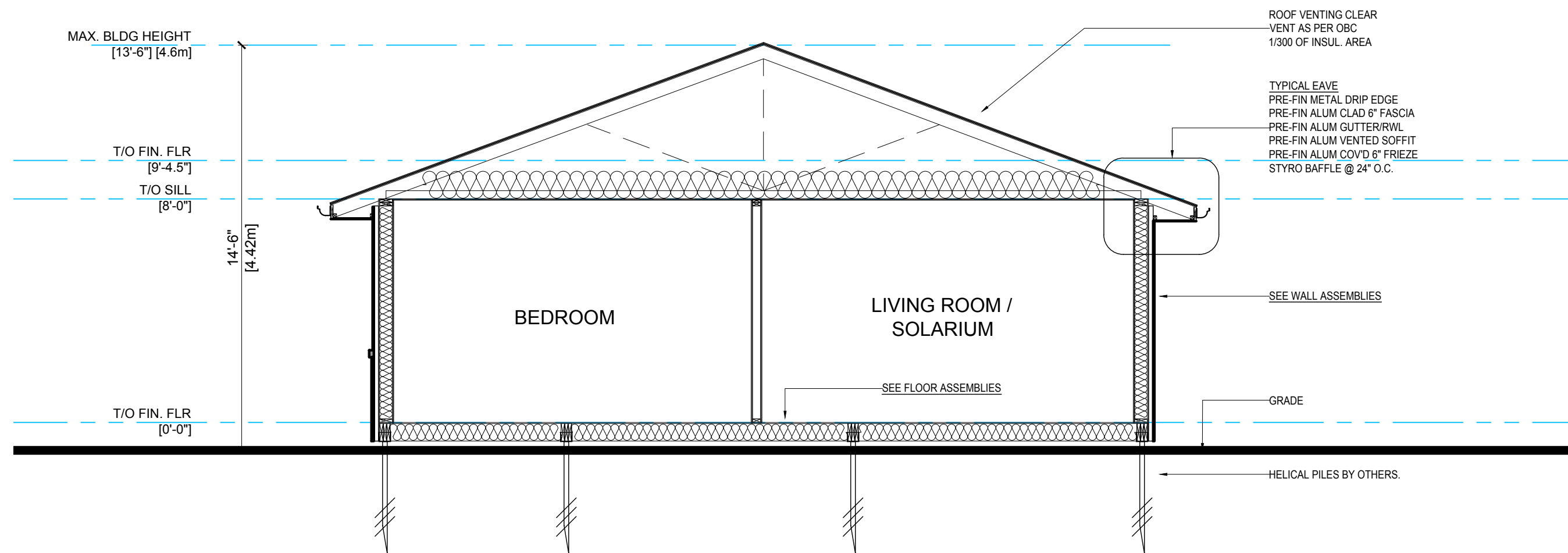


OVERALL SITE PLAN

SCALE: 3/32" = 1'-0"



