



ONE STOREY ADDITION TO SINGLE FAMILY DWELLING



A GUIDE FOR HOME OWNERS

January 2011

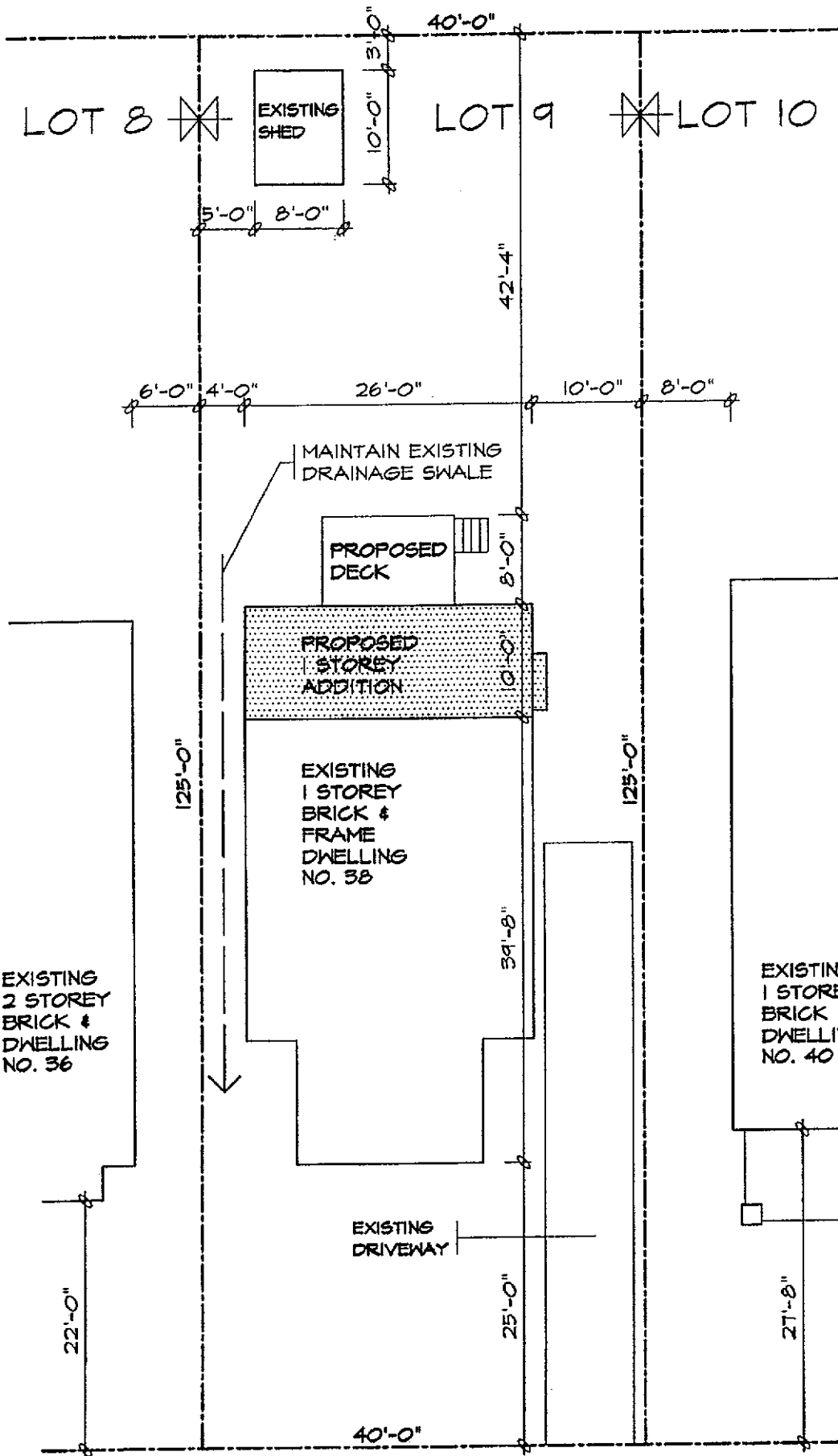
OUR GOAL

Is to ensure that buildings in Niagara Falls are constructed safely & in accordance with best interests of the owner, the occupants and the community.

ASK US!!!

We are approachable and anxious to be of service. Describe your project to us and we'll outline the permit requirements for you - together we can assure a quality building project.

