Report 2022-7
Appendix A

GROETELAARS JOHN & PAULINE
1001 FIRELANE #1

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

LAKESIDE RENDERING ORIGINAL

LAKESIDE RENDERING

REVISIONS	
Date	Description
2021-10-07	Initial Concepts

PLAN INDEX	
Page	Page Name
A-1	PROJECT OVERVIEW
A-3	FOUNDATION PLAN AS BUILT
A-4	MAIN FLOOR AS BUILT
A-5	SECOND FLOOR PLAN AS BUILT
A-6	FOUNDATION PROPOSED
A-7	MAIN FLOOR PROPOSED
A-8	SECOND FLOOR PROPOSED
A-9	ROOF PLAN
A-10	ELEVATION NORTH & EAST
A-11	ELEVATION SOUTH & WEST
A-12	BATH ELEVATIONS
A-13	POWDER ROOM/ FLEX ROOM/STAIRWELL
A-14	GLASS RAILING RENDERING
E-1	ELECTRICAL PLAN

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
PROJECT OVERVIEW

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4"= 1'0"

SHEET #
A-1

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

TYPICAL NOTE SCHEDULE

2 **FOOTINGS:**
24" X 8" CONCRETE FOOTING (20 MPa)
ALL SHOULD BEAR ON UNDISTURBED SOIL

3 **INSULATION REQUIREMENTS: INTERIOR PERIMETER OF WALLS BELOW GRADE**
-R20 (MIN.) BLANKET INSULATION TO MAX. 8" ABOVE BASEMENT SLAB
-CONTINUOUS WITH NO THERMAL BREAK
-IF FINISHING INTERIOR REFER TO NOTE "W9: BASEMENT EXTERIOR WALL STRAPPING"
-ALL INSULATION SHOULD BE CONTINUOUS FROM UNDERSIDE OF THE JOISTS TO NOT MORE THAN 8" ABOVE THE FINISHED SLAB
-6 MIL VAPOUR BARRIER (AS PER O.B.C DIV. B,9.25.4) (IF REQ'D)
-BOTH OPTION A & B ARE INTERCHANGEABLE UNLESS SPECIFICALLY NOTED ON THE FLOOR PLANS AND ALL JOINTS SHOULD BE ADEQUATELY SEALED

4 **UNFINISHED BASEMENT PERIMETER**
-R20 BLANKET FROM TOP OF CEILING TO A MAX. 8" ABOVE BASEMENT SLAB CONTINUOUS WITH NO THERMAL BREAK

5 4" CONCRETE SLAB (20 MPa) ON 6" CRUSHED STONE COMPACTED ON UNDISTURBED SOIL (MIN.)

6 5" CONCRETE SLAB ON GRADE (32 MPa) WITH 6"X6"X#6/6 WELDED WIRE MESH
-6" CLEAR CRUSHED STONE
-REMOVE TOPSOIL PER O.B.C. DIV. B, 9.12.1.1.
-SLOPE TO GARAGE DOOR

7 PROVISIONS FOR ELECTRIC VEHICLE

8 MAINTAIN R20 (MIN.) INSULATION ABOVE THE INSIDE SURFACE OF THE WALL (SPRAY FOAM IF REQUIRED) (REFER TO SB-12 SECTION 2.1.1.7)

9 PROVIDE ADEQUATE BLOCKING BETWEEN STUDS FOR FUTURE INSTALLATION FOR GRAB BARS FOR WATER CLOSETS, BATHTUBS AND SHOWERS (IF NO WALL IS PRESENT DUE TO DESIGN CONSTRAINTS, THEN SPACE SHOULD BE PROVIDED FOR INSTALLATION OF A FUTURE WALL FOR THE GRAB BAR) (AS PER O.B.C DIV. B, 9.5.2.3 (1) (REFER TO TYPICAL DETAILS)

10 ALL WINDOWS U VALUE 1.6 (MAX) OR ER 25 (MIN)

11 PROVIDE GALVANIZED STEEL WINDOW WELL WITH ADEQUATE DRAINAGE WHERE REQUIRED (TYP.)

12 DEPRESS CONCRETE FOR MANDOOR (REFER TO PLAN FOR SIZE)

13 DEPRESS CONCRETE FOR GARAGE DOOR (REFER TO PLAN FOR SIZE)

14 DEPRESS CONCRETE FOUNDATION WALL FOR CONCRETE STAIR BEARING (REFER TO TYP. CONCRETE STAIR WALKOUT DETAIL WHEN APPLICABLE)

15 SUMP PUMP (PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION)

16 PROVIDE SLEEVE FOR SUMP DISHCHARGE

17 4" ⌀ WEEPING TILE WITH 6" (MIN.) GRANULAR STONE COVER (TYP.)

18 PROVIDE PRE-FINISHED AIR VENTS WITH RAIN & INSECT SCREEN (TYP.)

19 4" ⌀ FLOOR DRAIN WITH COVER
-PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION
-VERIFY LOCATION

20 2 – 10M BARS VERTICAL 6" AT EACH SIDE OF WINDOW & 2 -10M BARS HORIZONTAL

21 2 – 20M REBARS IN TOP OF FOUNDATION WALL FOR LATERAL SUPPORT AT STAIR OPENING

22 BACKFILL NOT TO EXCEED ABOVE 6" FROM STONE LEDGE, FINISH GRADE TO SLOPE AWAY

23 2X4 OR 2X6 SILL PLATE ON SILL GASKET ANCHORED WITH 8" LONG X ½ ⌀ ANCHOR BOLTS @ 72" OC (TYP.)

24 -PRESSURE TREATED WOOD POST ACHORED TO REINFORCED CONCRETE PIER ON POURED CONCRETE PAD FOOTING
-REFER TO PLAN FOR POST, PIER AND FOOTING SIZES -VERIFY ON SITE

25 **FLOOR CONSTRUCTION:**
-3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS (REFER TO PLAN FOR SIZING, SPACING AND BRACING REQUIREMENTS)

26 LOAD BEARING WALL ABOVE
-JOISTS TO CARRY LINE LOAD FROM ABOVE
-LUMBER SUPPLIER TO VERIFY

28 PROVIDE R22 (MIN.) BATT INSUL. (OR APPROVED EQ.) IN THE RIM JOIST OR HEADER AREA (REFER TO O.B.C. SB-12, 3.1.1.1. (14))
-6 MIL. VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) ON WARM SIDE OF INSUL.

30 **BRICK OR STONE SKIRT:**
-BRICK OR STONE SKIRT WALL (REFER TO PLAN FOR HEIGHT) WITH 4" CONCRETE STONE SILL
-PROVIDE CAULKING, FLASHING & TIES WHERE REQUIRED
-REFER TO W5: WALL CONSTRUCTION (BRICK/STONE) NOTE FOR TYPICAL CONSTRUCTION

31 36" (HEIGHT) HANDRAIL IF AGAINST A WALL OR 42" (HEIGHT) HANDRAIL IF GUARD REQUIRED (O.B.C DIV. B, 9.8.7.4)
-PROV'D 2" CLEARANCE FROM WALL WITH NO MRE THAN 4" PROJECTED INTO REQUIRED STAIR WIDTH (REF O.B.C DIV. B, 9.8.7.4)

32 42" (HEIGHT) RAILING (MIN)
-NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" ⌀ OR LARGER
-NO MEMBER OF THE RAILING BETWEEN 5.5" & 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CLIMBING (REFER TO O.B.C. DIV. B.9.8.8)

33 -INSULATED SELF-CLOSING DOOR WITH WEATHER-STRIPPING

34 -GAS PROOF WALLS AND CEILING IN GARAGE WITH ½" TYPE 'X' GYPSUM BOARD
-PROV'D R22 INSULATION
-TAPE AND SEAL ALL JOINTS GAS TIGHT

35 BASE & SHOE (WHERE REQ'D)

36 V-MATCH/BEAD BOARD WALL FINISH

ROOF CONSTRUCTION:

37 METAL STANDING SEAM
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

38 ASPHALT SHINGLES
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

39 **ROOF VENTS:**
-1/300 SQUARE FEET OF INSULATED CEILING AREA OR 1/150 WHERE ROOF SLOPE IS LESS THAN 1:6 (AS PER O.B.C. DIV. B 9.19.1.2)

40 **RIDGE VENT**
-CUT ROOF SHEATHING 3" ON EITHER SIDE OF RIDGE

41 **FLAT ROOF:**
-PROV'D BITUMINOUS MEMBRANE & FLASHING AS PER O.B.C.
-SLOPE ¼" = 1'- 0" (MIN.) AWAY FROM HOUSE OR TO PROVIDED DRAIN

42 **TYPICAL CEILING:**
-R60 BATT OR BLOWN INSULATION
-1/2" DRYWALL

43 -PROVIDE DROPPED CEILING IN THIS AREA
-R31 BATT INSULATION (MIN) [SPRAYED FOAM INSULATION RECOMMENDED (OPTIONAL)]
-PROVIDE HEAT DUCT & COLD AIR RETURN INTO VOID (TYP.)

44 **ATTIC ACCESS:**
-MINIMUM 22" X 36"
-PROVIDE R20 INSULATION & WEATHER STRIPPING -SITE VERIFY LOCATION

45 -ASPHALT EAVE PROTECTION (AS PER O.B.C DIV. B, 9.26.5)

46 -1 ½" AIR SPACE VENTS (BAFFLE) AT EVERY TRUSS FOR REQUIRED VENTILATION CLEARANCE

47 -PRE-FINISHED ALUMINUM EAVES ON 2"X6" CAPPED ALUMINUM FASCIA BOARD

48 -PRE-FIN ALUMINUM SOFFIT
-100% PERFORATED TO HAVE INSECT SCREEN (TYP.)

49 WOOD V-MATCH EAVES
-PVC FASCIA WITH VENTING (TYP.)

EXTERIOR ENTRY

50 -POURED CONCRETE STEPS
-VERIFY DIMENSIONS ON SITE
-RISER NOT TO EXCEED 7- 7/8" (REFER TO DETAIL)

51 -CONCRETE OR WOOD STEP(S) (SITE VERIFY)

52 -WOOD STEPS ANCHORED TO DECK
-NOT TO EXCEED 7-7/8" RISE
-VERIFY DIMENSIONS ON SITE

53 -2X6 DECK PLANKS WITH 3/16" BETWEEN
-SLOPE AWAY FROM HOUSE (MIN. 1/4" PER FOOT) (TYP.)

INTERIOR GENERAL

54 GAS FIREPLACE -PROVIDE DIRECT VENT (AS PER O.B.C DIV. B, 9.22.10.2)

55 PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, HRV, DRYER & EXHAUST HOOD

56

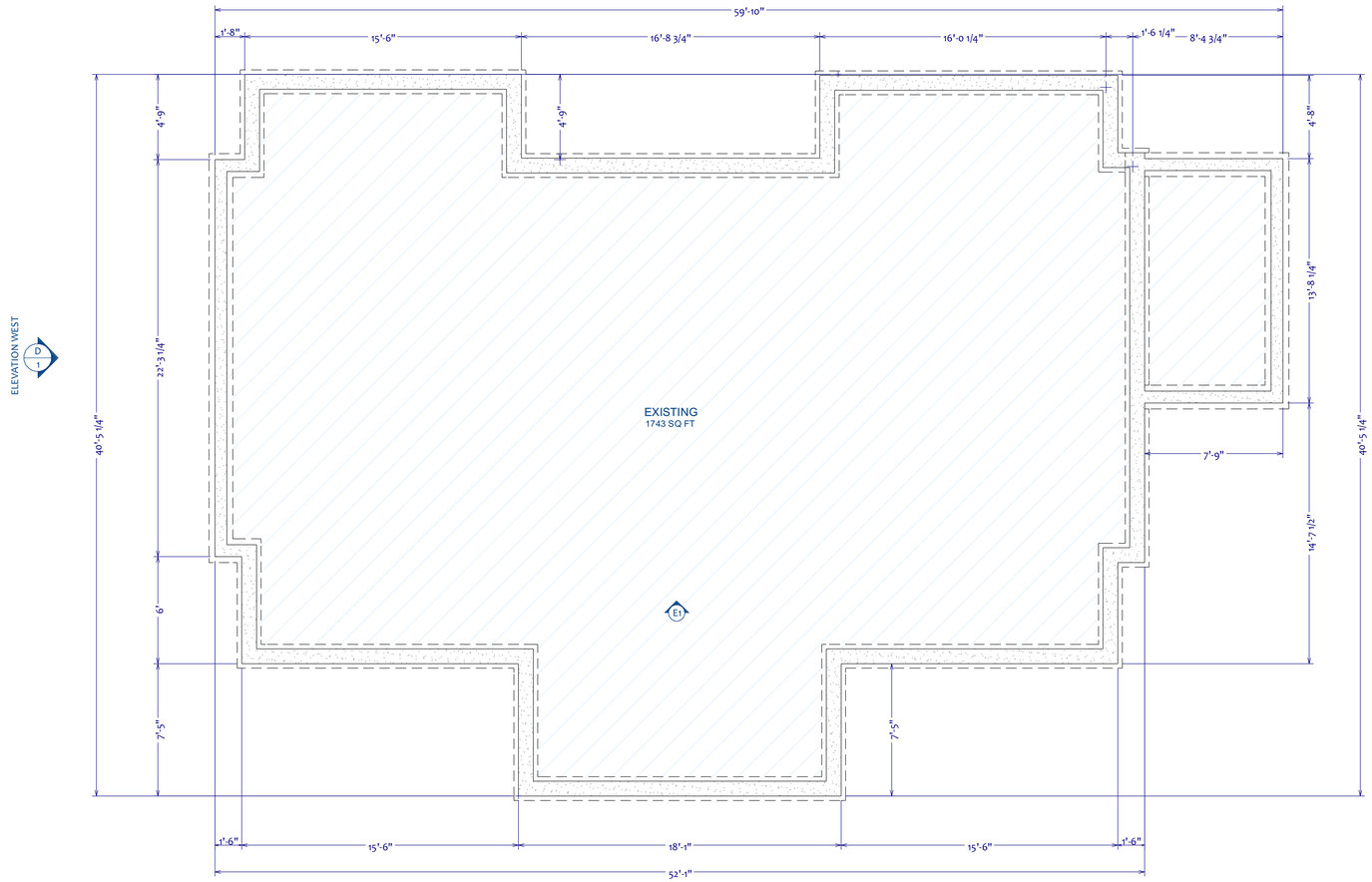
57 6'-8" MINIMUM STAIR HEADROOM (AS PER O.B.C. DIV. B,9.8.2.2 (1)) (SLANT JOISTS IF NEEDED)

