

This drawing, as an instrument of service, is provided by and is the property of RT Architects. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify RT Architects of any variations from the supplied information. The drawing is not to be scaled. The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked For Construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

REV.	ISSUED FOR:	DATE:
1.	ISSUED FOR CLIENT REVIEW	2024-11-05
2.	ISSUED FOR MNV REVIEW	2025-05-28
3.		
4.		

	HOME OWNER AREA
	OWNER SERVICE AREA
	SHARED AREA



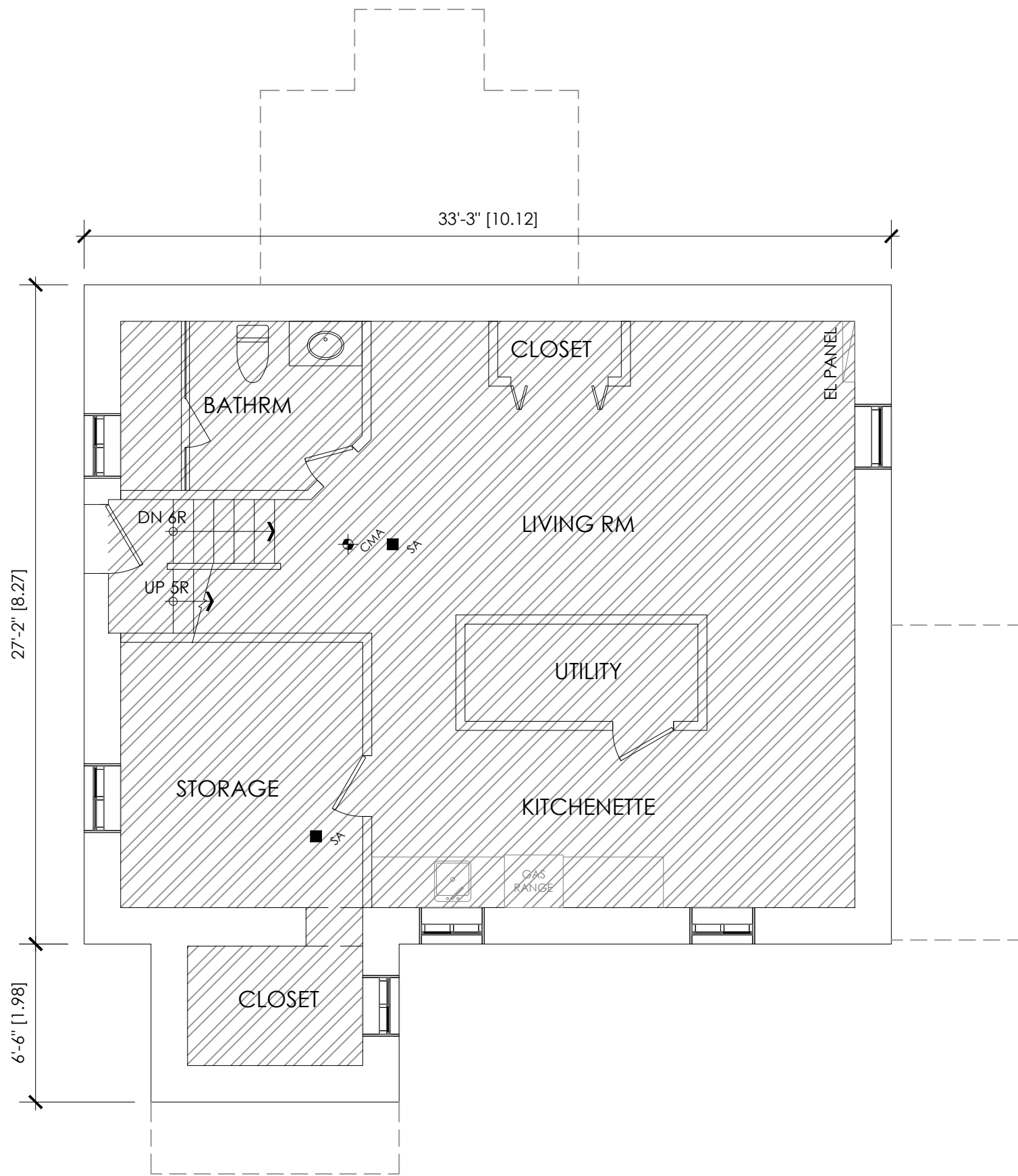
PO Box 31031 Drive-Thru Parcel Centre,
Richmond Hill, ON L4C 0V3
C: 416.270.2129; E: raffi@rtarchitects.ca
W: www.rtarchitects.ca