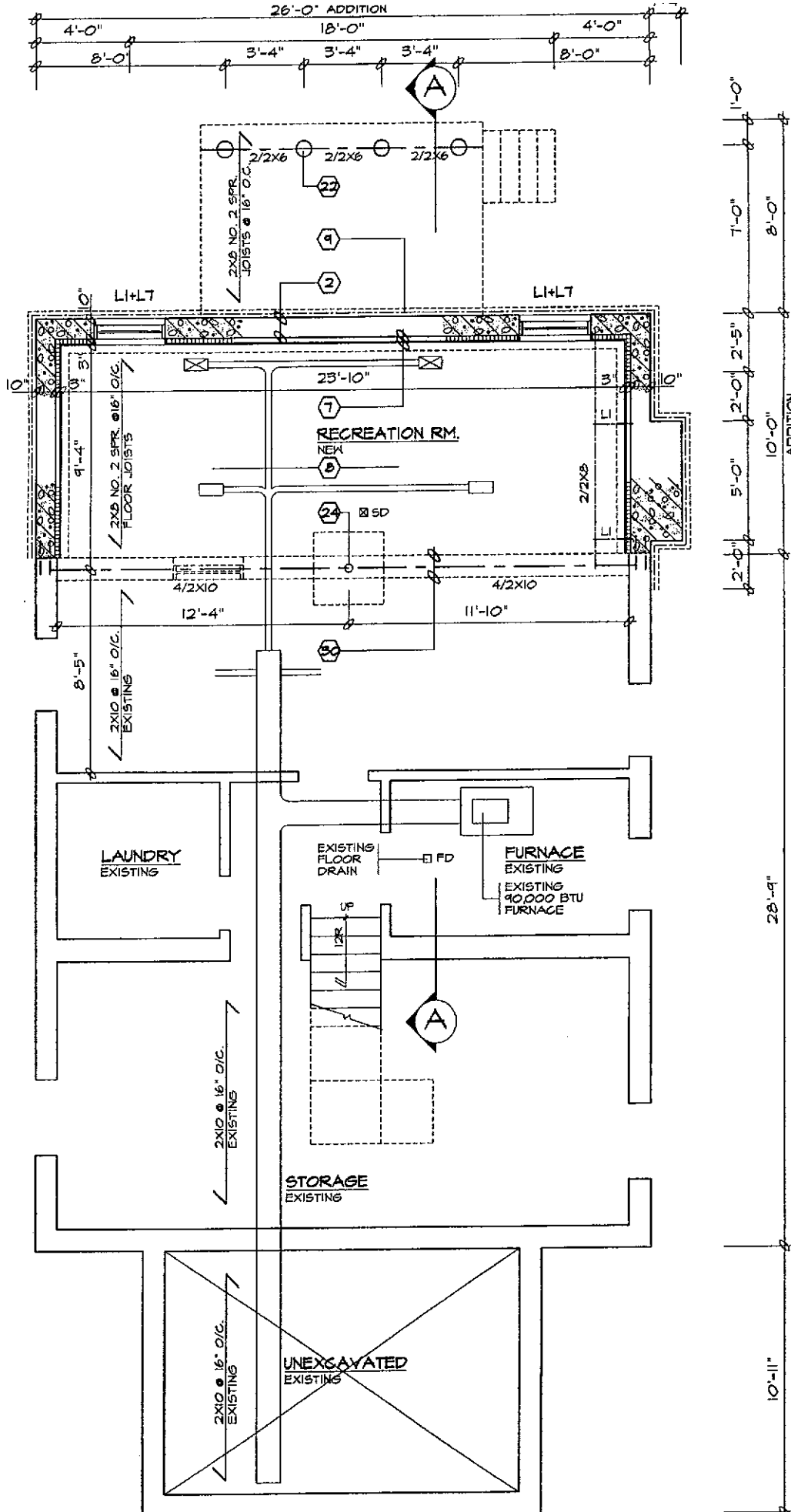
Building & Inspection Services
City Hall (Main Floor)
4310 Queen Street, Niagara Falls
(905) 356-7521 ext. 4344 or 4213