58 110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A) (AS PER O.B.C. DIV. B, 9.10.19)

59 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM C/W REQUIRED VISUAL COMPONENT (I.S.C.A) (AS PER O.B.C. DIV. B, 9.10.19 & 9.33.4)

60 4" MASONRY CHASE IN FOUNDATION WALL (SITE VERIFY HEIGHT) (REFER TO GRADING PLAN)

ELEVATION NORTH
A
1



ELEVATION WEST
D
1

ELEVATION EAST
B
1

EXISTING
1743 SQ FT

ELEVATION SOUTH
C
1

N

ENERGY EFFICIENCY: TABLE 3.1.1.11 (IP)	
ZONE 1 -THERMAL REQ. FOR ADDITIONS TO EXISTING BUILDINGS	
COMPONENT	**RSI/R VALUES**
THERMAL INSULATION	
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	19 +5 ci
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL<600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	1.8
SKYLIGHTS	2.8
MECHANICALS	
SPACE HEATING EQUIP.	94%
HRV EFFICIENCY	60%
DHW HEATER (EF)	0.67
PER SB-12 DRAIN WATER HEAT RECOVERY 3.1.1.12	
A drain water heat recovery unit shall be installed to receive drain water from all showers or from at least 2 showers where there are 2 or more showers in the dwelling unit.	

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
FOUNDATION PLAN AS BUILT

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"

SHEET #
A-3

TYPICAL NOTE SCHEDULE

2 **FOOTINGS:**
24" X 8" CONCRETE FOOTING (20 MPa)
ALL SHOULD BEAR ON UNDISTURBED SOIL

3 **INSULATION REQUIREMENTS: INTERIOR PERIMETER OF WALLS BELOW GRADE**
-R20 (MIN.) BLANKET INSULATION TO MAX. 8" ABOVE BASEMENT SLAB
-CONTINUOUS WITH NO THERMAL BREAK
-IF FINISHING INTERIOR REFER TO NOTE "W9: BASEMENT EXTERIOR WALL STRAPPING"
-ALL INSULATION SHOULD BE CONTINUOUS FROM UNDERSIDE OF THE JOISTS TO NOT MORE THAN 8" ABOVE THE FINISHED SLAB
-6 MIL VAPOUR BARRIER (AS PER O.B.C DIV. B,9.25.4) (IF REQ'D)
-BOTH OPTION A & B ARE INTERCHANGEABLE UNLESS SPECIFICALLY NOTED ON THE FLOOR PLANS AND ALL JOINTS SHOULD BE ADEQUATELY SEALED

4 **UNFINISHED BASEMENT PERIMETER**
-R20 BLANKET FROM TOP OF CEILING TO A MAX. 8" ABOVE BASEMENT SLAB CONTINUOUS WITH NO THERMAL BREAK

5 4" CONCRETE SLAB (20 MPa) ON 6" CRUSHED STONE COMPACTED ON UNDISTURBED SOIL (MIN.)

6 5" CONCRETE SLAB ON GRADE (32 MPa) WITH 6"X6"-X#6/6 WELDED WIRE MESH
-6" CLEAR CRUSHED STONE
-REMOVE TOPSOIL PER O.B.C. DIV. B, 9.12.1.1.
-SLOPE TO GARAGE DOOR

7 PROVISIONS FOR ELECTRIC VEHICLE

8 MAINTAIN R20 (MIN.) INSULATION ABOVE THE INSIDE SURFACE OF THE WALL (SPRAY FOAM IF REQUIRED) (REFER TO SB-12 SECTION 2.1.1.7)

9 PROVIDE ADEQUATE BLOCKING BETWEEN STUDS FOR FUTURE INSTALLATION FOR GRAB BARS FOR WATER CLOSETS, BATHTUBS AND SHOWERS (IF NO WALL IS PRESENT DUE TO DESIGN CONSTRAINTS, THEN SPACE SHOULD BE PROVIDED FOR INSTALLATION OF A FUTURE WALL FOR THE GRAB BAR) (AS PER O.B.C DIV. B, 9.5.2.3 (1) (REFER TO TYPICAL DETAILS)

10 ALL WINDOWS U VALUE 1.6 (MAX) OR ER 25 (MIN)

11 PROVIDE GALVANIZED STEEL WINDOW WELL WITH ADEQUATE DRAINAGE WHERE REQUIRED (TYP.)

12 DEPRESS CONCRETE FOR MANDOOR (REFER TO PLAN FOR SIZE)

13 DEPRESS CONCRETE FOR GARAGE DOOR (REFER TO PLAN FOR SIZE)

14 DEPRESS CONCRETE FOUNDATION WALL FOR CONCRETE STAIR BEARING (REFER TO TYP. CONCRETE STAIR WALKOUT DETAIL WHEN APPLICABLE)

15 SUMP PUMP (PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION)

16 PROVIDE SLEEVE FOR SUMP DISHCHARGE

17 4" ⌀ WEEPING TILE WITH 6" (MIN.) GRANULAR STONE COVER (TYP.)

18 PROVIDE PRE-FINISHED AIR VENTS WITH RAIN & INSECT SCREEN (TYP.)

19 4" ⌀ FLOOR DRAIN WITH COVER
-PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION
-VERIFY LOCATION

20 2 – 10M BARS VERTICAL 6" AT EACH SIDE OF WINDOW & 2 -10M BARS HORIZONTAL

21 2 – 20M REBARS IN TOP OF FOUNDATION WALL FOR LATERAL SUPPORT AT STAIR OPENING

22 BACKFILL NOT TO EXCEED ABOVE 6" FROM STONE LEDGE, FINISH GRADE TO SLOPE AWAY

23 2X4 OR 2X6 SILL PLATE ON SILL GASKET ANCHORED WITH 8" LONG X ½ ⌀ ANCHOR BOLTS @ 72" OC (TYP.)

24 -PRESSURE TREATED WOOD POST ACHORED TO REINFORCED CONCRETE PIER ON POURED CONCRETE PAD FOOTING
-REFER TO PLAN FOR POST, PIER AND FOOTING SIZES -VERIFY ON SITE

25 **FLOOR CONSTRUCTION:**
-3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS (REFER TO PLAN FOR SIZING, SPACING AND BRACING REQUIREMENTS)

26 LOAD BEARING WALL ABOVE
-JOISTS TO CARRY LINE LOAD FROM ABOVE
-LUMBER SUPPLIER TO VERIFY

28 PROVIDE R22 (MIN.) BATT INSUL. (OR APPROVED EQ.) IN THE RIM JOIST OR HEADER AREA (REFER TO O.B.C. SB-12, 3.1.1.1. (14))
-6 MIL. VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) ON WARM SIDE OF INSUL.

30 **BRICK OR STONE SKIRT:**
-BRICK OR STONE SKIRT WALL (REFER TO PLAN FOR HEIGHT) WITH 4" CONCRETE STONE SILL
-PROVIDE CAULKING, FLASHING & TIES WHERE REQUIRED
-REFER TO W5: WALL CONSTRUCTION (BRICK/STONE) NOTE FOR TYPICAL CONSTRUCTION

31 36" (HEIGHT) HANDRAIL IF AGAINST A WALL OR 42" (HEIGHT) HANDRAIL IF GUARD REQUIRED (O.B.C DIV. B, 9.8.7.4)
-PROV'D 2" CLEARANCE FROM WALL WITH NO MRE THAN 4" PROJECTED INTO REQUIRED STAIR WIDTH (REF O.B.C DIV. B, 9.8.7.4)

32 42" (HEIGHT) RAILING (MIN)
-NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" ⌀ OR LARGER
-NO MEMBER OF THE RAILING BETWEEN 5.5" & 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CLIMBING (REFER TO O.B.C. DIV. B.9.8.8)

33 -INSULATED SELF-CLOSING DOOR WITH WEATHER-STRIPPING

34 -GAS PROOF WALLS AND CEILING IN GARAGE WITH ½" TYPE 'X' GYPSUM BOARD
-PROV'D R22 INSULATION
-TAPE AND SEAL ALL JOINTS GAS TIGHT

35 BASE & SHOE (WHERE REQ'D)

36 V-MATCH/BEAD BOARD WALL FINISH

ROOF CONSTRUCTION:
37 METAL STANDING SEAM
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

38 ASPHALT SHINGLES
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

39 **ROOF VENTS:**
-1/300 SQUARE FEET OF INSULATED CEILING AREA OR 1/150 WHERE ROOF SLOPE IS LESS THAN 1:6 (AS PER O.B.C. DIV. B 9.19.1.2)

40 **RIDGE VENT**
-CUT ROOF SHEATHING 3" ON EITHER SIDE OF RIDGE

41 **FLAT ROOF:**
-PROV'D BITUMINOUS MEMBRANE & FLASHING AS PER O.B.C.
-SLOPE ¼" = 1'- 0" (MIN.) AWAY FROM HOUSE OR TO PROVIDED DRAIN

42 **TYPICAL CEILING:**
-R60 BATT OR BLOWN INSULATION
-1/2" DRYWALL

43 -PROVIDE DROPPED CEILING IN THIS AREA
-R31 BATT INSULATION (MIN) [SPRAYED FOAM INSULATION RECOMMENDED [OPTIONAL)]
-PROVIDE HEAT DUCT & COLD AIR RETURN INTO VOID (TYP.)

44 **ATTIC ACCESS:**
-MINIMUM 22" X 36"
-PROVIDE R20 INSULATION & WEATHER STRIPPING -SITE VERIFY LOCATION

45 -ASPHALT EAVE PROTECTION (AS PER O.B.C DIV. B, 9.26.5)

46 -1 ½" AIR SPACE VENTS (BAFFLE) AT EVERY TRUSS FOR REQUIRED VENTILATION CLEARANCE

47 -PRE-FINISHED ALUMINUM EAVES ON 2"X6" CAPPED ALUMINUM FASCIA BOARD

48 -PRE-FIN ALUMINUM SOFFIT
-100% PERFORATED TO HAVE INSECT SCREEN (TYP.)

49 WOOD V-MATCH EAVES
-PVC FASCIA WITH VENTING (TYP.)

EXTERIOR ENTRY
50 -POURED CONCRETE STEPS
-VERIFY DIMENSIONS ON SITE
-RISER NOT TO EXCEED 7- 7/8" (REFER TO DETAIL)

51 -CONCRETE OR WOOD STEP(S) (SITE VERIFY)

52 -WOOD STEPS ANCHORED TO DECK
-NOT TO EXCEED 7-7/8" RISE
-VERIFY DIMENSIONS ON SITE

53 -2X6 DECK PLANKS WITH 3/16" BETWEEN
-SLOPE AWAY FROM HOUSE (MIN. 1/4" PER FOOT) (TYP.)