1 BUILDING SECTION
A1-100 SCALE: 1/4"=1'-0"

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH 2012 ONTARIO BUILDING CODE INCLUDING ALL AMENDMENTS.
- ALL LUMBER TO BE SPF 1 & 2 OR BETTER.
- WOOD FRAMING ON CONCRETE IN DIRECT CONTACT TO SOIL SHALL BE SEPARATED WITH 6 MIL. POLYETHYLENE.
- EVERY BEDROOM WINDOW SHALL HAVE AN OPEN AREA OF 3.8 SQFT WITH NO DIMENSION LESS THAN 15".
- WALLS AND CEILINGS IN ATTACHED GARAGE SHALL BE GASPROOFED.
- DOOR BETWEEN GARAGE AND HOME SHALL HAVE A SELF CLOSER, WEATHER STRIPPING AND DOOR SWEEP.
- FRONT ENTRY DOOR TO HAVE RESISTANCE TO FORCED ENTRY AS PER 9.7.5.2 OBC.
- ONE SMOKE ALARM SHALL BE INSTALLED ON OR NEAR THE CEILING ON EACH FLOOR.
- CO/SMOKE ALARMS SHALL BE INTERCONNECTED AND LOCATED IN EACH BEDROOM AND A HALLWAY AREA SERVING THE BEDROOMS.
- STAIRS SHALL HAVE:
MIN. RISE 125mm [4 11/16"]
MIN RUN OF 255mm [10 1/8"]
MIN HEADROOM OF 6'-5"
MIN WIDTH OF 2'-10"
MAX RISE OF 200mm [7 7/8"]
MAX RUN OF 355mm [14"]
- PROVIDE SOLID BLOCKING OR 3/4" PL WOOD SHEATHING FOR FUTURE GRAB BARS AT BATHROOMS AS PER 9.5.2.3 OBC
- ALL PLUMBING TO CONFORM TO PART 7 OF THE ONTARIO BUILDING CODE.
- ALL MECHANICAL VENTILATION TO CONFORM TO THE ONTARIO BUILDING CODE.
- MECHANICAL AND ELECTRICAL DESIGN BY OTHERS.
- ELECTRICAL LAYOUT TO BE VERIFIED ON SITE BY OWNER AND CONTRACTOR.
- ALL FLOOR DRAIN LOCATIONS TO BE VERIFIED BY CONTRACTOR.
- ALL ROOF ATTIC AREAS MUST HAVE ACCESS. REFER TO PLANS.
- ALL STAIRS TO BE APPROVED BY WAY OF SHOP DRAWINGS PRIOR TO MANUFACTURING.
- ALL KITCHEN CABINETS TO BE APPROVED BY WAY OF SHOP DRAWINGS PRIOR TO MANUFACTURING.
- KITCHEN LAYOUT TO BE APPROVED BY OWNER AND KITCHEN DESIGNER PRIOR TO MANUFACTURING AND INSTALLATION.
- TRUSS, JOISTS AND ENGINEERED LUMBER TO BE PRE-ENGINEERED AND APPROVED BY WAY OF SHOP DRAWINGS PRIOR TO MANUFACTURE.
- SNOW LOAD AS PER OBC 9.4.2.2 - NIAGARA FALLS
S= Cb * Sa +Sr
S= (0.55 * 1.8)+0.4
S=1.40Pa

Limiting Distance OBC 9.10.15.4						
Building Face	Limiting Distance	Total Area	Window Area	Wall Area	% Permitted	% Provided
North	1.2m	26.5m²	0.4m²	26.1m²	8% (2.16m²)	1.5%
South	48.73m	26.5m²	-	-	100%	-
West	3.33m	16m²	0.9m²	15.1m²	37% (5.92m²)	5.9%
East	3.78m	20m²	2m²	18m²	30% (6.0m²)	10%

Zoning Information R2 Residential- Zoning By-law 79-200		
	Required	Proposed
Minimum Lot Area	370m²	1,115m²
Minimum Lot Frontage	12m	18.29m
Minimum Front Yard	6m	7.15m
Minimum Rear Yard	7.5m	38.72m
Minimum Interior Side Yard	1.2m	3.42m
Minimum Exterior Side Yard	4.5m	-
Minimum Landscape Open Space	30% (335m²)	71.3% (795 / 1,115) Exist. Residence 99m² Exist. Garage 41m² Exist. Driveway 98m² New Driveway 18m² New Studio 93m² Total 350m² Landscape 795m²
Maximum Lot Coverage	45%	20.9% (233 / 1,115)
Maximum Building Height	10m	existing unaltered

	Required	Proposed
Accessory Building		
Minimum Interior Side Yard	1.2m	3.33m
Minimum Rear Yard	0.45m	1.2m
Maximum Building Height	3m (walls) 4.6m (pitched roof)	4.6m
Accessory Building Lot Coverage	lesser of 15% or 93m²	8.3% (93 / 1,115)

FOOTING SCHEDULE

F1 - 40"x 40"x 12" w/
2-15M REBAR e/w

LINTEL SCHEDULE

L1 - 2"x 6"
L2 - 3"x 6"
L3 - 2"x 8"
L4 - 3"x 8"
L5 - 2"x 10"
L6 - 3"x 10"
L7 - 2"x 12"
L8 - 3"x 12"
L9 - 3"x 3 1/2"x 8" STL
L10 - 3 1/2"x 5"x 8" STL (LLV)
L11 - W16x26 STL BEAM & PL
10"x 8" THK