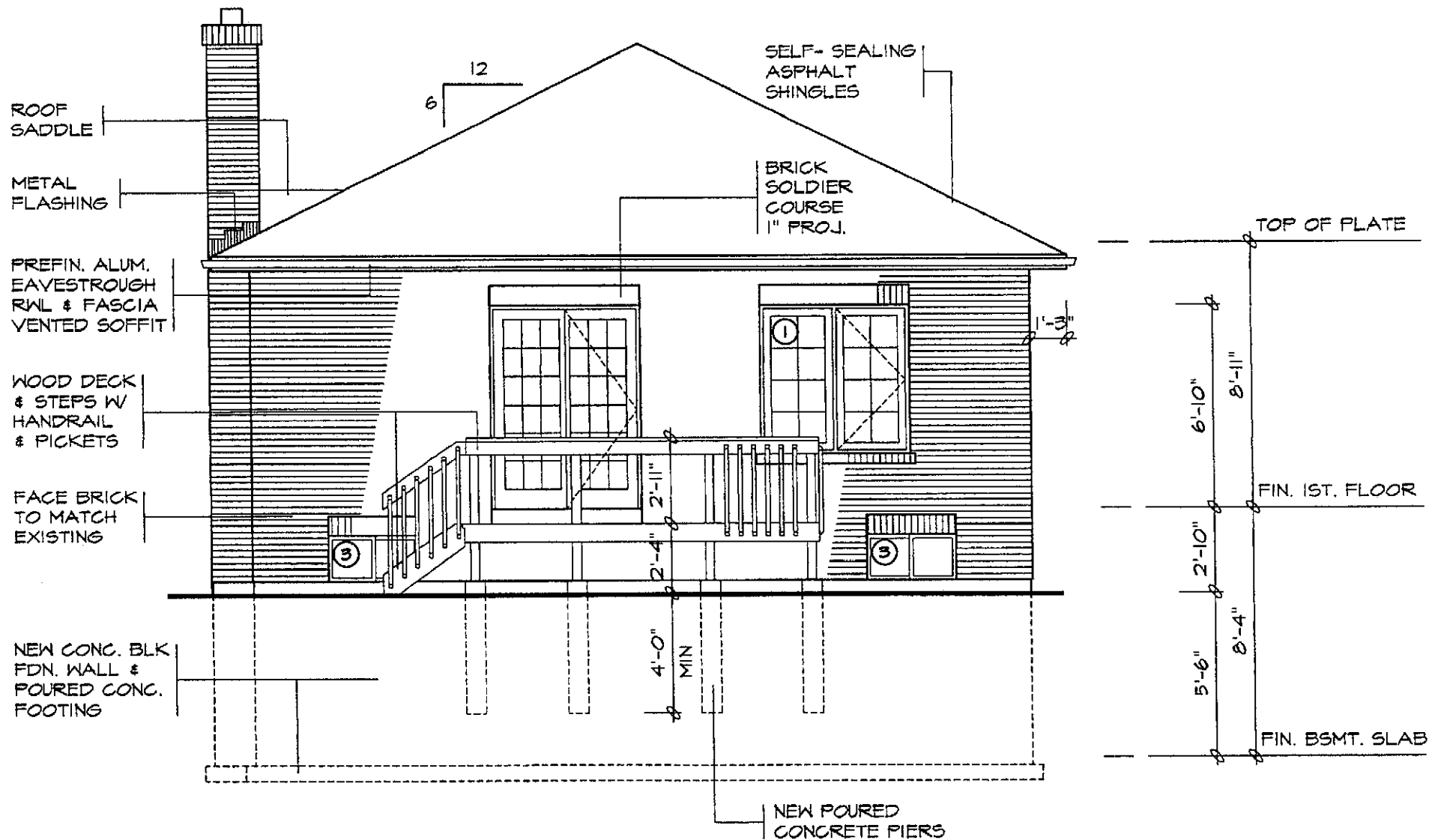
SITE PLAN

SCALE 1" = 15'-0"

SKETCH OF SURVEY OF
 LOT 9
 REG'D PLAN 4220
 CITY OF TORONTO
 B.C. TRANSIT. O.L.S.
 DECEMBER 31ST, 1999

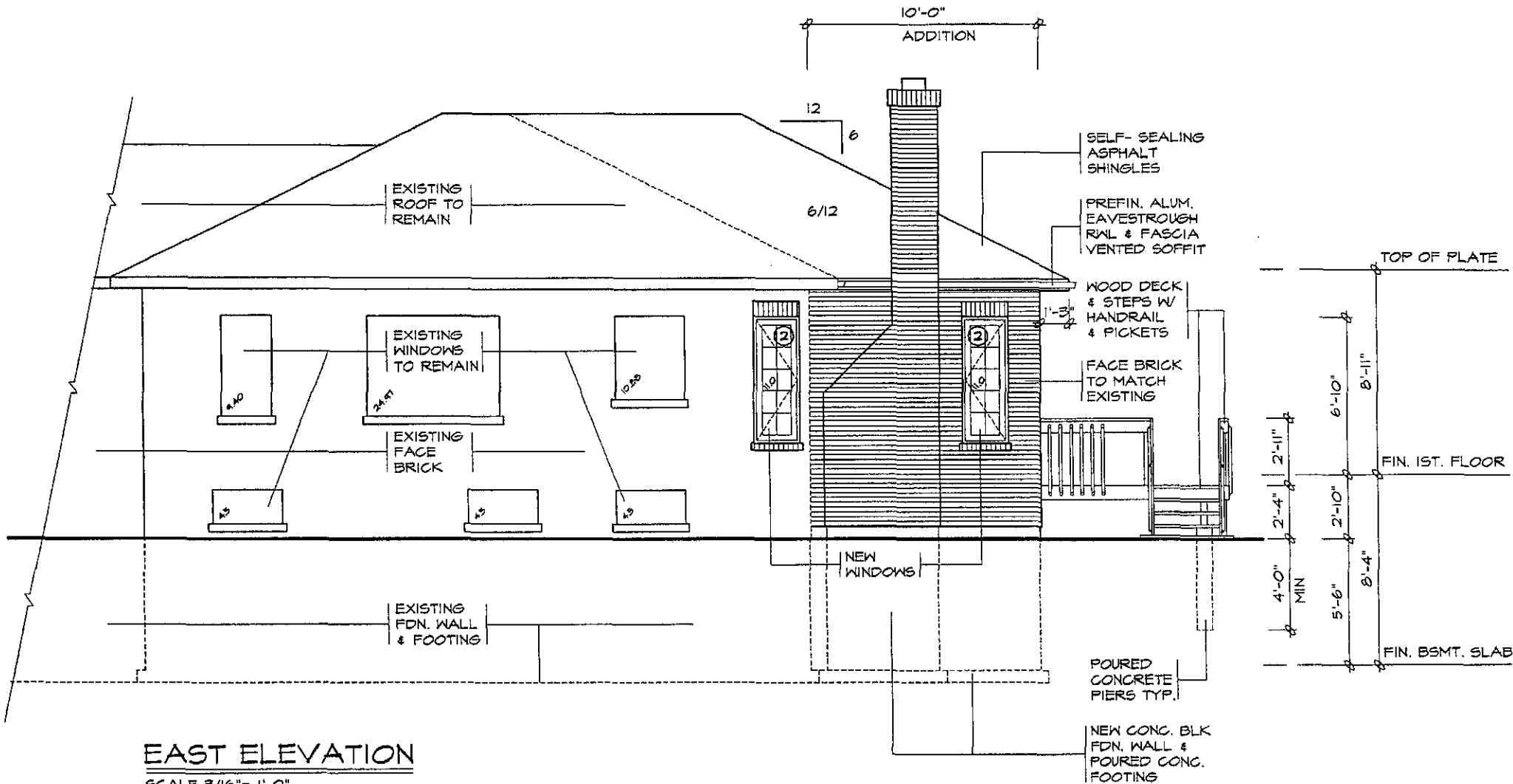


BASEMENT PLAN
 SCALE 3/16" = 1'-0"



NORTH ELEVATION

SCALE 3/16" = 1'-0"