INTERIOR GENERAL
54 GAS FIREPLACE -PROVIDE DIRECT VENT (AS PER O.B.C DIV. B, 9.22.10.2)

55 PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, HRV, DRYER & EXHAUST HOOD

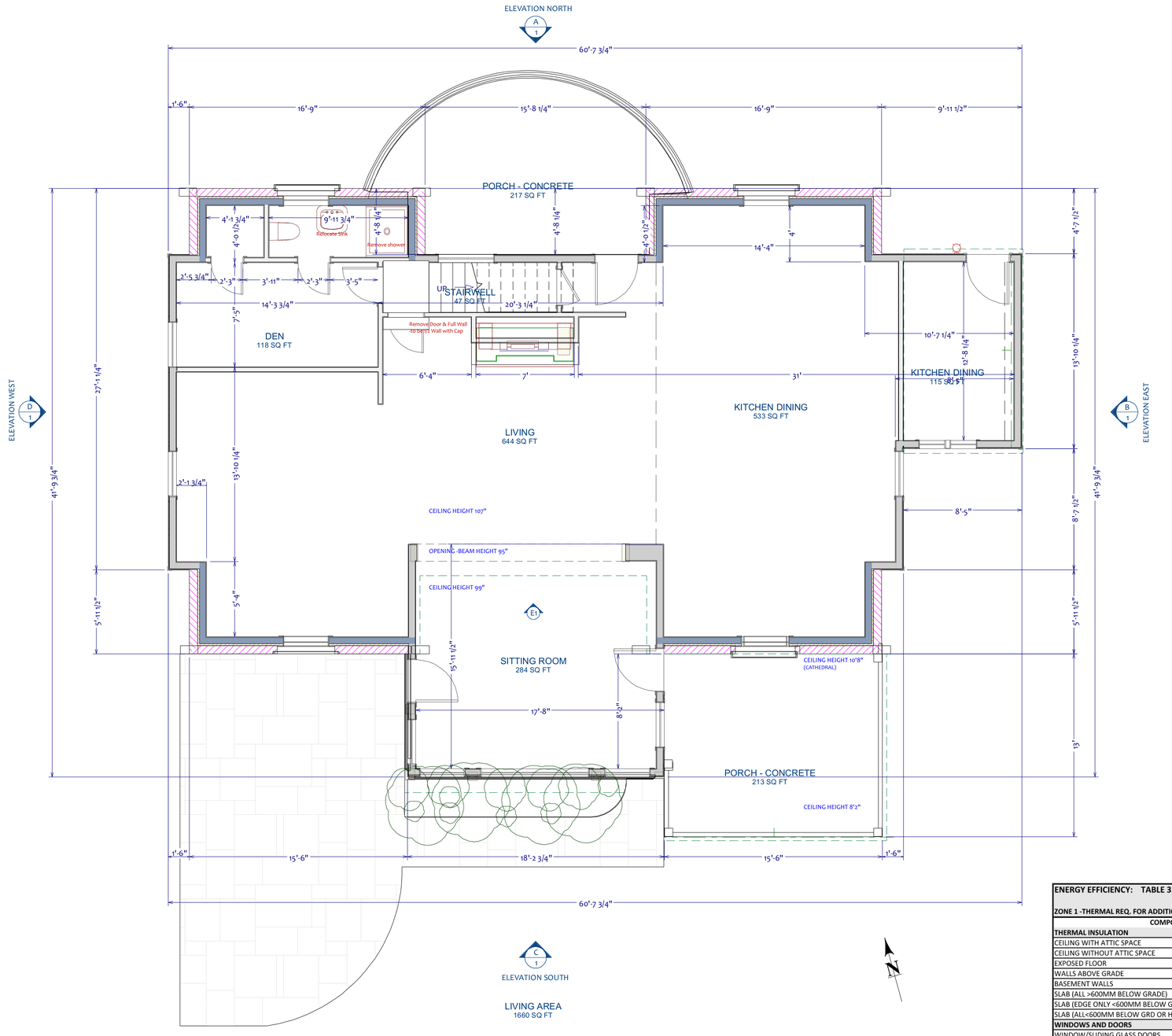
56

57 6'-8" MINIMUM STAIR HEADROOM (AS PER O.B.C. DIV. B,9.8.2.2 (1)) (SLANT JOISTS IF NEEDED)

58 110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A) (AS PER O.B.C. DIV. B, 9.10.19)

59 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM C/W REQUIRED VISUAL COMPONENT (I.S.C.A) (AS PER O.B.C. DIV. B, 9.10.19 & 9.33.4)

60 4" MASONRY CHASE IN FOUNDATION WALL (SITE VERIFY HEIGHT) (REFER TO GRADING PLAN)



ENERGY EFFICIENCY: TABLE 3.1.1.11 (IP)	
ZONE 1 -THERMAL REQ. FOR ADDITIONS TO EXISTING BUILDINGS	
COMPONENT	**RSI/R VALUES**
THERMAL INSULATION	
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	19 +5 ci
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL<600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	1.8
SKYLIGHTS	2.8
MECHANICALS	
SPACE HEATING EQUIP.	94%
HRV EFFICIENCY	60%
DHW HEATER (EF)	0.67
PER SB-12 DRAIN WATER HEAT RECOVERY 3.1.1.12	
A drain water heat recovery unit shall be installed to receive drain water from all showers or from at least 2 showers where there are 2 or more showers in the dwelling unit.	

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
MAIN FLOOR AS BUILT

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"

SHEET #
A-4

TYPICAL NOTE SCHEDULE

2 **FOOTINGS:**
24" X 8" CONCRETE FOOTING (20 MPa)
ALL SHOULD BEAR ON UNDISTURBED SOIL

3 **INSULATION REQUIREMENTS: INTERIOR PERIMETER OF WALLS BELOW GRADE**
-R20 (MIN.) BLANKET INSULATION TO MAX. 8" ABOVE BASEMENT SLAB
-CONTINUOUS WITH NO THERMAL BREAK
-IF FINISHING INTERIOR REFER TO NOTE "W9: BASEMENT EXTERIOR WALL STRAPPING"
-ALL INSULATION SHOULD BE CONTINUOUS FROM UNDERSIDE OF THE JOISTS TO NOT MORE THAN 8" ABOVE THE FINISHED SLAB
-6 MIL VAPOUR BARRIER (AS PER O.B.C DIV. B,9.25.4) (IF REQ'D)
-BOTH OPTION A & B ARE INTERCHANGEABLE UNLESS SPECIFICALLY NOTED ON THE FLOOR PLANS AND ALL JOINTS SHOULD BE ADEQUATELY SEALED

4 **UNFINISHED BASEMENT PERIMETER**
-R20 BLANKET FROM TOP OF CEILING TO A MAX. 8" ABOVE BASEMENT SLAB CONTINUOUS WITH NO THERMAL BREAK

5 4" CONCRETE SLAB (20 MPa) ON 6" CRUSHED STONE COMPACTED ON UNDISTURBED SOIL (MIN.)

6 5" CONCRETE SLAB ON GRADE (32 MPa) WITH 6"X6"X#6/6 WELDED WIRE MESH
-6" CLEAR CRUSHED STONE
-REMOVE TOPSOIL PER O.B.C. DIV. B, 9.12.1.1.
-SLOPE TO GARAGE DOOR

7 PROVISIONS FOR ELECTRIC VEHICLE

8 MAINTAIN R20 (MIN.) INSULATION ABOVE THE INSIDE SURFACE OF THE WALL (SPRAY FOAM IF REQUIRED) (REFER TO SB-12 SECTION 2.1.1.7)

9 PROVIDE ADEQUATE BLOCKING BETWEEN STUDS FOR FUTURE INSTALLATION FOR GRAB BARS FOR WATER CLOSETS, BATHTUBS AND SHOWERS (IF NO WALL IS PRESENT DUE TO DESIGN CONSTRAINTS, THEN SPACE SHOULD BE PROVIDED FOR INSTALLATION OF A FUTURE WALL FOR THE GRAB BAR) (AS PER O.B.C DIV. B, 9.5.2.3 (1) (REFER TO TYPICAL DETAILS)

10 ALL WINDOWS U VALUE 1.6 (MAX) OR ER 25 (MIN)

11 PROVIDE GALVANIZED STEEL WINDOW WELL WITH ADEQUATE DRAINAGE WHERE REQUIRED (TYP.)

12 DEPRESS CONCRETE FOR MANDOOR (REFER TO PLAN FOR SIZE)

13 DEPRESS CONCRETE FOR GARAGE DOOR (REFER TO PLAN FOR SIZE)

14 DEPRESS CONCRETE FOUNDATION WALL FOR CONCRETE STAIR BEARING (REFER TO TYP. CONCRETE STAIR WALKOUT DETAIL WHEN APPLICABLE)

15 SUMP PUMP (PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION)

16 PROVIDE SLEEVE FOR SUMP DISHCHARGE

17 4" ⌀ WEEPING TILE WITH 6" (MIN.) GRANULAR STONE COVER (TYP.)

18 PROVIDE PRE-FINISHED AIR VENTS WITH RAIN & INSECT SCREEN (TYP.)

19 4" ⌀ FLOOR DRAIN WITH COVER
-PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION
-VERIFY LOCATION

20 2 – 10M BARS VERTICAL 6" AT EACH SIDE OF WINDOW & 2 -10M BARS HORIZONTAL

21 2 – 20M REBARS IN TOP OF FOUNDATION WALL FOR LATERAL SUPPORT AT STAIR OPENING

22 BACKFILL NOT TO EXCEED ABOVE 6" FROM STONE LEDGE, FINISH GRADE TO SLOPE AWAY

23 2X4 OR 2X6 SILL PLATE ON SILL GASKET ANCHORED WITH 8" LONG X ½ ⌀ ANCHOR BOLTS @ 72" OC (TYP.)

24 -PRESSURE TREATED WOOD POST ACHORED TO REINFORCED CONCRETE PIER ON POURED CONCRETE PAD FOOTING
-REFER TO PLAN FOR POST, PIER AND FOOTING SIZES -VERIFY ON SITE

25 **FLOOR CONSTRUCTION:**
-3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS (REFER TO PLAN FOR SIZING, SPACING AND BRACING REQUIREMENTS)

26 LOAD BEARING WALL ABOVE
-JOISTS TO CARRY LINE LOAD FROM ABOVE
-LUMBER SUPPLIER TO VERIFY

28 PROVIDE R22 (MIN.) BATT INSUL. (OR APPROVED EQ.) IN THE RIM JOIST OR HEADER AREA (REFER TO O.B.C. SB-12, 3.1.1.1. (14))
-6 MIL. VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) ON WARM SIDE OF INSUL.

30 **BRICK OR STONE SKIRT:**
-BRICK OR STONE SKIRT WALL (REFER TO PLAN FOR HEIGHT) WITH 4" CONCRETE STONE SILL
-PROVIDE CAULKING, FLASHING & TIES WHERE REQUIRED
-REFER TO W5: WALL CONSTRUCTION (BRICK/STONE) NOTE FOR TYPICAL CONSTRUCTION

31 36" (HEIGHT) HANDRAIL IF AGAINST A WALL OR 42" (HEIGHT) HANDRAIL IF GUARD REQUIRED (O.B.C DIV. B, 9.8.7.4)
-PROV'D 2" CLEARANCE FROM WALL WITH NO MRE THAN 4" PROJECTED INTO REQUIRED STAIR WIDTH (REF O.B.C DIV. B, 9.8.7.4)

32 42" (HEIGHT) RAILING (MIN)
-NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" ⌀ OR LARGER
-NO MEMBER OF THE RAILING BETWEEN 5.5" & 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CLIMBING (REFER TO O.B.C. DIV. B,9.8.8)

33 -INSULATED SELF-CLOSING DOOR WITH WEATHER-STRIPPING

34 -GAS PROOF WALLS AND CEILING IN GARAGE WITH ½" TYPE 'X' GYPSUM BOARD
-PROV'D R22 INSULATION
-TAPE AND SEAL ALL JOINTS GAS TIGHT

35 BASE & SHOE (WHERE REQ'D)

36 V-MATCH/BEAD BOARD WALL FINISH

ROOF CONSTRUCTION:

37 METAL STANDING SEAM
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

38 ASPHALT SHINGLES
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

39 **ROOF VENTS:**
-1/300 SQUARE FEET OF INSULATED CEILING AREA OR 1/150 WHERE ROOF SLOPE IS LESS THAN 1:6 (AS PER O.B.C. DIV. B 9.19.1.2)

40 **RIDGE VENT**
-CUT ROOF SHEATHING 3" ON EITHER SIDE OF RIDGE

41 **FLAT ROOF:**
-PROV'D BITUMINOUS MEMBRANE & FLASHING AS PER O.B.C.
-SLOPE ¼" = 1'- 0" (MIN.) AWAY FROM HOUSE OR TO PROVIDED DRAIN

42 **TYPICAL CEILING:**
-R60 BATT OR BLOWN INSULATION
-1/2" DRYWALL

43 -PROVIDE DROPPED CEILING IN THIS AREA
-R31 BATT INSULATION (MIN) [SPRAYED FOAM INSULATION RECOMMENDED (OPTIONAL)]
-PROVIDE HEAT DUCT & COLD AIR RETURN INTO VOID (TYP.)

44 **ATTIC ACCESS:**
-MINIMUM 22" X 36"
-PROVIDE R20 INSULATION & WEATHER STRIPPING -SITE VERIFY LOCATION

45 -ASPHALT EAVE PROTECTION (AS PER O.B.C DIV. B, 9.26.5)

46 -1 ½" AIR SPACE VENTS (BAFFLE) AT EVERY TRUSS FOR REQUIRED VENTILATION CLEARANCE

47 -PRE-FINISHED ALUMINUM EAVES ON 2"X6" CAPPED ALUMINUM FASCIA BOARD

48 -PRE-FIN ALUMINUM SOFFIT
-100% PERFORATED TO HAVE INSECT SCREEN (TYP.)

49 WOOD V-MATCH EAVES
-PVC FASCIA WITH VENTING (TYP.)

EXTERIOR ENTRY

50 -POURED CONCRETE STEPS
-VERIFY DIMENSIONS ON SITE
-RISER NOT TO EXCEED 7- 7/8" (REFER TO DETAIL)

51 -CONCRETE OR WOOD STEP(S) (SITE VERIFY)

52 -WOOD STEPS ANCHORED TO DECK
-NOT TO EXCEED 7-7/8" RISE
-VERIFY DIMENSIONS ON SITE

53 -2X6 DECK PLANKS WITH 3/16" BETWEEN
-SLOPE AWAY FROM HOUSE (MIN. 1/4" PER FOOT) (TYP.)