POST SCHEDULE

P1 - 3"x 2"x6"
P2 - 6"x6" P.T. W/ POST
HP - HELICAL PILE BY OTHERS
HP2 - HELICAL PILE BY OTHER
COLUMN ABOVE

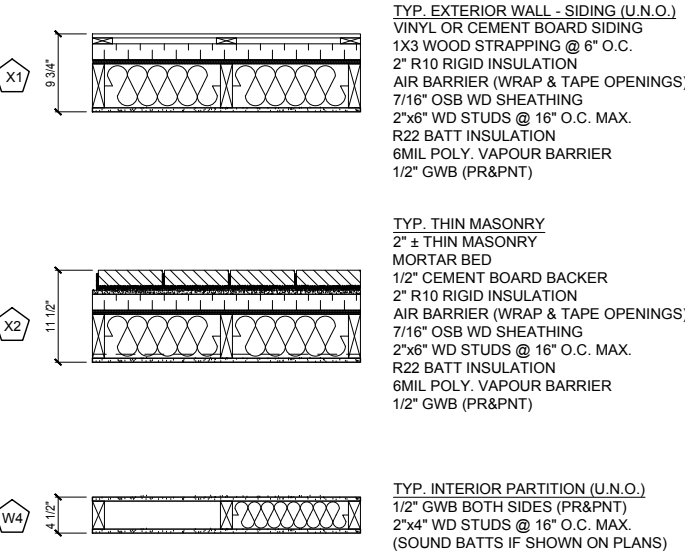
NOTE: WELD ALL STEEL/PLATE/LINTEL CONNECTIONS

FLOOR DESIGN LOADS

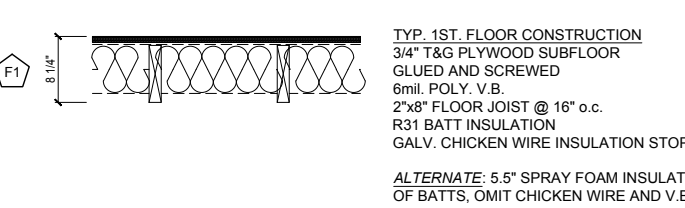
DEAD= 15 psf
LIVE= 40 psf

* 1.5" conc. topping add 19 psf

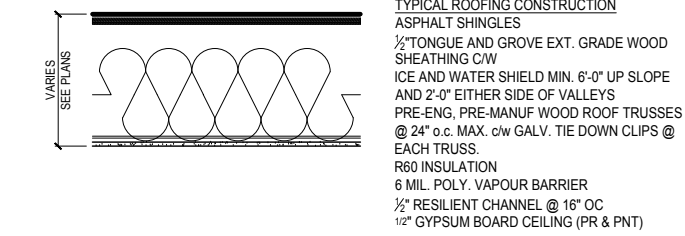
WALL SCHEDULE



FLOOR ASSEMBLIES



ROOF ASSEMBLIES



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Div. C, Article 3.2.5.1 of the Building Code

Andrew Hellwig 18776
Name Signature BCIN

QUALIFICATION INFORMATION
Required unless design is exempt under Div. C, Article 3.2.4.1 of the Building Code

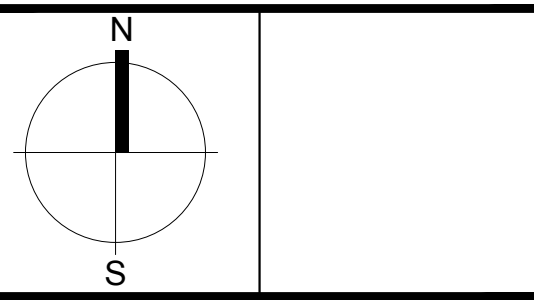
Andrew Allen Hellwig 114357
Design Consultants Inc Firm Name BCIN

Seal:	Seal:
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No.	Date	Revision
01	April 6, 2025	Issued for Client Review
02	April 12, 2025	Issued for Client Review
03	April 20, 2025	Issued for Client Review
04	Aug. 7, 2025	Issued for Minor Variance
05	Aug. 16, 2025	Issued for Client Review
06	Aug. 22, 2025	Issued for Client Review
07	Sept. 5, 2025	Issued for Permit
08	Oct. 16, 2025	Re-issued for Minor Variance
09		

Project Name:
New Accessory Building - Artist's Studio
Existing Residence
5977 Barker Street, Niagara Falls, Ontario

Project Notes
Project Details
Site Plan



Project No.: -	Date: April 2025
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Drawing No.:
A1-100