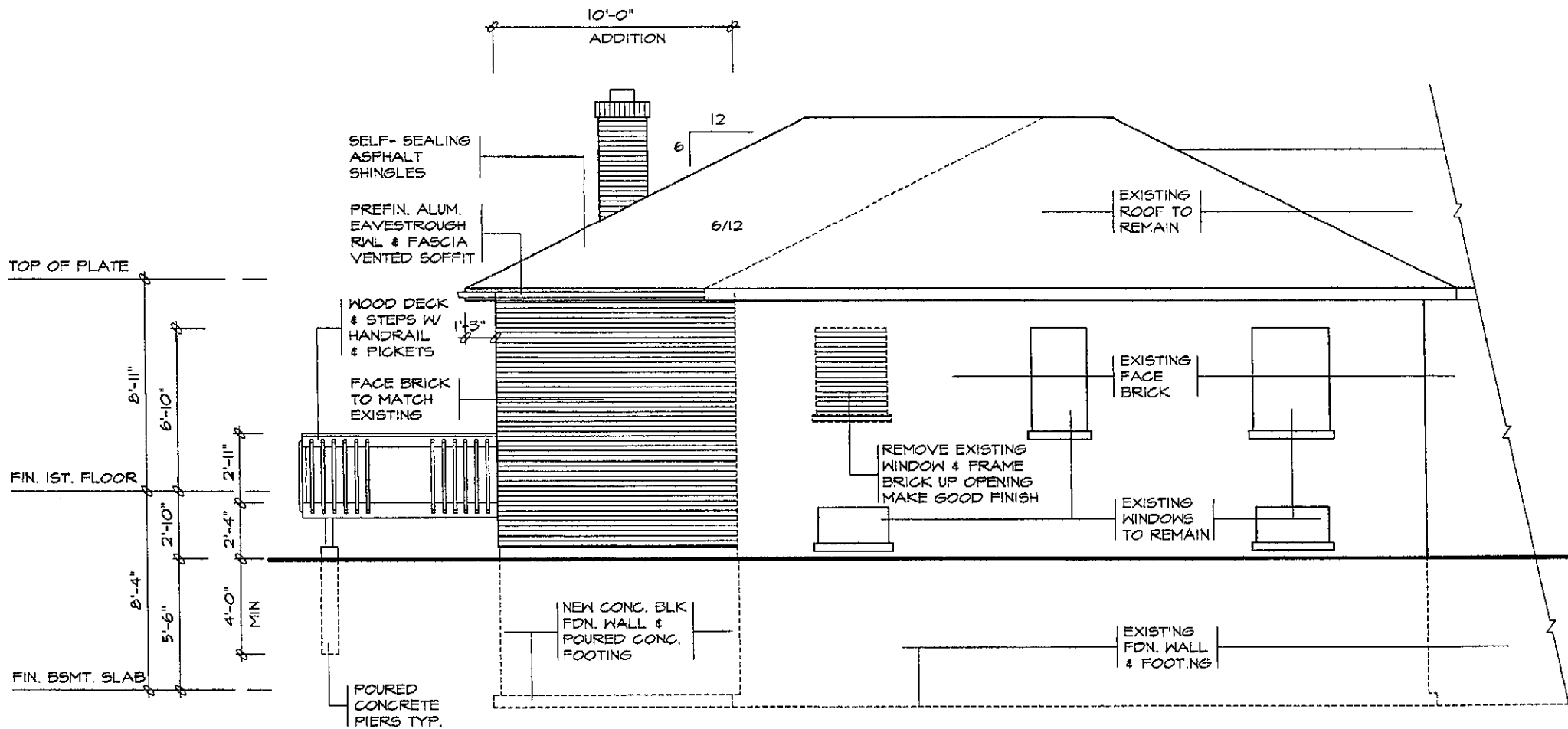


EAST ELEVATION

SCALE 3/16" = 1'-0"

UNPROTECTED OPENINGS

| | |
|-------------------------|-----------------|
| WALL AREA | 537.93 SQ.FT |
| LIMITING DISTANCE | 10'-0" @ 19.43% |
| MAX. ALLOWABLE OPENINGS | 104.52 SQ.FT. |
| TOTAL OPENINGS PROVIDED | 102.05 SQ.FT. |



WEST ELEVATION

SCALE 3/16" = 1'-0"

UNPROTECTED OPENINGS

NO NEW OPENINGS
EXISTING TO REMAIN

ASPHALT SHINGLES ON MIN. 3/8" PLYWOOD SHEATHING ON APPROVED ROOF TRUSSES OR WOOD RAFTERS (SEE PLANS) USE 'H'-CLIPS IF 24" O.C. SPACING

ROOF VENTILATION 1:300 OF THE INSULATED CEILING AREA UNIFORMLY DISTRIBUTED

EAVE PROTECTION TO EXTEND FROM THE EDGE OF THE ROOF, 36" UP THE SLOPE BUT NOT LESS THAN 12" BEYOND THE INT. FACE OF THE EXTERIOR WALL

12
4 MIN

EAVESTROUGH, RVL FASCIA BOARD & VENTED SOFFIT FINISH AS PER THE ELEVATIONS

CARRY MIN. R12 INSULATION TO COVER INTERIOR FACE OF EXTERIOR WALL

INTERIOR CEILING FINISH CONT. AIR/VAPOUR BARRIER W/ MINIMUM R31 INSULATION

FRAME WALL CONSTRUCTION FINISH AS PER ELEVATIONS SHEATHING PAPER, LAYERS TO OVERLAP EACH OTHER EXTERIOR TYPE SHEATHING 2X6 WOOD STUDS @ 16" O.C. RIT BATT INSULATION IN CONTINUOUS CONTACT W/ SHEATHING & CONTINUOUS VAPOUR/AIR BARRIER DOUBLE PLATE @ TOP SOLE PLATE @ BOTTOM INTERIOR WALL FINISH

FLOOR FINISH 5/8" T&G PLYWOOD SUBFLOOR OR APPROVED EQUAL ON WOOD FLOOR JOISTS BRIDGED W/ CONTINUOUS 1"X3" STRAPPING OR 2"X2" CROSS BRIDGING OR SOLID BLOCKING @ 6'-11" O.C.