INTERIOR GENERAL

54 GAS FIREPLACE -PROVIDE DIRECT VENT (AS PER O.B.C DIV. B, 9.22.10.2)

55 PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, HRV, DRYER & EXHAUST HOOD

56

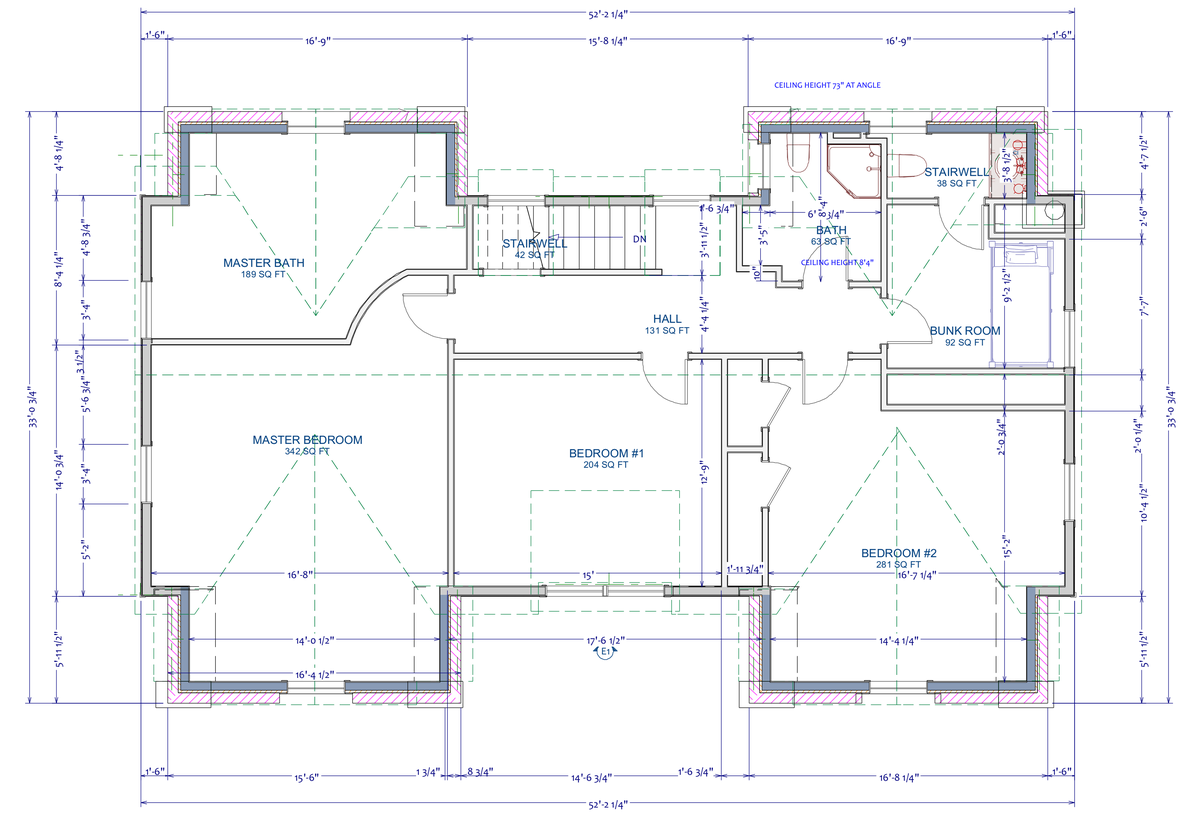
57 6'-8" MINIMUM STAIR HEADROOM (AS PER O.B.C. DIV. B,9.8.2.2 (1)) (SLANT JOISTS IF NEEDED)

58 110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A) (AS PER O.B.C. DIV. B, 9.10.19)

59 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM C/W REQUIRED VISUAL COMPONENT (I.S.C.A) (AS PER O.B.C. DIV. B, 9.10.19 & 9.33.4)

60 4" MASONRY CHASE IN FOUNDATION WALL (SITE VERIFY HEIGHT) (REFER TO GRADING PLAN)

ELEVATION NORTH (A/1)



ELEVATION WEST (D/1)

ELEVATION EAST (B/1)

LIVING AREA
1403 SQ FT

ELEVATION SOUTH (C/1)

N

ENERGY EFFICIENCY: TABLE 3.1.1.11 (IP)	
ZONE 1 -THERMAL REQ. FOR ADDITIONS TO EXISTING BUILDINGS	
COMPONENT	**RSI/R VALUES**
THERMAL INSULATION	
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	19 +5 ci
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL<600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	1.8
SKYLIGHTS	2.8
MECHANICALS	
SPACE HEATING EQUIP.	94%
HRV EFFICIENCY	60%
DHW HEATER (EF)	0.67
PER SB-12 DRAIN WATER HEAT RECOVERY 3.1.1.12	
A drain water heat recovery unit shall be installed to receive drain water from all showers or from at least 2 showers where there are 2 or more showers in the dwelling unit.	

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
SECOND FLOOR PLAN AS BUILT

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"'

SHEET #
A-5

TYPICAL NOTE SCHEDULE

2 **FOOTINGS:**
24" X 8" CONCRETE FOOTING (20 MPa)
ALL SHOULD BEAR ON UNDISTURBED SOIL

3 **INSULATION REQUIREMENTS: INTERIOR PERIMETER OF WALLS BELOW GRADE**
-R20 (MIN.) BLANKET INSULATION TO MAX. 8" ABOVE BASEMENT SLAB
-CONTINUOUS WITH NO THERMAL BREAK
-IF FINISHING INTERIOR REFER TO NOTE "W9: BASEMENT EXTERIOR WALL STRAPPING"
-ALL INSULATION SHOULD BE CONTINUOUS FROM UNDERSIDE OF THE JOISTS TO NOT MORE THAN 8" ABOVE THE FINISHED SLAB
-6 MIL VAPOUR BARRIER (AS PER O.B.C DIV. B,9.25.4) (IF REQ'D)
-BOTH OPTION A & B ARE INTERCHANGEABLE UNLESS SPECIFICALLY NOTED ON THE FLOOR PLANS AND ALL JOINTS SHOULD BE ADEQUATELY SEALED

4 **UNFINISHED BASEMENT PERIMETER**
-R20 BLANKET FROM TOP OF CEILING TO A MAX. 8" ABOVE BASEMENT SLAB CONTINUOUS WITH NO THERMAL BREAK

5 4" CONCRETE SLAB (20 MPa) ON 6" CRUSHED STONE COMPACTED ON UNDISTURBED SOIL (MIN.)

6 5" CONCRETE SLAB ON GRADE (32 MPa) WITH 6"X6"X#6/6 WELDED WIRE MESH
-6" CLEAR CRUSHED STONE
-REMOVE TOPSOIL PER O.B.C. DIV. B, 9.12.1.1.
-SLOPE TO GARAGE DOOR

7 PROVISIONS FOR ELECTRIC VEHICLE

8 MAINTAIN R20 (MIN.) INSULATION ABOVE THE INSIDE SURFACE OF THE WALL (SPRAY FOAM IF REQUIRED) (REFER TO SB-12 SECTION 2.1.1.7)

9 PROVIDE ADEQUATE BLOCKING BETWEEN STUDS FOR FUTURE INSTALLATION FOR GRAB BARS FOR WATER CLOSETS, BATHTUBS AND SHOWERS (IF NO WALL IS PRESENT DUE TO DESIGN CONSTRAINTS, THEN SPACE SHOULD BE PROVIDED FOR INSTALLATION OF A FUTURE WALL FOR THE GRAB BAR) (AS PER O.B.C DIV. B, 9.5.2.3 (1) (REFER TO TYPICAL DETAILS)

10 ALL WINDOWS U VALUE 1.6 (MAX) OR ER 25 (MIN)

11 PROVIDE GALVANIZED STEEL WINDOW WELL WITH ADEQUATE DRAINAGE WHERE REQUIRED (TYP.)

12 DEPRESS CONCRETE FOR MANDOOR (REFER TO PLAN FOR SIZE)

13 DEPRESS CONCRETE FOR GARAGE DOOR (REFER TO PLAN FOR SIZE)

14 DEPRESS CONCRETE FOUNDATION WALL FOR CONCRETE STAIR BEARING (REFER TO TYP. CONCRETE STAIR WALKOUT DETAIL WHEN APPLICABLE)

15 SUMP PUMP (PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION)

16 PROVIDE SLEEVE FOR SUMP DISHCHARGE

17 4" ⌀ WEEPING TILE WITH 6" (MIN.) GRANULAR STONE COVER (TYP.)

18 PROVIDE PRE-FINISHED AIR VENTS WITH RAIN & INSECT SCREEN (TYP.)

19 4" ⌀ FLOOR DRAIN WITH COVER
-PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION
-VERIFY LOCATION

20 2 – 10M BARS VERTICAL 6" AT EACH SIDE OF WINDOW & 2 -10M BARS HORIZONTAL

21 2 – 20M REBARS IN TOP OF FOUNDATION WALL FOR LATERAL SUPPORT AT STAIR OPENING

22 BACKFILL NOT TO EXCEED ABOVE 6" FROM STONE LEDGE, FINISH GRADE TO SLOPE AWAY

23 2X4 OR 2X6 SILL PLATE ON SILL GASKET ANCHORED WITH 8" LONG X ½ ⌀ ANCHOR BOLTS @ 72" OC (TYP.)

24 -PRESSURE TREATED WOOD POST ACHORED TO REINFORCED CONCRETE PIER ON POURED CONCRETE PAD FOOTING
-REFER TO PLAN FOR POST, PIER AND FOOTING SIZES -VERIFY ON SITE

25 **FLOOR CONSTRUCTION:**
-3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS (REFER TO PLAN FOR SIZING, SPACING AND BRACING REQUIREMENTS)

26 LOAD BEARING WALL ABOVE
-JOISTS TO CARRY LINE LOAD FROM ABOVE
-LUMBER SUPPLIER TO VERIFY

28 PROVIDE R22 (MIN.) BATT INSUL. (OR APPROVED EQ.) IN THE RIM JOIST OR HEADER AREA (REFER TO O.B.C. SB-12, 3.1.1.1. (14))
-6 MIL. VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) ON WARM SIDE OF INSUL.

30 **BRICK OR STONE SKIRT:**
-BRICK OR STONE SKIRT WALL (REFER TO PLAN FOR HEIGHT) WITH 4" CONCRETE STONE SILL
-PROVIDE CAULKING, FLASHING & TIES WHERE REQUIRED
-REFER TO WS: WALL CONSTRUCTION (BRICK/STONE) NOTE FOR TYPICAL CONSTRUCTION

31 36" (HEIGHT) HANDRAIL IF AGAINST A WALL OR 42" (HEIGHT) HANDRAIL IF GUARD REQUIRED (O.B.C DIV. B, 9.8.7.4)
-PROV'D 2" CLEARANCE FROM WALL WITH NO MRE THAN 4" PROJECTED INTO REQUIRED STAIR WIDTH (REF O.B.C DIV. B, 9.8.7.4)

32 42" (HEIGHT) RAILING (MIN)
-NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" ⌀ OR LARGER
-NO MEMBER OF THE RAILING BETWEEN 5.5" & 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CUMBING (REFER TO O.B.C. DIV. B.9.8.8)

33 -INSULATED SELF-CLOSING DOOR WITH WEATHER-STRIPPING

34 -GAS PROOF WALLS AND CEILING IN GARAGE WITH ½" TYPE 'X' GYPSUM BOARD
-PROV'D R22 INSULATION
-TAPE AND SEAL ALL JOINTS GAS TIGHT

35 BASE & SHOE (WHERE REQ'D)

36 V-MATCH/BEAD BOARD WALL FINISH

ROOF CONSTRUCTION:

37 METAL STANDING SEAM
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

38 ASPHALT SHINGLES
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

39 **ROOF VENTS:**
-1/300 SQUARE FEET OF INSULATED CEILING AREA OR 1/150 WHERE ROOF SLOPE IS LESS THAN 1:6 (AS PER O.B.C. DIV. B 9.19.1.2)

40 **RIDGE VENT**
-CUT ROOF SHEATHING 3" ON EITHER SIDE OF RIDGE

41 **FLAT ROOF:**
-PROV'D BITUMINOUS MEMBRANE & FLASHING AS PER O.B.C.
-SLOPE ¼" = 1'- 0" (MIN.) AWAY FROM HOUSE OR TO PROVIDED DRAIN

42 **TYPICAL CEILING:**
-R60 BATT OR BLOWN INSULATION
-1/2" DRYWALL

43 -PROVIDE DROPPED CEILING IN THIS AREA
-R31 BATT INSULATION (MIN) [SPRAYED FOAM INSULATION RECOMMENDED (OPTIONAL)]
-PROVIDE HEAT DUCT & COLD AIR RETURN INTO VOID (TYP.)

44 **ATTIC ACCESS:**
-MINIMUM 22" X 36"
-PROVIDE R20 INSULATION & WEATHER STRIPPING -SITE VERIFY LOCATION

45 -ASPHALT EAVE PROTECTION (AS PER O.B.C DIV. B, 9.26.5)

46 -1 ½" AIR SPACE VENTS (BAFFLE) AT EVERY TRUSS FOR REQUIRED VENTILATION CLEARANCE

47 -PRE-FINISHED ALUMINUM EAVES ON 2"X6" CAPPED ALUMINUM FASCIA BOARD

48 -PRE-FIN ALUMINUM SOFFIT
-100% PERFORATED TO HAVE INSECT SCREEN (TYP.)

