

DOLPHIN STREET



SITE PLAN DATA

LOT AREA 4288.5ft² (398.4 M²)

LOT COVERAGE

EXISTING HOUSE	883ft ² (82.0 M ²)
PROPOSED	156ft ² (14.5 M ²)
TOTAL	1,039ft ² (96.5 M ²)

GFA/LOT AREA RATIO 24.2%

= HARD SURFACE AREA

LANDSCAPING COVERAGE DATA

LOT AREA: 4,288.5 FT² (398.4 M²)

COVERED AREA (BUILDINGS/STRUCTURES): 1,039 FT² (96.5 M²)

COVERED AREA %: 24.2 %

DRIVEWAY / HARD SURFACE AREA: 1,016 FT² (94.3 M²)

DRIVEWAY / HARD SURFACE %: 23.7 %

OPEN AREA (LANDSCAPED/UNBUILT): 2,233.5 FT² (207.4 M²)

OPEN AREA %: 52 %

HEIGHT:

EXISTING 1-STOREY SEMI DETACHED (FROM GRADE):

22.74 FT (6.93 M)

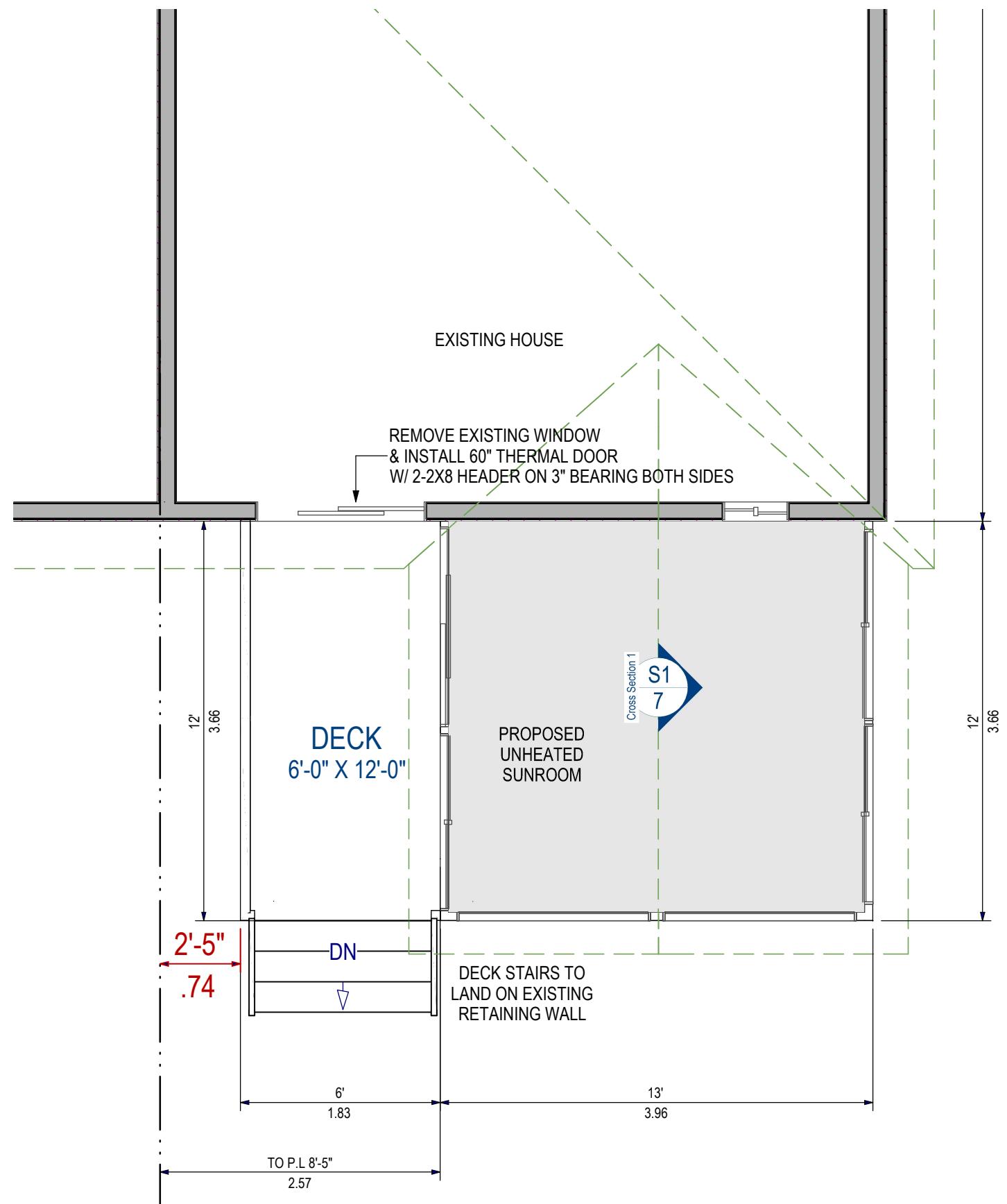
PROPOSED SUNROOM (FROM GRADE):