WOOD SILL PLATE FASTENED TO FOUNDATION WALL W/ MINIMUM 1/2" DIAMETER ANCHOR BOLTS EMBEDDED MIN. 4" IN CONCRETE @ 7'-10" O.C. MAX. & PROVIDE CAULKING OR GASKET BETWEEN PLATE & FOUNDATION WALL

ACOUSTIC SEALANT

SLOPE GRADE AWAY FROM BUILDING FACE

CONTINUOUS HEADER JOIST W/ RIT BATT INSULATION, EXTEND VAPOUR/AIR BARRIER & SEAL TO JOIST & SUBFLOOR

BITUMINOUS DAMPPROOFING ON MINIMUM 1/4" PARING ON CONCRETE BLOCK FDN. WALL W/ PARING COVERED OVER POURED CONCRETE FOOTING

MIN. 8" WOOD SIDING

TOP BLOCK COURSE FILLED W/ MORTAR OR CONCRETE SEMI-SOLID BLOCK COURSE AT OR BELOW GRADE LEVEL

(POURED CONCRETE WALLS TO HAVE TIE HOLES FILLED WITH CEMENT MORTAR OR DAMPPROOFING)

2"X8" WOOD STRAPPING @ 16" O.C. R8 INSULATION W/ 6 MIL POLY VAPOUR/BARRIER W/ MOISTURE BARRIER TO HEIGHT OF EXTERIOR GRADE BETWEEN FOUNDATION WALL & WOOD FRAMING (INTERIOR FINISH IS OPTIONAL)

DRAINAGE LAYER - MINIMUM 3/4" MINERAL FIBRE INSULATION W/ A DENSITY OF NOT LESS THAN 3.6LB/FT³ OR - MINIMUM 4" OF FREE DRAINING GRANULAR MATERIAL, OR - A B.M.E.C. APPROVED DRAINAGE LAYER MATERIAL

| BLOCK SIZE | MAX. HEIGHT FROM SLAB TO GRADE |
|------------|--------------------------------|
| 8" | 3'-11" |
| 10" | 5'-11" |
| 12" | 7'-3" |