49 WOOD V-MATCH EAVES
-PVC FASCIA WITH VENTING (TYP.)

EXTERIOR ENTRY

50 -POURED CONCRETE STEPS
-VERIFY DIMENSIONS ON SITE
-RISER NOT TO EXCEED 7- 7/8" (REFER TO DETAIL)

51 -CONCRETE OR WOOD STEP(S) (SITE VERIFY)

52 -WOOD STEPS ANCHORED TO DECK
-NOT TO EXCEED 7-7/8" RISE
-VERIFY DIMENSIONS ON SITE

53 -2X6 DECK PLANKS WITH 3/16" BETWEEN
-SLOPE AWAY FROM HOUSE (MIN. 1/4" PER FOOT) (TYP.)

INTERIOR GENERAL

54 GAS FIREPLACE -PROVIDE DIRECT VENT (AS PER O.B.C DIV. B, 9.22.10.2)

55 PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, HRV, DRYER & EXHAUST HOOD

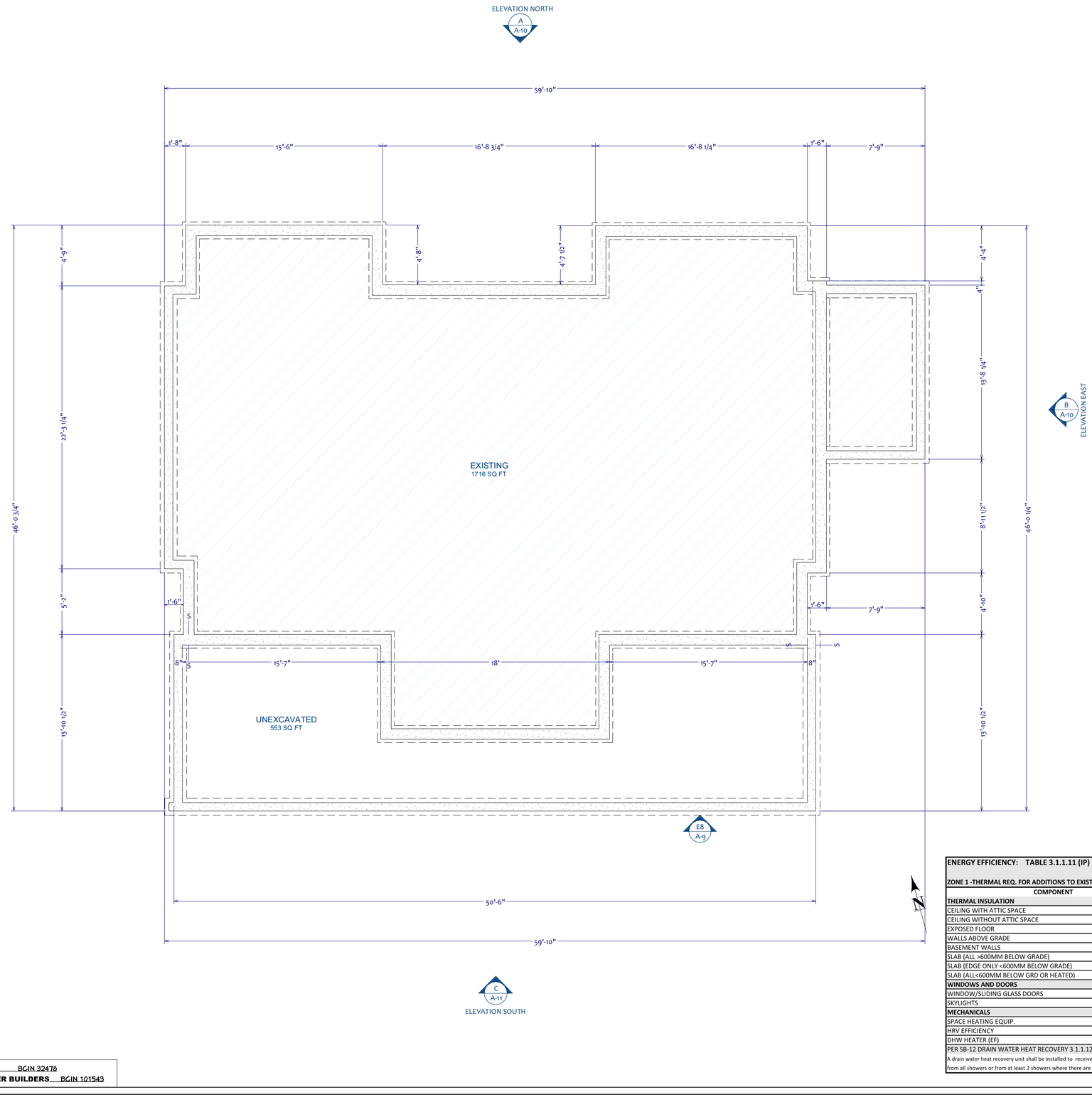
56

57 6'-8" MINIMUM STAIR HEADROOM (AS PER O.B.C. DIV. B,9.8.2.2 (1)) (SLANT JOISTS IF NEEDED)

58 110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A) (AS PER O.B.C. DIV. B, 9.10.19)

59 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM C/W REQUIRED VISUAL COMPONENT (I.S.C.A) (AS PER O.B.C. DIV. B, 9.10.19 & 9.33.4)

60 4" MASONRY CHASE IN FOUNDATION WALL (SITE VERIFY HEIGHT) (REFER TO GRADING PLAN)



ENERGY EFFICIENCY: TABLE 3.1.1.11 (IP)	
ZONE 1 -THERMAL REQ. FOR ADDITIONS TO EXISTING BUILDINGS	
COMPONENT	**RSI/R VALUES**
THERMAL INSULATION	
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	19 +5 ci
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL<600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	1.8
SKYLIGHTS	2.8
MECHANICALS	
SPACE HEATING EQUIP.	94%
HRV EFFICIENCY	60%
DHW HEATER (EF)	0.67
PER SB-12 DRAIN WATER HEAT RECOVERY 3.1.1.12	
A drain water heat recovery unit shall be installed to receive drain water from all showers or from at least 2 showers where there are 2 or more showers in the dwelling unit.	

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
FOUNDATION PROPOSED

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"'

SHEET #
A-6

TYPICAL NOTE SCHEDULE

2 **FOOTINGS:**
24" X 8" CONCRETE FOOTING (20 MPa)
ALL SHOULD BEAR ON UNDISTURBED SOIL

3 **INSULATION REQUIREMENTS: INTERIOR PERIMETER OF WALLS BELOW GRADE**
-R20 (MIN.) BLANKET INSULATION TO MAX. 8" ABOVE BASEMENT SLAB
-CONTINUOUS WITH NO THERMAL BREAK
-IF FINISHING INTERIOR REFER TO NOTE "W9: BASEMENT EXTERIOR WALL STRAPPING"
-ALL INSULATION SHOULD BE CONTINUOUS FROM UNDERSIDE OF THE JOISTS TO NOT MORE THAN 8" ABOVE THE FINISHED SLAB
-6 MIL VAPOUR BARRIER (AS PER O.B.C DIV. B,9.25.4) (IF REQ'D)
-BOTH OPTION A & B ARE INTERCHANGEABLE UNLESS SPECIFICALLY NOTED ON THE FLOOR PLANS AND ALL JOINTS SHOULD BE ADEQUATELY SEALED

4 **UNFINISHED BASEMENT PERIMETER**
-R20 BLANKET FROM TOP OF CEILING TO A MAX. 8" ABOVE BASEMENT SLAB CONTINUOUS WITH NO THERMAL BREAK

5 4" CONCRETE SLAB (20 MPa) ON 6" CRUSHED STONE COMPACTED ON UNDISTURBED SOIL (MIN.)

6 5" CONCRETE SLAB ON GRADE (32 MPa) WITH 6"X6"X#6/6 WELDED WIRE MESH
-6" CLEAR CRUSHED STONE
-REMOVE TOPSOIL PER O.B.C. DIV. B, 9.12.1.1.
-SLOPE TO GARAGE DOOR

7 PROVISIONS FOR ELECTRIC VEHICLE

8 MAINTAIN R20 (MIN.) INSULATION ABOVE THE INSIDE SURFACE OF THE WALL (SPRAY FOAM IF REQUIRED) (REFER TO SB-12 SECTION 2.1.1.7)

9 PROVIDE ADEQUATE BLOCKING BETWEEN STUDS FOR FUTURE INSTALLATION FOR GRAB BARS FOR WATER CLOSETS, BATHTUBS AND SHOWERS (IF NO WALL IS PRESENT DUE TO DESIGN CONSTRAINTS, THEN SPACE SHOULD BE PROVIDED FOR INSTALLATION OF A FUTURE WALL FOR THE GRAB BAR) (AS PER O.B.C DIV. B, 9.5.2.3 (1) (REFER TO TYPICAL DETAILS)

10 ALL WINDOWS U VALUE 1.6 (MAX) OR ER 25 (MIN)

11 PROVIDE GALVANIZED STEEL WINDOW WELL WITH ADEQUATE DRAINAGE WHERE REQUIRED (TYP.)

12 DEPRESS CONCRETE FOR MANDOOR (REFER TO PLAN FOR SIZE)

13 DEPRESS CONCRETE FOR GARAGE DOOR (REFER TO PLAN FOR SIZE)

14 DEPRESS CONCRETE FOUNDATION WALL FOR CONCRETE STAIR BEARING (REFER TO TYP. CONCRETE STAIR WALKOUT DETAIL WHEN APPLICABLE)

15 SUMP PUMP (PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION)

16 PROVIDE SLEEVE FOR SUMP DISHCHARGE

17 4" ⌀ WEEPING TILE WITH 6" (MIN.) GRANULAR STONE COVER (TYP.)

18 PROVIDE PRE-FINISHED AIR VENTS WITH RAIN & INSECT SCREEN (TYP.)

19 4" ⌀ FLOOR DRAIN WITH COVER
-PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION
-VERIFY LOCATION

20 2 – 10M BARS VERTICAL 6" AT EACH SIDE OF WINDOW & 2 -10M BARS HORIZONTAL

21 2 – 20M REBARS IN TOP OF FOUNDATION WALL FOR LATERAL SUPPORT AT STAIR OPENING

22 BACKFILL NOT TO EXCEED ABOVE 6" FROM STONE LEDGE, FINISH GRADE TO SLOPE AWAY

23 2X4 OR 2X6 SILL PLATE ON SILL GASKET ANCHORED WITH 8" LONG X ½ ⌀ ANCHOR BOLTS @ 72" OC (TYP.)

24 -PRESSURE TREATED WOOD POST ACHORED TO REINFORCED CONCRETE PIER ON POURED CONCRETE PAD FOOTING
-REFER TO PLAN FOR POST, PIER AND FOOTING SIZES -VERIFY ON SITE

25 **FLOOR CONSTRUCTION**
-3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS (REFER TO PLAN FOR SIZING, SPACING AND BRACING REQUIREMENTS)

26 LOAD BEARING WALL ABOVE
-JOISTS TO CARRY LINE LOAD FROM ABOVE
-LUMBER SUPPLIER TO VERIFY

28 PROVIDE R22 (MIN.) BATT INSUL. (OR APPROVED EQ.) IN THE RIM JOIST OR HEADER AREA (REFER TO O.B.C. SB-12, 3.1.1.1. (14))
-6 MIL. VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) ON WARM SIDE OF INSUL.

30 **BRICK OR STONE SKIRT:**
-BRICK OR STONE SKIRT WALL (REFER TO PLAN FOR HEIGHT) WITH 4" CONCRETE STONE SILL
-PROVIDE CAULKING, FLASHING & TIES WHERE REQUIRED
-REFER TO W5: WALL CONSTRUCTION (BRICK/STONE) NOTE FOR TYPICAL CONSTRUCTION

31 36" (HEIGHT) HANDRAIL IF AGAINST A WALL OR 42" (HEIGHT) HANDRAIL IF GUARD REQUIRED (O.B.C DIV. B, 9.8.7.4)
-PROV'D 2" CLEARANCE FROM WALL WITH NO MRE THAN 4" PROJECTED INTO REQUIRED STAIR WIDTH (REF O.B.C DIV. B, 9.8.7.4)

32 42" (HEIGHT) RAILING (MIN)
-NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" ⌀ OR LARGER
-NO MEMBER OF THE RAILING BETWEEN 5.5" & 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CLIMBING (REFER TO O.B.C. DIV. B.9.8.8)

33 -INSULATED SELF-CLOSING DOOR WITH WEATHER-STRIPPING

34 -GAS PROOF WALLS AND CEILING IN GARAGE WITH ½" TYPE 'X' GYPSUM BOARD
-PROV'D R22 INSULATION
-TAPE AND SEAL ALL JOINTS GAS TIGHT

35 BASE & SHOE (WHERE REQ'D)

36 V-MATCH/BEAD BOARD WALL FINISH

ROOF CONSTRUCTION:

37 METAL STANDING SEAM
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

38 ASPHALT SHINGLES
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

39 **ROOF VENTS:**
-1/300 SQUARE FEET OF INSULATED CEILING AREA OR 1/150 WHERE ROOF SLOPE IS LESS THAN 1:6 (AS PER O.B.C. DIV. B 9.19.1.2)

40 **RIDGE VENT**
-CUT ROOF SHEATHING 3" ON EITHER SIDE OF RIDGE

41 **FLAT ROOF:**
-PROV'D BITUMINOUS MEMBRANE & FLASHING AS PER O.B.C.
-SLOPE ¼" = 1'- 0" (MIN.) AWAY FROM HOUSE OR TO PROVIDED DRAIN

42 **TYPICAL CEILING:**
-R60 BATT OR BLOWN INSULATION
-1/2" DRYWALL

43 -PROVIDE DROPPED CEILING IN THIS AREA
-R31 BATT INSULATION (MIN) (SPRAYED FOAM INSULATION RECOMMENDED (OPTIONAL)]
-PROVIDE HEAT DUCT & COLD AIR RETURN INTO VOID (TYP.)