Project :
B&B DESIGN
4853 SIMCOE ST. NIAGARA FALLS, ON

Drawing Name :
FLOOR PLANS - EXISTING

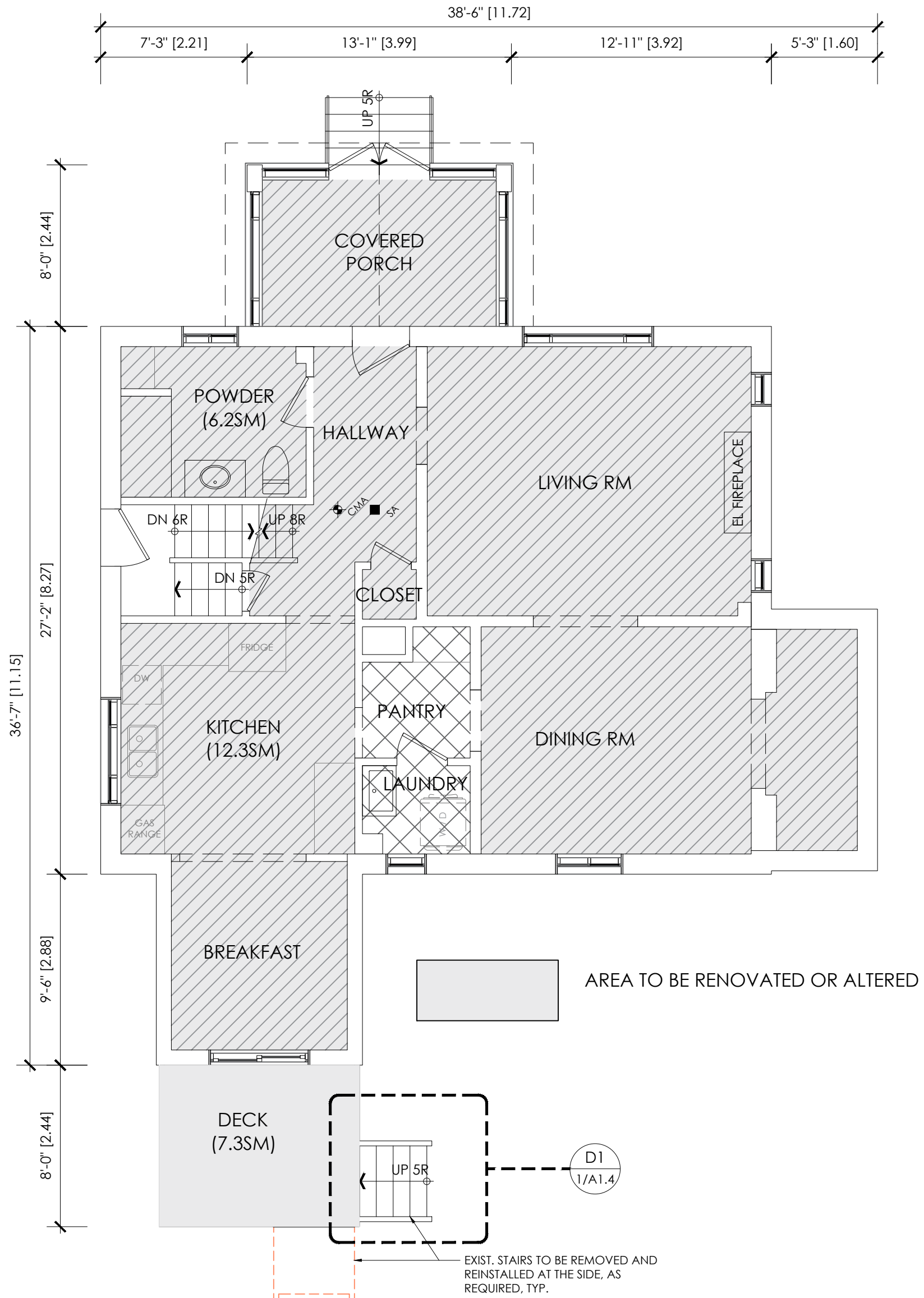
SIMCOE RESIDENCE	
Project no. : 2240156	Date : NOVEMBER 2024
Drawn by : TM	Scale : AS NOTED
Checked by : RT	
North Arrow:	Drawing No.:

A1.0



BASEMENT FLOOR LEVEL:

BASEMENT LEVEL IS FOR THE
OWNER PERSONAL USE
BASEMENT WILL NOT FUNCTION
AS A SEPARATE UNIT



EXIST. STAIRS TO BE REMOVED AND
REINSTALLED AT THE SIDE, AS
REQUIRED, TYP.