16"X6" DEEP POURED CONC. FTG. (TYPICAL) FOOTING TO BEAR ON UNDISTURBED SOIL

BASEMENT SLAB 3" POURED CONC. SLAB 2200 PSI W/ 6 MIL POLY 3600 PSI WITHOUT POLY 4" CRUSHED STONE

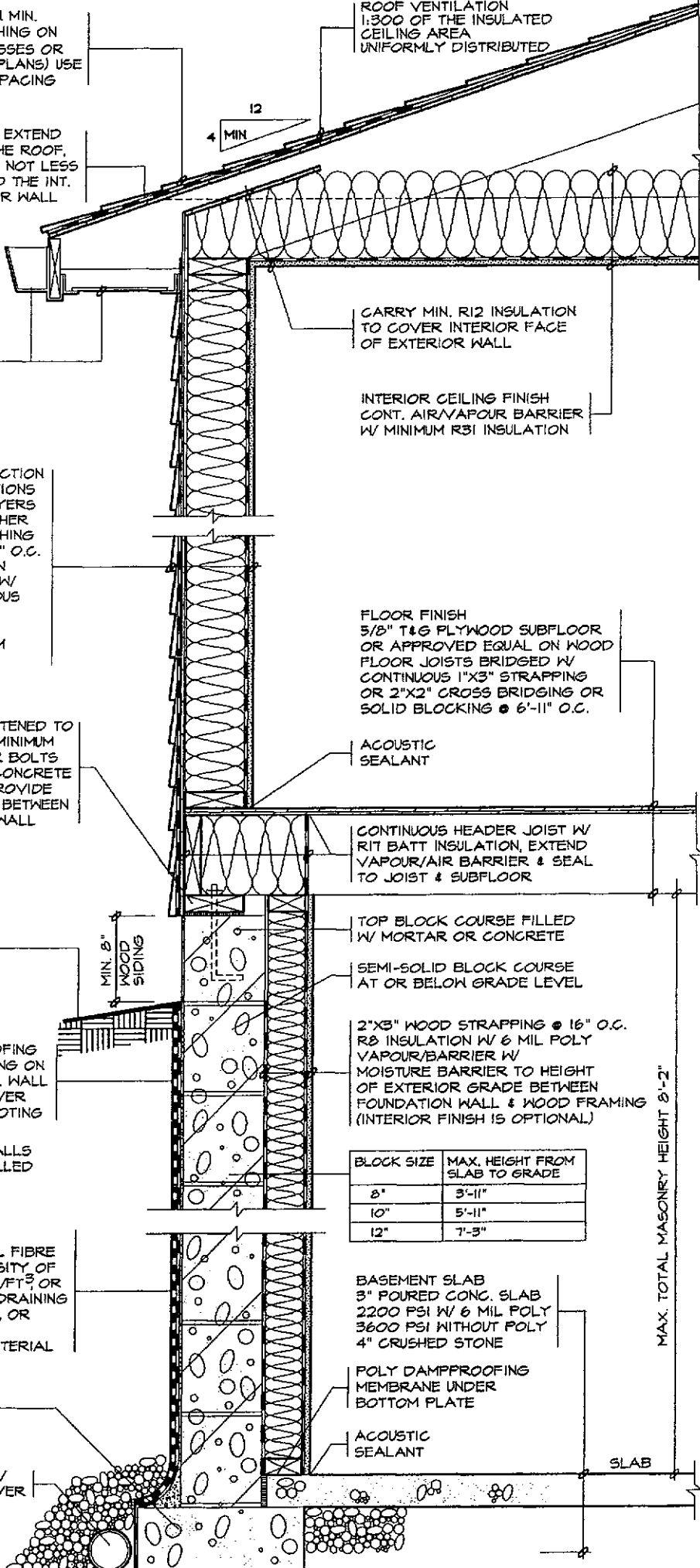
POLY DAMPPROOFING MEMBRANE UNDER BOTTOM PLATE

ACOUSTIC SEALANT

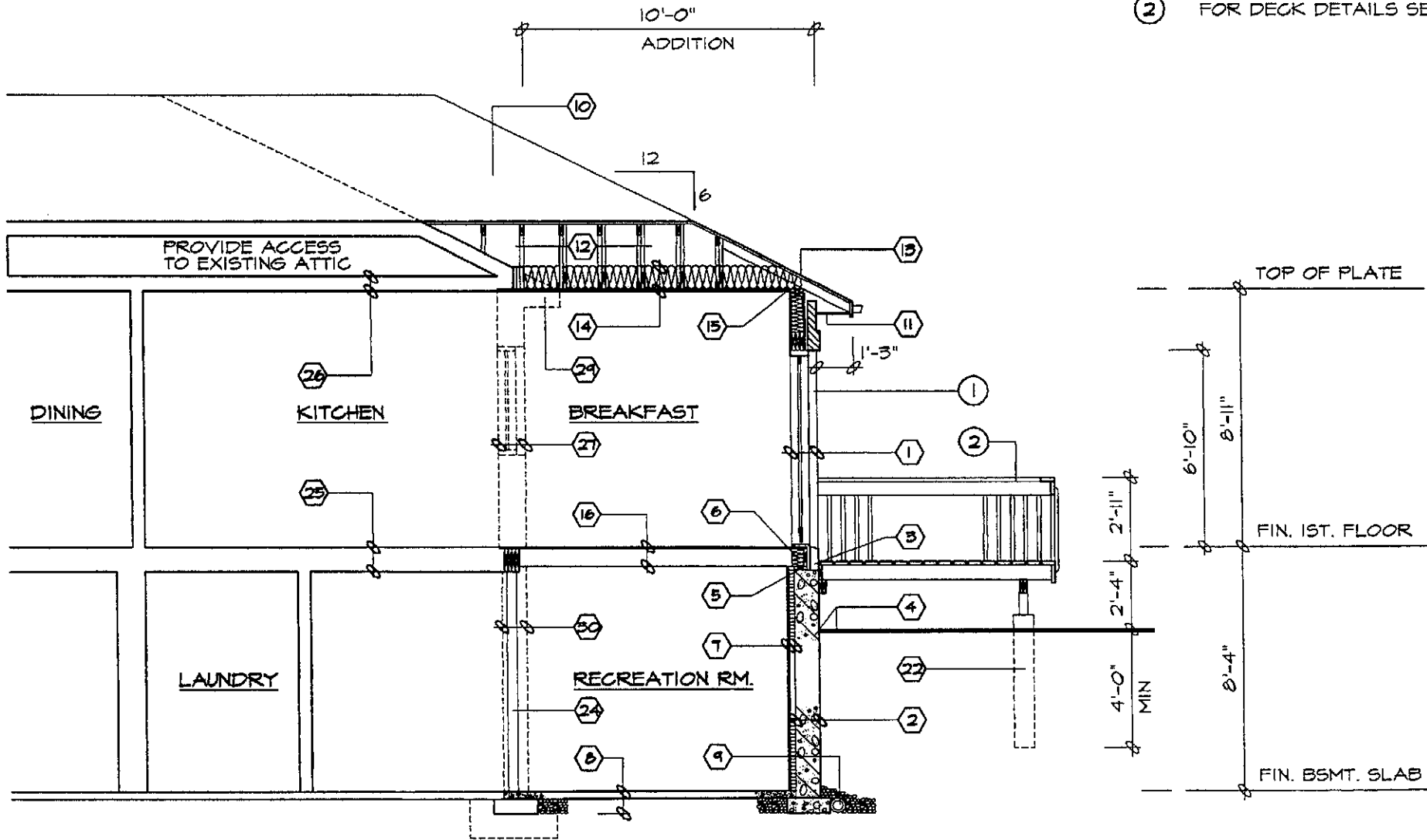
4" DIA. KEEPING TILE W/ 6" CRUSHED STONE COVER

MAX. TOTAL MASONRY HEIGHT 8'-2"

SLAB



- ① FOR WALL SECTION SEE W03
- ② FOR DECK DETAILS SEE D01 & D02



SECTION 'A-A'

SCALE 3/16" = 1'-0"

CONSTRUCTION SPECIFICATIONS

1 BRICK VENEER WALL

4" FACE BRICK, 1" AIR SPACE
0.03 THICK X 7/8" WIDE
GALVANIZED METAL TIES
INSTALLED W/ GALVANIZED
SPIRAL NAILS OR SCREWS
32" O.C. HORIZ., 16" O.C. VERT.
SHEATHING PAPER, LAYERS
TO OVERLAP EACH OTHER
EXTERIOR TYPE SHEATHING
2"x6" WOOD STUDS @ 16" O.C.
R IT BATT INSUL. IN CONTINUOUS
CONTACT W/ EXTERIOR SHEATHING
CONTINUOUS AIR / VAPOUR BARRIER
1/2" INTERIOR DRYWALL FINISH
DOUBLE PLATE @ TOP
SOLE PLATE @ BOTTOM

2 FOUNDATION WALL

BITUMINOUS DAMPPROOFING ON
MINIMUM 1/4" PARINGS ON
CONCRETE BLOCK FDN. WALL
TOP BLOCK COURSE FILLED
W/ MORTAR OR CONCRETE
PROVIDE PARINGS COVERED OVER
18"x 6" POURED CONC. FOOTING
TO BEAR ON UNDISTURBED SOIL
PROVIDE DRAINAGE LAYER
- MIN. 3/4" MINERAL FIBRE
INSULATION W/ A DENSITY OF
NOT LESS THAN 3.6 LB./FT. OR
- MIN. 4" OF FREE DRAINING
GRANULAR MATERIAL OR
- A B.M.E.C. APPROVED
DRAINAGE LAYER MATERIAL