44 **ATTIC ACCESS:**
-MINIMUM 22" X 36"
-PROVIDE R20 INSULATION & WEATHER STRIPPING -SITE VERIFY LOCATION

45 -ASPHALT EAVE PROTECTION (AS PER O.B.C DIV. B, 9.26.5)

46 -1 ½" AIR SPACE VENTS (BAFFLE) AT EVERY TRUSS FOR REQUIRED VENTILATION CLEARANCE

47 -PRE-FINISHED ALUMINUM EAVES ON 2"X6" CAPPED ALUMINUM FASCIA BOARD

48 -PRE-FIN ALUMINUM SOFFIT
-100% PERFORATED TO HAVE INSECT SCREEN (TYP.)

49 WOOD V-MATCH EAVES
-PVC FASCIA WITH VENTING (TYP.)

EXTERIOR ENTRY

50 -POURED CONCRETE STEPS
-VERIFY DIMENSIONS ON SITE
-RISER NOT TO EXCEED 7- 7/8" (REFER TO DETAIL)

51 -CONCRETE OR WOOD STEP(S) (SITE VERIFY)

52 -WOOD STEPS ANCHORED TO DECK
-NOT TO EXCEED 7-7/8" RISE
-VERIFY DIMENSIONS ON SITE

53 -2X6 DECK PLANKS WITH 3/16" BETWEEN
-SLOPE AWAY FROM HOUSE (MIN. 1/4" PER FOOT) (TYP.)

INTERIOR GENERAL

54 GAS FIREPLACE -PROVIDE DIRECT VENT (AS PER O.B.C DIV. B, 9.22.10.2)

55 PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, HRV, DRYER & EXHAUST HOOD

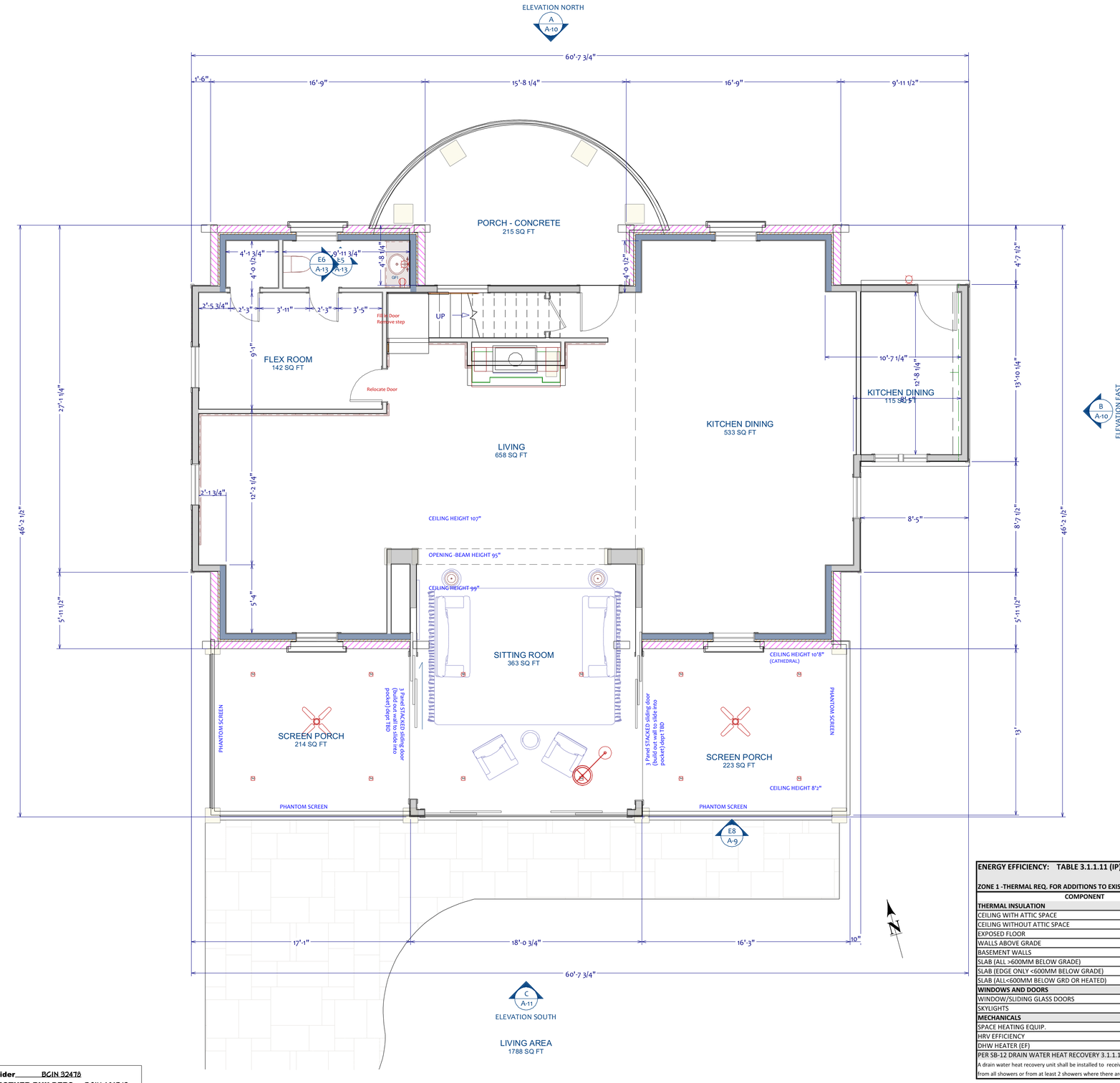
56

57 6'-8" MINIMUM STAIR HEADROOM (AS PER O.B.C. DIV. B,9.8.2.2 (1)) (SLANT JOISTS IF NEEDED)

58 110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A) (AS PER O.B.C. DIV. B, 9.10.19)

59 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM C/W REQUIRED VISUAL COMPONENT (I.S.C.A) (AS PER O.B.C. DIV. B, 9.10.19 & 9.33.4)

60 4" MASONRY CHASE IN FOUNDATION WALL (SITE VERIFY HEIGHT) (REFER TO GRADING PLAN)



3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
MAIN FLOOR PROPOSED

ENERGY EFFICIENCY: TABLE 3.1.1.11 (IP)

ZONE 1 -THERMAL REQ. FOR ADDITIONS TO EXISTING BUILDINGS

COMPONENT	RSI/R VALUES
THERMAL INSULATION	
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	19 +5 ci
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL<600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	1.8
SKYLIGHTS	2.8
MECHANICALS	
SPACE HEATING EQUIP.	94%
HRV EFFICIENCY	60%
DHW HEATER (EF)	0.67
PER SB-12 DRAIN WATER HEAT RECOVERY 3.1.1.12	
A drain water heat recovery unit shall be installed to receive drain water from all showers or from at least 2 showers where there are 2 or more showers in the dwelling unit.	

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"'

SHEET #
A-7

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

TYPICAL NOTE SCHEDULE

2 **FOOTINGS:**
24" X 8" CONCRETE FOOTING (20 MPa)
ALL SHOULD BEAR ON UNDISTURBED SOIL

3 **INSULATION REQUIREMENTS: INTERIOR PERIMETER OF WALLS BELOW GRADE**
-R20 (MIN.) BLANKET INSULATION TO MAX. 8" ABOVE BASEMENT SLAB
-CONTINUOUS WITH NO THERMAL BREAK
-IF FINISHING INTERIOR REFER TO NOTE "W9: BASEMENT EXTERIOR WALL STRAPPING"
-ALL INSULATION SHOULD BE CONTINUOUS FROM UNDERSIDE OF THE JOISTS TO NOT MORE THAN 8" ABOVE THE FINISHED SLAB
-6 MIL VAPOUR BARRIER (AS PER O.B.C DIV. B,9.25.4) (IF REQ'D)
-BOTH OPTION A & B ARE INTERCHANGEABLE UNLESS SPECIFICALLY NOTED ON THE FLOOR PLANS AND ALL JOINTS SHOULD BE ADEQUATELY SEALED

4 **UNFINISHED BASEMENT PERIMETER**
-R20 BLANKET FROM TOP OF CEILING TO A MAX. 8" ABOVE BASEMENT SLAB CONTINUOUS WITH NO THERMAL BREAK

5 4" CONCRETE SLAB (20 MPa) ON 6" CRUSHED STONE COMPACTED ON UNDISTURBED SOIL (MIN.)

6 5" CONCRETE SLAB ON GRADE (32 MPa) WITH 6"X6"X#6/6 WELDED WIRE MESH
-6" CLEAR CRUSHED STONE
-REMOVE TOPSOIL PER O.B.C. DIV. B, 9.12.1.1.
-SLOPE TO GARAGE DOOR

7 PROVISIONS FOR ELECTRIC VEHICLE

8 MAINTAIN R20 (MIN.) INSULATION ABOVE THE INSIDE SURFACE OF THE WALL (SPRAY FOAM IF REQUIRED) (REFER TO SB-12 SECTION 2.1.1.7)

9 PROVIDE ADEQUATE BLOCKING BETWEEN STUDS FOR FUTURE INSTALLATION FOR GRAB BARS FOR WATER CLOSETS, BATHTUBS AND SHOWERS (IF NO WALL IS PRESENT DUE TO DESIGN CONSTRAINTS, THEN SPACE SHOULD BE PROVIDED FOR INSTALLATION OF A FUTURE WALL FOR THE GRAB BAR) (AS PER O.B.C DIV. B, 9.5.2.3 (1) (REFER TO TYPICAL DETAILS)

10 ALL WINDOWS U VALUE 1.6 (MAX) OR ER 25 (MIN)

11 PROVIDE GALVANIZED STEEL WINDOW WELL WITH ADEQUATE DRAINAGE WHERE REQUIRED (TYP.)

12 DEPRESS CONCRETE FOR MANDOOR (REFER TO PLAN FOR SIZE)

13 DEPRESS CONCRETE FOR GARAGE DOOR (REFER TO PLAN FOR SIZE)

14 DEPRESS CONCRETE FOUNDATION WALL FOR CONCRETE STAIR BEARING (REFER TO TYP. CONCRETE STAIR WALKOUT DETAIL WHEN APPLICABLE)

15 SUMP PUMP (PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION)

16 PROVIDE SLEEVE FOR SUMP DISHCHARGE

17 4" ⌀ WEEPING TILE WITH 6" (MIN.) GRANULAR STONE COVER (TYP.)

18 PROVIDE PRE-FINISHED AIR VENTS WITH RAIN & INSECT SCREEN (TYP.)

19 4" ⌀ FLOOR DRAIN WITH COVER
-PROVIDE ADEQUATE SEAL AROUND SLAB PENETRATION
-VERIFY LOCATION

20 2 – 10M BARS VERTICAL 6" AT EACH SIDE OF WINDOW & 2 -10M BARS HORIZONTAL

21 2 – 20M REBARS IN TOP OF FOUNDATION WALL FOR LATERAL SUPPORT AT STAIR OPENING

22 BACKFILL NOT TO EXCEED ABOVE 6" FROM STONE LEDGE, FINISH GRADE TO SLOPE AWAY

23 2X4 OR 2X6 SILL PLATE ON SILL GASKET ANCHORED WITH 8" LONG X ½ ⌀ ANCHOR BOLTS @ 72" OC (TYP.)

24 -PRESSURE TREATED WOOD POST ACHORED TO REINFORCED CONCRETE PIER ON POURED CONCRETE PAD FOOTING
-REFER TO PLAN FOR POST, PIER AND FOOTING SIZES -VERIFY ON SITE

25 **FLOOR CONSTRUCTION**
-3/4" TONGUE AND GROOVE PLYWOOD SUBFLOOR GLUED AND SCREWED TO FLOOR JOISTS (REFER TO PLAN FOR SIZING, SPACING AND BRACING REQUIREMENTS)

26 LOAD BEARING WALL ABOVE
-JOISTS TO CARRY LINE LOAD FROM ABOVE
-LUMBER SUPPLIER TO VERIFY

28 PROVIDE R22 (MIN.) BATT INSUL. (OR APPROVED EQ.) IN THE RIM JOIST OR HEADER AREA (REFER TO O.B.C. SB-12, 3.1.1. (14))
-6 MIL. VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4) ON WARM SIDE OF INSUL.