1 BASEMENT PLAN - EXISTING
A1.0 SCALE: 3/16"=1'-0"




2 GROUND FLOOR PLAN - EXISTING
A1.0 SCALE: 3/16"=1'-0"

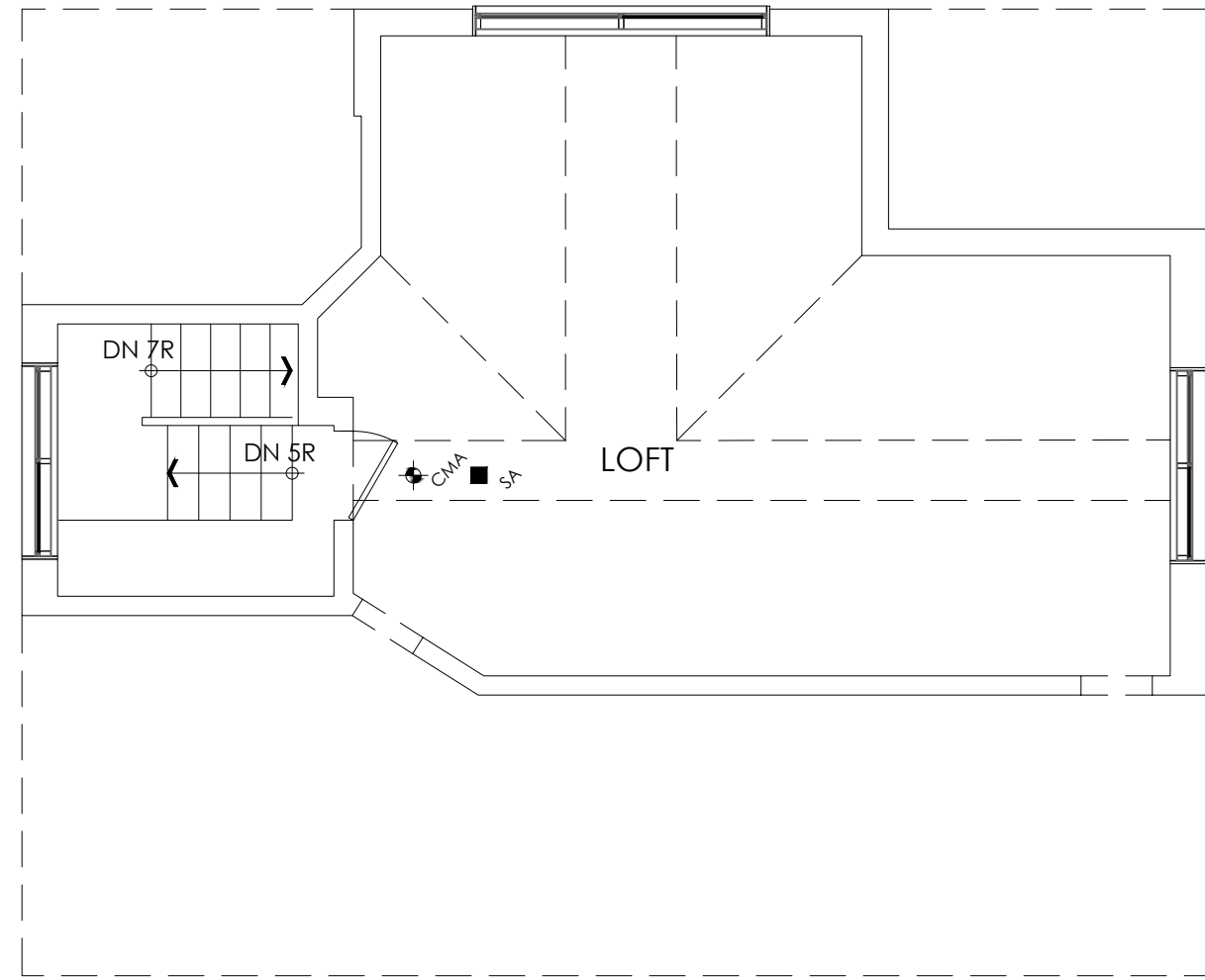
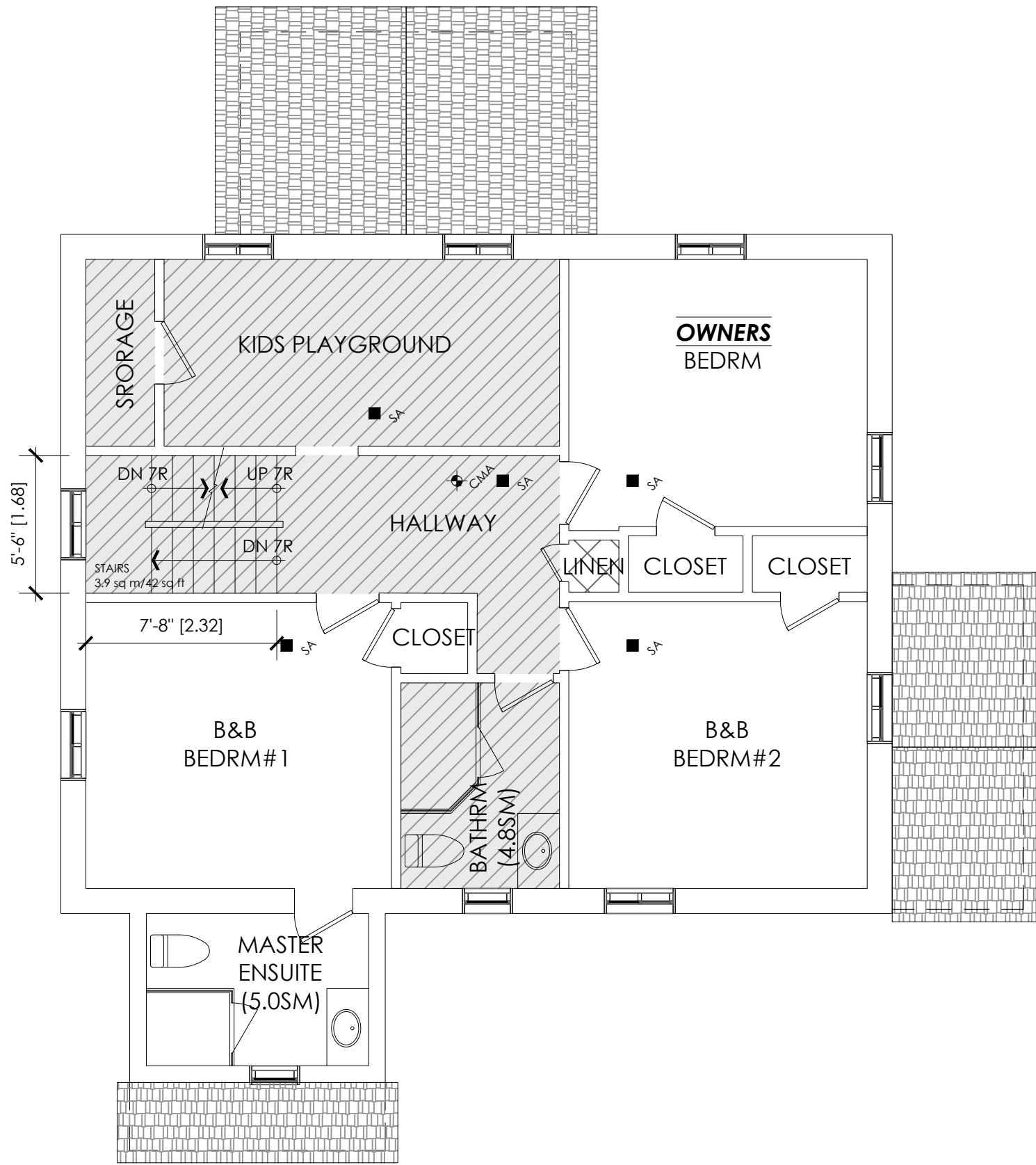
- SMOKE ALARM (REFER TO OBC 9.10.19)**
PROVIDE 1 PER SLEEPING ROOM AND 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.
- CARBON MONOXIDE ALARMS (OBC 9.33.4)**
* CHECK LOCAL BYLAWS FOR REQUIREMENTS * A CARBON MONOXIDE DETECTOR CONFORMING TO CAN./CSA-6.19, SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM IN WHICH THERE IS INSTALLED A SOLID FUEL- BURNING APPLIANCE. CARBON MONOXIDE DETECTOR(S) SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE THE SMOKE ALARMS.