3 BRICK VENEER @ FDN. WALL

20 MIL POLY FLASHING MINIMUM
6" UP BEHIND SHEATHING PAPER
WEEP HOLES @ MIN. 2'-1" APART

4 GRADE

SLOPE GRADE AWAY FROM
BUILDING FACE & PROVIDE
SEMI-SOLID BLOCK COURSE
AT OR BELOW GRADE LEVEL

5 SILL PLATE

2"x6" SILL PLATE FASTENED
TO FOUNDATION WALL WITH
MIN. 1/2" DIA. ANCHOR BOLTS
EMBEDDED MIN. 4" IN CONCRETE
@ 1'-10" O.C. MAX. & PROVIDE
CAULKING OR GASKET BETWEEN
PLATE & FOUNDATION WALL

6 FLOOR INSULATION

CONTINUOUS HEADER JOIST WITH
R IT BATT INSULATION, EXTEND
VAPOUR / AIR BARRIER & SEAL
TO JOIST AND SUBFLOOR

7 FOUNDATION INSULATION

1/2" INTERIOR DRYWALL FINISH
2"x6" WOOD STRAPPINGS @ 16" O.C.
MIN. R3 INSULATION W/ 6 MIL POLY
AIR / VAPOUR BARRIER FULL HEIGHT.
MOISTURE BARRIER TO HEIGHT OF
EXTERIOR GRADE BETWEEN
FOUNDATION WALL & WOOD FRAMING

8 BASEMENT SLAB

3" POURED CONCRETE SLAB
(3600 PSI CONC. STRENGTH)
4" CRUSHED STONE BELOW

9 DRAINAGE

4" DIA. WEEPING TILE W/
6" CRUSHED STONE COVER

10 ROOF CONSTRUCTION

20 YEAR ASPHALT SHINGLES ON MIN.
3/8" EXTERIOR PLYWOOD SHEATHING
ON APPROVED ROOF TRUSSES OR
CONVENTIONAL FRAMING (SEE PLANS)
USE 1" CLIPS IF 24" O.C. SPACING

11 OVERHANG CONSTRUCTION

PREFINISHED ALUMINUM FASCIA,
EAVESTROUGH & RAIN WATER LEADERS
TO MATCH EXISTING FINISHES. PROVIDE
DRIP EDGE AT FASCIA & VENTED SOFFIT
EXTEND DOWNSPOUTS TO GRADE LEVEL

12 ROOF VENTILATION

1,300 OF THE INSULATED CEILING
AREA UNIFORMLY DISTRIBUTED.

13 EAVES PROTECTION

EAVES PROTECTION MEMBRANE TO
EXTEND FROM THE EDGE OF THE
ROOF, 36" UP THE SLOPE BUT NOT
LESS THAN 12" BEYOND THE INTERIOR
FACE OF THE EXTERIOR WALL

14 CEILING CONSTRUCTION

5/8" INTERIOR DRYWALL FINISH
CONTINUOUS AIR / VAPOUR BARRIER
W/ MINIMUM R 31 BATT INSULATION

15 WALL/CEILING INSULATION

CARRY MIN. R12 INSULATION
TO COVER THE INTERIOR FACE
OF THE EXTERIOR WALL

16 FLOOR CONSTRUCTION

5/8" T&G PLYWOOD SUBFLOOR
2XB FLOOR JOISTS @ 16" O.C.
FLOOR JOISTS BRIDGED W/
CONTINUOUS 1"x3" STRAPPING OR
2 ROWS OF 2"x2" CROSS BRIDGING
OR SOLID BLOCKING

17 INTERIOR STUD PARTITION

1/2" DRYWALL FINISH BOTH SIDES OF
2"x4" WOOD STUDS @ 16" O/C
2 TOP PLATES & 1 BOTTOM PLATE
PROVIDE SOUND ATTENUATION
INSULATION IN BATHROOM WALLS
& WHERE INDICATED ON PLAN

18 MECHANICAL VENTILATION

PROVIDE MIN. 1 AIR CHANGE
PER HOUR IN ROOMS SPECIFIED
TO BE MECHANICALLY VENTED
80 CFM FOR BATH PRIMARY VENTS

19 STAIRS INTERIOR/EXTERIOR

| | |
|------------------|----------|
| MAXIMUM RISE | = 7 7/8" |
| MINIMUM RISE | = 4 7/8" |
| MINIMUM RUN | = 8 1/4" |
| MAXIMUM RUN | = 14" |
| MINIMUM TREAD | = 9 1/4" |
| MAXIMUM TREAD | = 14" |
| MAXIMUM NOSING | = 1" |
| MINIMUM WIDTH | = 2'-10" |
| MINIMUM HEADROOM | = 6'-5" |

20 GUARDS

| | |
|----------------------|----------|
| INTERIOR LANDINGS | = 2'-11" |
| EXTERIOR BALCONY | = 3'-6" |
| INTERIOR STAIRS | = 2'-11" |
| EXTERIOR STAIRS | = 2'-11" |
| MAX. BETWEEN PICKETS | = 4" |

GUARD HEIGHT IF
DECK TO GRADE IS:
GREATER THAN 5'-11" = 3'-6"
5'-11" OR LESS = 2'-11"
NO MEMBER OR ATTACHMENT
BETWEEN 4" & 2'-11" HIGH
SHALL FACILITATE CLIMBING