30 **BRICK OR STONE SKIRT:**
-BRICK OR STONE SKIRT WALL (REFER TO PLAN FOR HEIGHT) WITH 4" CONCRETE STONE SILL
-PROVIDE CAULKING, FLASHING & TIES WHERE REQUIRED
-REFER TO WS: WALL CONSTRUCTION (BRICK/STONE) NOTE FOR TYPICAL CONSTRUCTION

31 36" (HEIGHT) HANDRAIL IF AGAINST A WALL OR 42" (HEIGHT) HANDRAIL IF GUARD REQUIRED (O.B.C DIV. B, 9.8.7.4)
-PROV'D 2" CLEARANCE FROM WALL WITH NO MRE THAN 4" PROJECTED INTO REQUIRED STAIR WIDTH (REF O.B.C DIV. B, 9.8.7.4)

32 42" (HEIGHT) RAILING (MIN)
-NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" ⌀ OR LARGER
-NO MEMBER OF THE RAILING BETWEEN 5.5" & 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CLIMBING (REFER TO O.B.C. DIV. B.9.8.8)

33 -INSULATED SELF-CLOSING DOOR WITH WEATHER-STRIPPING

34 -GAS PROOF WALLS AND CEILING IN GARAGE WITH ½" TYPE 'X' GYPSUM BOARD
-PROV'D R22 INSULATION
-TAPE AND SEAL ALL JOINTS GAS TIGHT

35 BASE & SHOE (WHERE REQ'D)

36 V-MATCH/BEAD BOARD WALL FINISH

ROOF CONSTRUCTION:

37 METAL STANDING SEAM
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

38 ASPHALT SHINGLES
-5/8" PLYWOOD SHEATHING WITH "H" CLIPS
-PRE-ENG. ROOF TRUSSES @24" O/C
-R60 BLOWN INSULATION OR APPROVED EQUAL
-6 MIL VAPOUR BARRIER (AS PER O.B.C. DIV. B, 9.25.4)
1/2" DRYWALL (TYP.)

39 **ROOF VENTS:**
-1/300 SQUARE FEET OF INSULATED CEILING AREA OR 1/150 WHERE ROOF SLOPE IS LESS THAN 1:6 (AS PER O.B.C. DIV. B 9.19.1.2)

40 **RIDGE VENT**
-CUT ROOF SHEATHING 3" ON EITHER SIDE OF RIDGE

41 **FLAT ROOF:**
-PROV'D BITUMINOUS MEMBRANE & FLASHING AS PER O.B.C.
-SLOPE ¼" = 1'- 0" (MIN.) AWAY FROM HOUSE OR TO PROVIDED DRAIN

42 **TYPICAL CEILING:**
-R60 BATT OR BLOWN INSULATION
-1/2" DRYWALL

43 -PROVIDE DROPPED CEILING IN THIS AREA
-R31 BATT INSULATION (MIN) [SPRAYED FOAM INSULATION RECOMMENDED (OPTIONAL)]
-PROVIDE HEAT DUCT & COLD AIR RETURN INTO VOID (TYP.)

44 **ATTIC ACCESS:**
-MINIMUM 22" X 36"
-PROVIDE R20 INSULATION & WEATHER STRIPPING -SITE VERIFY LOCATION

45 -ASPHALT EAVE PROTECTION (AS PER O.B.C DIV. B, 9.26.5)

46 -1 ½" AIR SPACE VENTS (BAFFLE) AT EVERY TRUSS FOR REQUIRED VENTILATION CLEARANCE

47 -PRE-FINISHED ALUMINUM EAVES ON 2"X6" CAPPED ALUMINUM FASCIA BOARD

48 -PRE-FIN ALUMINUM SOFFIT
-100% PERFORATED TO HAVE INSECT SCREEN (TYP.)

49 WOOD V-MATCH EAVES
-PVC FASCIA WITH VENTING (TYP.)

EXTERIOR ENTRY

50 -POURED CONCRETE STEPS
-VERIFY DIMENSIONS ON SITE
-RISER NOT TO EXCEED 7- 7/8" (REFER TO DETAIL)

51 -CONCRETE OR WOOD STEP(S) (SITE VERIFY)

52 -WOOD STEPS ANCHORED TO DECK
-NOT TO EXCEED 7-7/8" RISE
-VERIFY DIMENSIONS ON SITE

53 -2X6 DECK PLANKS WITH 3/16" BETWEEN
-SLOPE AWAY FROM HOUSE (MIN. 1/4" PER FOOT) (TYP.)

INTERIOR GENERAL

54 GAS FIREPLACE -PROVIDE DIRECT VENT (AS PER O.B.C DIV. B, 9.22.10.2)

55 PROVIDE SEPARATE DIRECT VENTS FOR FURNACE, HOT WATER TANK, HRV, DRYER & EXHAUST HOOD

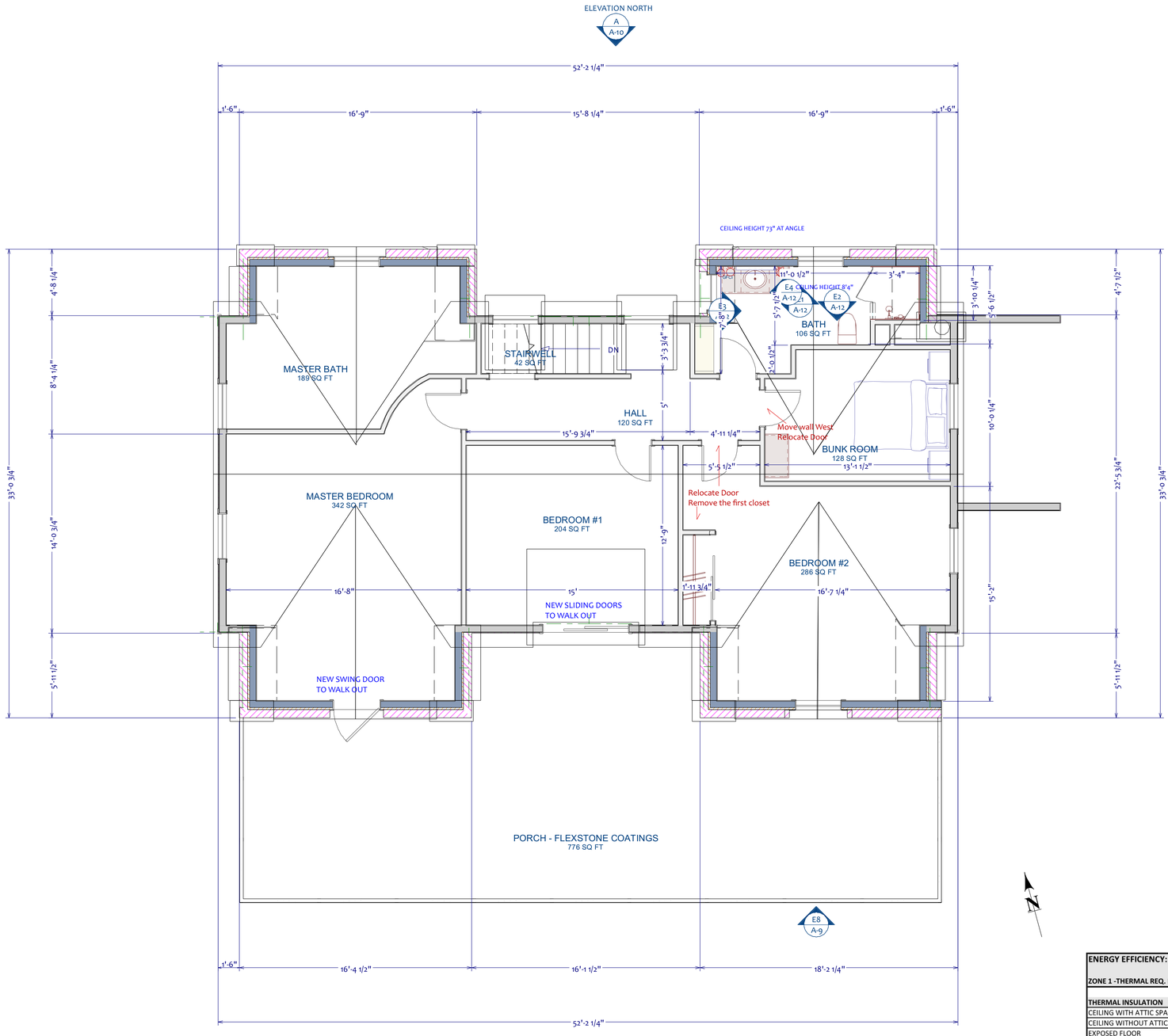
56

57 6'-8" MINIMUM STAIR HEADROOM (AS PER O.B.C. DIV. B,9.8.2.2 (1)) (SLANT JOISTS IF NEEDED)

58 110V INTERCONNECTED SMOKE ALARM COMPLETE WITH REQUIRED VISUAL COMPONENT (I.S.A) (AS PER O.B.C. DIV. B, 9.10.19)

59 110V INTERCONNECTED SMOKE & CARBON MONOXIDE ALARM C/W REQUIRED VISUAL COMPONENT (I.S.C.A) (AS PER O.B.C. DIV. B, 9.10.19 & 9.33.4)

60 4" MASONRY CHASE IN FOUNDATION WALL (SITE VERIFY HEIGHT) (REFER TO GRADING PLAN)



LIVING AREA
1403 SQ FT

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

ENERGY EFFICIENCY: TABLE 3.1.1.11 (IP)	
ZONE 1 -THERMAL REQ. FOR ADDITIONS TO EXISTING BUILDINGS	
COMPONENT	**RSI/R VALUES**
THERMAL INSULATION	
CEILING WITH ATTIC SPACE	R60
CEILING WITHOUT ATTIC SPACE	R31
EXPOSED FLOOR	R31
WALLS ABOVE GRADE	19 +5 ci
BASEMENT WALLS	20 ci
SLAB (ALL >600MM BELOW GRADE)	R10
SLAB (EDGE ONLY <600MM BELOW GRADE)	R10
SLAB (ALL<600MM BELOW GRD OR HEATED)	R10
WINDOWS AND DOORS	
WINDOW/SLIDING GLASS DOORS	1.8
SKYLIGHTS	2.8
MECHANICALS	
SPACE HEATING EQUIP.	94%
HRV EFFICIENCY	60%
DHW HEATER (EF)	0.67
PER SB-12 DRAIN WATER HEAT RECOVERY 3.1.1.12	
A drain water heat recovery unit shall be installed to receive drain water from all showers or from at least 2 showers where there are 2 or more showers in the dwelling unit.	

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
SECOND FLOOR PROPOSED

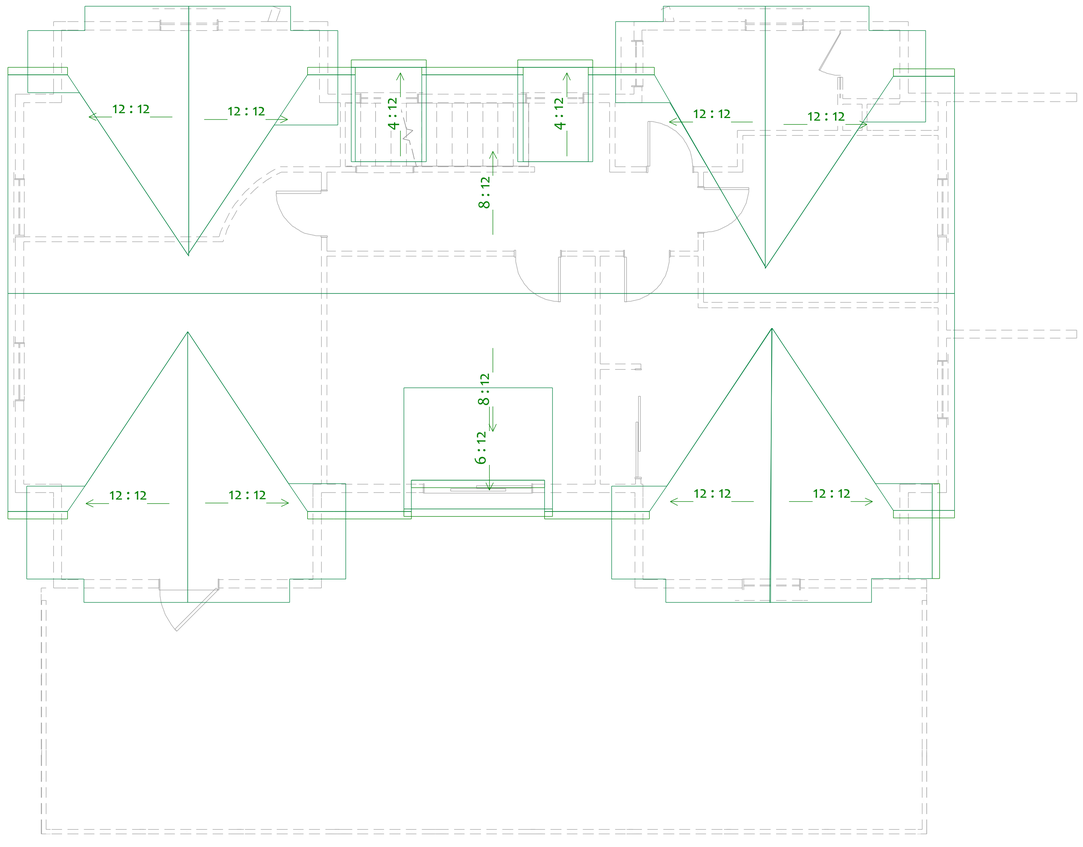
DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"'

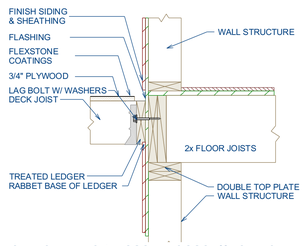
SHEET #
A-8

**ROOF SYSTEM AND
FLOOR SYSTEM DESIGN BY OTHERS**



Roof Layout 1/4"

ROOF PLAN
1/4" = 1'0"