	CLASS 'B' VENT	DJ	DOUBLE JOIST		FLAT ARCH
	EXHAUST VENT	TJ	TRIPLE JOIST		CONC. BLOCK WALL
	FLOOR DRAIN	LVL	LAMINATED VENEER LUMBER		BEARING WALL
	HOSE BIB		POINT LOAD ABOVE		EXISTING TO REMAIN
EWB	EXIST. WIN.TO REMAIN	P.T.	PRESS. TREATED LUMB		
EDR	EXIST.DOOR TO REMAIN	G.T.	GIRDER TRUSS		
WB	WOOD BEAM		SOLID BEARING 3-2x6 OR 3-2x4		
WL	WOOD LINTEL				

This drawing, as an instrument of service, is provided by and is the property of RT Architects. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify RT Architects of any variations from the supplied information. The drawing is not to be scaled. The designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked For Construction must assume full responsibility and bear costs for any corrections or damages resulting from his work.

REV.	ISSUED FOR:	DATE:
1.	ISSUED FOR CLIENT REVIEW	2024-11-05
2.	ISSUED FOR MNV REVIEW	2025-05-28
3.		
4.		





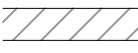


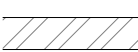

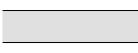
	HOME OWNER AREA
	OWNER SERVICE AREA
	SHARED AREA



1
A1.1 SECOND FLOOR PLAN - EXISTING
SCALE: 3/16"=1'-0"

2
A1.1 ATTIC PLAN - EXISTING
SCALE: 3/16"=1'-0"

- SA SMOKE ALARM (REFER TO OBC 9.10.19)
PROVIDE 1 PER SLEEPING ROOM AND 1 PER FLOOR, NEAR THE STAIRS CONNECTING THE FLOOR LEVEL. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF 1 SOUNDS.
- CMA CARBON MONOXIDE ALARMS (OBC 9.33.4)
* CHECK LOCAL BYLAWS FOR REQUIREMENTS * A CARBON MONOXIDE DETECTOR CONFORMING TO CAN./CSA-6.19, SHALL BE INSTALLED ON OR NEAR THE CEILING IN EACH ROOM IN WHICH THERE IS INSTALLED A SOLID FUEL- BURNING APPLIANCE. CARBON MONOXIDE DETECTOR(S) SHALL BE WIRED SO THAT ITS ACTIVATION WILL ACTIVATE THE SMOKE ALARMS.

	CLASS 'B' VENT	DJ	DOUBLE JOIST		FLAT ARCH
	EXHAUST VENT	TJ	TRIPLE JOIST		
	FLOOR DRAIN	LVL	LAMINATED VENEER LUMBER		CONC. BLOCK WALL
	HOSE BIB		POINT LOAD ABOVE		BEARING WALL
EWR	EXIST. WIN.TO REMAIN	P.T.	PRESS. TREATED LUMB		
EDR	EXIST.DOOR TO REMAIN	G.T.	GIRDER TRUSS		
WB	WOOD BEAM		SOLID BEARING 3-2x6 OR 3-2x4		EXISTING TO REMAIN
WL	WOOD LINTEL				



PO Box 31031 Drive-Thru Parcel Centre,
Richmond Hill, ON L4C 0V3
C: 416.270.2129; E: raffi@rtarchitects.ca
W: www.rtarchitects.ca

Project : B&B DESIGN	
4853 SIMCOE ST. NIAGARA FALLS, ON	
Drawing Name : FLOOR PLANS - EXISTING	
SIMCOE RESIDENCE	
Project no. : 2240156	Date : NOVEMBER 2024
Drawn by : TM	Scale : AS NOTED
Checked by : RT	
North Arrow:	Drawing No : A1.1