21 ATTIC ACCESS

PROVIDE ATTIC ACCESS
MIN. 20"X 28" W/ INSULATION
& WEATHER STRIPPING

22 PIERS

PROVIDE 8" DIA. SONO TUBE
FOR POURED CONCRETE PIERS
MINIMUM 4'-0" BELOW GRADE

23 EXISTING SOLID MASONRY
EXTERIOR WALL TO REMAIN.

24 3 1/2" DIA. PIPE COLUMN W/
6X6X3/8" TOP & BOTTOM PLATE
38"X38"X16" CONCRETE FOOTING

25 EXISTING FLOOR STRUCTURE
TO REMAIN.

26 EXISTING CEILING STRUCTURE
TO REMAIN.

27 REMOVE EXISTING EXTERIOR WALL
AS SHOWN DOTTED

28 REMOVE EXISTING INTERIOR STUD
PARTITIONS AS SHOWN DOTTED

29 REMOVE EXISTING ROOF OVERHANG
AS SHOWN DOTTED

30 REMOVE EXISTING FOUNDATION WALL
AS SHOWN DOTTED

31 REMOVE EXISTING WINDOW & FRAME
MAKE GOOD OPENING W/ BRICK TO
MATCH EXISTING ON THE EXTERIOR

32 INSTALL A CARBON MONOXIDE
DETECTOR CONFORMING TO
CAN/CGA-6.1.9 OR UL 2034

ROOM FINISH SCHEDULE

| RM. NO. | ROOM NAME | FLOOR | | BASE | | WALLS | | CEILING | | | REMARKS |
|---------|-------------|--------------|--------------|----------|--------|----------|--------|----------|--------|--------|-------------------------|
| | | MATERIAL | FINISH | MATERIAL | FINISH | MATERIAL | FINISH | MATERIAL | FINISH | HEIGHT | |
| | FIRST FLOOR | | | | | | | | | | |
| ① | KITCHEN | CERAMIC TILE | ----- | WOOD | PAINT | DRYWALL | PAINT | DRYWALL | PAINT | 8'-11" | |
| ② | BREAKFAST | WOOD | STAIN | WOOD | PAINT | DRYWALL | PAINT | DRYWALL | PAINT | 8'-11" | MAPLE TO MATCH EXISTING |
| ③ | BEDROOM | WOOD | STAIN | WOOD | PAINT | DRYWALL | PAINT | DRYWALL | PAINT | 8'-11" | MAPLE TO MATCH EXISTING |
| ④ | CLOSET | WOOD | STAIN | WOOD | PAINT | DRYWALL | PAINT | DRYWALL | PAINT | 8'-11" | MAPLE TO MATCH EXISTING |
| ⑤ | BATH | CERAMIC TILE | ----- | WOOD | PAINT | DRYWALL | PAINT | DRYWALL | PAINT | 8'-11" | |
| | | | | | | | | | | | |
| | BASEMENT | | | | | | | | | | |
| ⑥ | REC. ROOM | CONC. | CERAMIC TILE | WOOD | PAINT | DRYWALL | PAINT | | | 7'-8" | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

DOOR SCHEDULE

| NO. | TYPE | SIZE | QTY. | REMARKS |
|-----|-------------|---------------|------|-------------|
| ① | EXTERIOR | 5'-0" X 6'-8" | 1. | FRENCH DOOR |
| ② | SLAB | 2'-6" X 6'-8" | 1. | 800 SERIES |
| ③ | SLAB | 2'-0" X 6'-8" | 1. | 800 SERIES |
| ④ | POCKET DOOR | 2'-0" X 6'-8" | 2. | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

LINTEL SCHEDULE

| NO. | DESCRIPTION |
|-----|---------------------------|
| ① | 2-2X8 SPRUCE |
| ② | 3-2X8 SPRUCE |
| ③ | 2-2X10 SPRUCE |
| ④ | 3-2X10 SPRUCE |
| ⑤ | 2-2X12 SPRUCE |
| ⑥ | 3-2X12 SPRUCE |
| ⑦ | 3 1/2" X 3 1/2" X 1/4" L |
| ⑧ | 3 1/2" X 3 1/2" X 5/16" L |
| ⑨ | 4" X 3 1/2" X 1/4" L |
| | |
| | |
| | |

LEGEND

- DUPLEX OUTLET (WEATHERPROOF)
- DUPLEX OUTLET (HGT. ABOVE FLR.)
- DUPLEX OUTLET (12" ABOVE FLR.)
- EXHAUST FAN
- SWITCH
- HOSE BIB
- SMOKE DETECTOR
- HEAVY DUTY OUTLET
- LIGHT FIXTURE (WALL MOUNTED)
- LIGHT FIXTURE (CEILING MOUNTED)
- POT LIGHT FIXTURE
- LIGHT FIXTURE (WATER RESISTANT)
- LIGHT FIXTURE (CAPPED)
- FLUORESCENT LIGHT FIXTURE
- SOLID WOOD BEARING
- FLOOR DRAIN
- TV CABLE OUTLET
- TELEPHONE OUTLET
- COMPUTER OUTLET
- DRYER EXHAUST

WINDOW SCHEDULE

ONE WINDOW PER FLOOR TO HAVE AN UNOBSTRUCTED OPEN PORTION W/ A MIN. AREA OF 0.35m² W/ NO DIMENSION LESS THAN 380mm & MAXIMUM SILL HEIGHT OF 1M ABOVE FLOOR

| NO. | TYPE | SIZE | QTY. | REMARKS |
|-----|----------|---------------|------|---------|
| ① | CASEMENT | 5'-0" X 5'-0" | 1. | |
| ② | CASEMENT | 2'-0" X 5'-0" | 2. | |
| ③ | SLIDER | 5'-0" X 1'-6" | 2. | |
| ④ | | | | |
| ⑤ | | | | |
| ⑥ | | | | |
| | | | | |
| | | | | |
| | | | | |