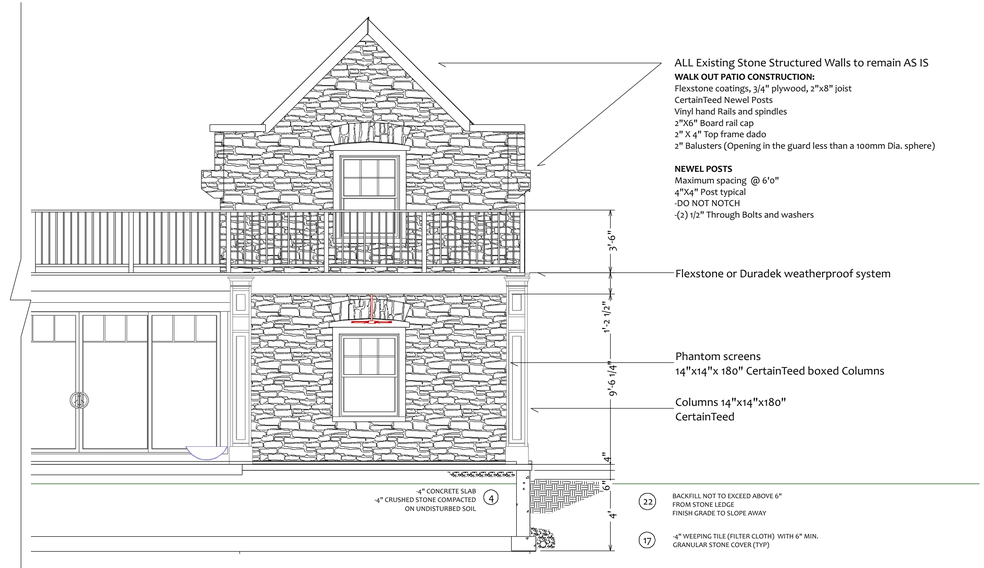


Deck Anchored to Wood Wall: Ledger to Wall
(print at 1"=1')

DECK DETAIL

WALK OUT PATIO CONSTRUCTION:
FLEXSTONE COATINGS, 3/4" PLYWOOD, 2"X8" JOIST
CERTAINTEED HAND RAILS, NEWELS AND GUARD POSTS
2"X6" BOARD RAIL CAP
2" X 4" TOP FRAME DADO
2" BALUSTERS (OPENING IN THE GUARD LESS THAN A 100mm DIA. SPHERE)

NEWEL POSTS
MAXIMUM SPACING @ 6'0"
3"X3" POST TYPICAL
-DO NOT NOTCH
-(2) 1/2" THROUGH BOLTS AND WASHERS



TYPICAL WALL DETAIL
1/4" = 1'0"

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM
BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne Ontario

PAGE TITLE
ROOF PLAN

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"

SHEET #
A-9

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

NORTH ELEVATION STRUCTURE TO REMAIN AS IS
Paint All exterior single siding -colour tbd
Replace all Trim and Window Casing with CertainTeed

ELEVATION NORTH

LAKESIDE SOUTH EAST RENDERING

ELEVATION EAST

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM
BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE
GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
ELEVATION NORTH & EAST

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"

SHEET #
A-10

42" (HEIGHT) RAILING (MIN.)
-NO OPENING IN RAILING/GUARD CAN PERMIT THE PASSAGE OF A SPHERICAL OBJECT 4" ø OR LARGER

-NO MEMBER OF THE RAILING BETWEEN 5.5" & 36" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE DESIGNED TO FACILITATE CLIMBING (REFER TO O.B.C. DIV. B 9.8.8)

OBC 9.8.8.3
Exterior guards serving not more than one dwelling unit should be not less then 900mm high where the walking surface served by the guard is not more than 1800 mm above the finished ground level.

Then height of guards for exterior stairs and landings more than 10m above adjacent ground level should be not less than 1500m.

ELEVATION SOUTH

SOUTH EAST RENDERING

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

SOUTH WEST RENDERING

ELEVATION WEST

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
ELEVATION SOUTH & WEST

DRAWN BY
NICOLE EMPRINGHAM

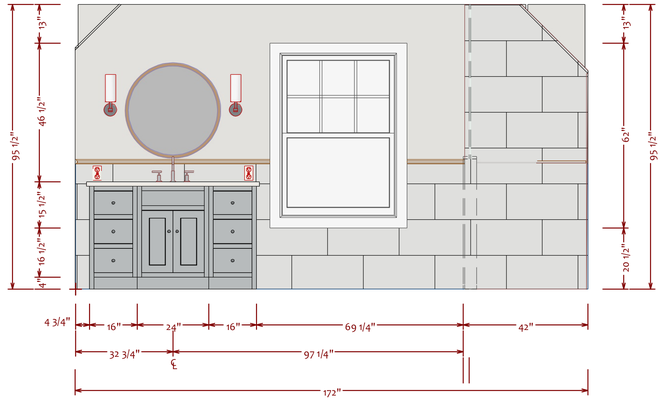
DATE
2021-10-22

SCALE
1/4" = 1'0"

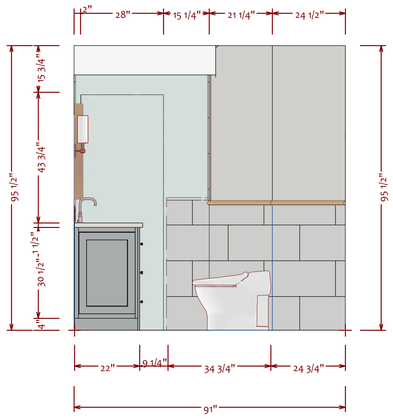
SHEET #
A-11

BATH OVERVIEW

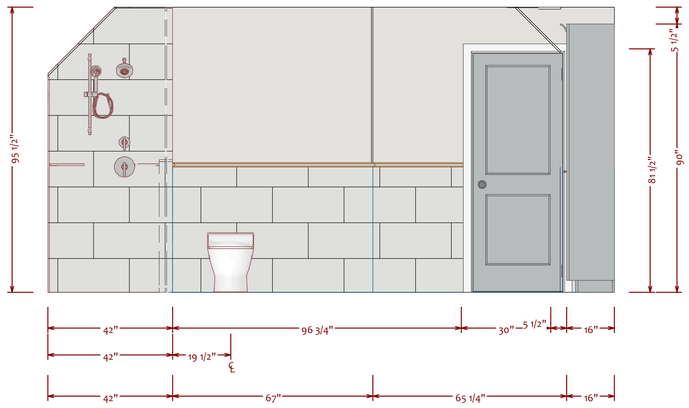
PROPOSED BATH NOTES:
Expand the footprint moving the south wall
Existing windows to remain
New large vanity
Tile room to 42" H
Relocate shower (tile complete) toilet beside new shower
Large Linen cabinet behind door to fill space



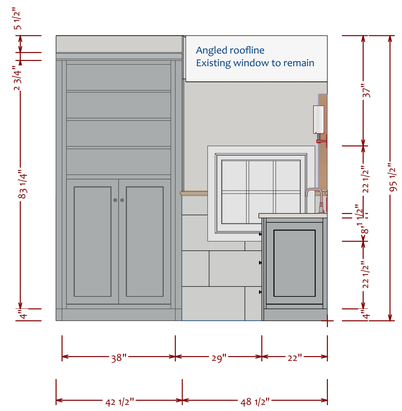
BATH NORTH



BATH EAST



BATH SOUTH



BATH WEST

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
BATH ELEVATIONS

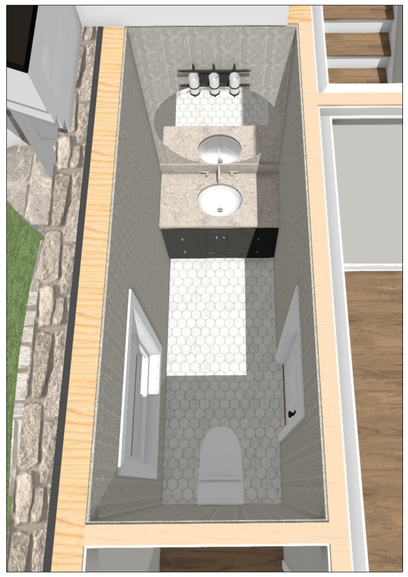
DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

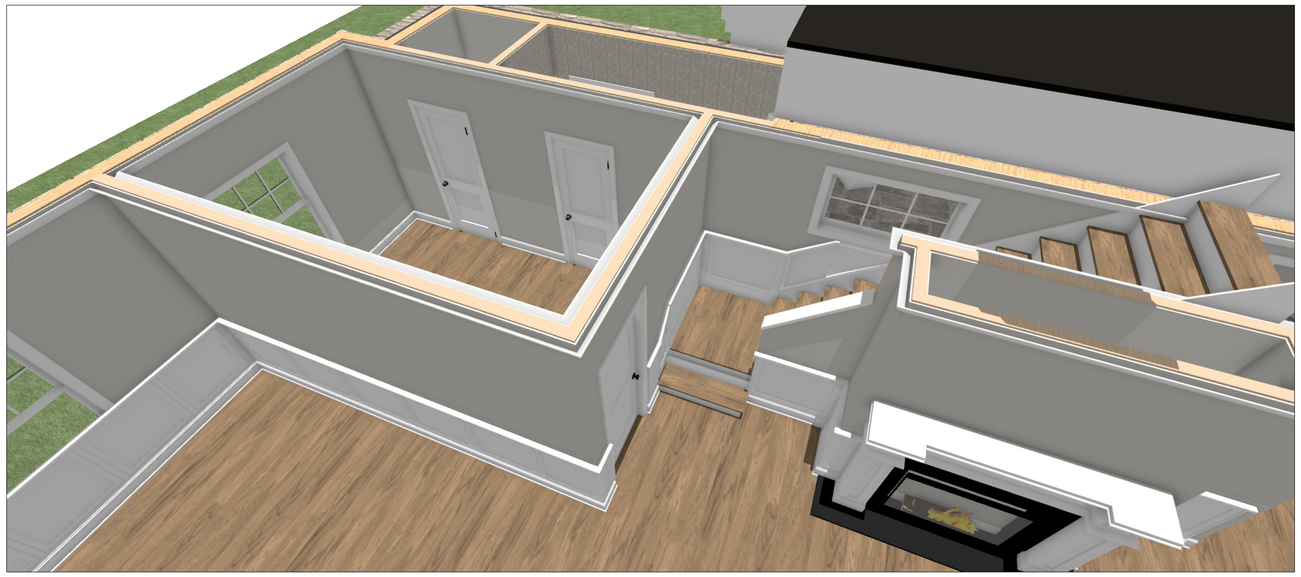
SCALE
1/4" = 1'0"

SHEET #
A-12

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543



POWDER ROOM OVERVIEW

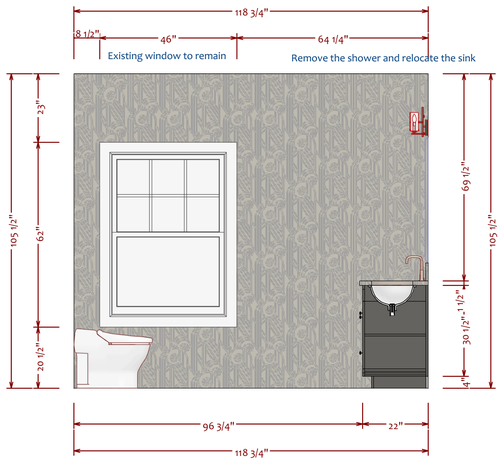


FLEX ROOM/POWDER/STAIRWELL OVERVIEW

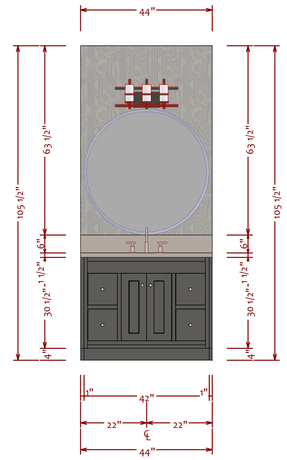
PROPOSED POWDER ROOM NOTES
Remove the shower and replace with new larger sink with vanity
Large mirror with sconce above
Possible wallpaper throughout (or tiled mirror wall)
New tile flooring

FLEX ROOM
Remove the step and current door
Relocate the entry door to south east wall

STAIRWELL ENTRY
Remove the door and wall
Build a 1/2 wall (drywall) with capping (1 1/4" x 6") painted white
Molding and wall panels to continue



POWDER ROOM NORTH



POWDER ROOM EAST

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM
BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
POWDER ROOM/ FLEX ROOM/STAIRWELL

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"

SHEET #
A-13

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

LAKESIDE RENDERING GLASS RAILING

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
GLASS RAILING RENDERING

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"

SHEET #
A-14

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE.
2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

SIDER BROS.COM
BUILDERS
SINCE 1972
5199 MICHENER RD. RIDGEWAY ONTARIO L0S 1S0
905-894-9999 www.siderbros.com

CLIENT
JOHN & PAULINE
GROETELAARS
1001 Firelane #1
Port Colborne
Ontario

PAGE TITLE
ELECTRICAL PLAN

DRAWN BY
NICOLE EMPRINGHAM

DATE
2021-10-22

SCALE
1/4" = 1'0"

SHEET #
E-1

ELECTRICAL PLAN MAIN
1/4" = 1'0"

QUALIFICATION INFORMATION: Required unless design is exempt under 2.17.5.1 of the building code. **Wayne Sider** BCIN 32478
REGISTRATION INFORMATION: Required unless design is exempt under 2.17.4.1 of the building code **SIDER BROTHER BUILDERS** BCIN 101543