14.01 FT (4.27M)

NOTES:

1. LIFESTYLE PREFABRICATED WINDOW AND DOOR PANELS MANUFACUTRED IN ONTARIO BY LIFESTYLE SUNROOMS INC. AND WILL BE INSTALLED BY ITS TRAINED SKILLED INSTALLERS.
2. A PROFESSIONAL ENGINEER UNDERTAKES THE GENERAL REVIEW OF THE INSTALLATION IF APPLICABLE.
3. A FINAL PROJECT REVIEW LETTER WILL BE SUBMITTED TO THE BUILDING DEPARTMENT AFTER THE COMPLETION, IF APPLICABLE.
4. (1). STAIRS RISER DIMENSIONS SHALL CONFIRM TO ARTICLES 9.8.4.2 AND 9.8.4.3 OF THE 2024 OBC WHICH STIPULATES THAT RISERS DESIGNED FOR PRIVATE USE MUST HAVE A MAXIMUM RISE OF NO MORE THAN 200 mm OR A MINIMUM RISE OF NO LESS THAN 125 mm AND A MAXIMUM RUN OF NO MORE THAN 355 mm OR A MINIMUM RUN OF NO MORE THAN 255 mm AND A MAXIMUM TREAD DEPTH OF 355 mm OR A MINIMUM TREAD DEPTH OF NO LESS THAN 235 mm.
4. (2). REQUIRED EXIT STAIRS SHALL HAVE A WIDTH. MEASURED BETWEEN WALL FACES OR GUARDS. OF NOT LESS THAN 900 mm AS PER ARTICLE 9.8.2.1 OF THE 2024 OBC.
5. THE WIDTH OF THE LANDING IF REQUIRED SHALL BE NOT LESS THAN THE GREATER REQUIRED STAIR WIDTH WHERE ONE OR MORE OF THE STAIR WIDTHS DO NOT EXCEED THEIR RESPECTIVE REQUIRED WIDTHS. OR NOT LESS THAN THE LESSER ACTUAL.. STAIR WIDTH WHERE ALL OF THE WIDTHS OF THE STAIRS EXCEED THEIR RESPECTIVE REQUIRED WIDTHS AS PER ARTICLES 9.8.6.2 AND 9.8.6.3 OF THE 2024 OBC.
6. ALL HAND BAILS AND GUARDS SHALL BE BUILT AS PER OBC 2024 AND SUPPLEMENTARY STANDARD SB-7. EXTERIOR HANDRAIL AND GUARDS TO BE AT LEAST 900 mm OR 35° MEASURED VERTICALLY ABOVE THE NOSING OF ANY TREAD AND/OR PLATFORM NOT MORE THAN 1800 mm OR 5°-11° ABOVE THE FINISHED GROUND AS PER SUBSECTIONS 9.8.7 AND 9.8.8 OF 2024 OBC; ALL PICKET AND/OR GUARD SPACING MUST BE NO MORE THAN 100 mm OR 4° APART AS PER ARTICLE 9.8.8.5 OF THE 2024 OBC; ALL BALUSTERS TO BE SPACED NO MORE THAN 1200 mm OR 45° APART.
7. TO CARRY RAINWATER AWAY FROM THE SUNROOM. DOWNSPOUTS WILL BE INSTALLED AT THE OUTSIDE CORNERS OF ROOM IN ACCORDANCE TO ARTICLES 9.26.18.2, 7.3.3.7, AND 5.6.2.2 OF THE 2024 OBC.
8. ALL ADDITIONAL ASPECTS OF THE PROJECT WILL BE INSTALLED..LED ACCORDING TO TACBOC DETAILS AND COMPLY WITH THE REQUIREMENTS STIPULATED BY THE 2024 OBC. INCLUDING DOORS (TO SECTION 9.6.); WINDOWS (TO SECTION 9.7.); SKYLIGHTS(TO SUBSECTION 9.7.7.); GLASSES(TO SUBSECTION 9.7.3.); WOOD FRAME CONNECTIONS. DECK FARMING ,STICK BUILT WAL.1.S AND SUBFLOORING (TO SUBSECTION 9.23.14);BUILT-UP BEAMS (TO ARTICLE 9.23.8.3); BUILT-UP COLUMNS (TO ARTICLE 9.17.4.2); ROOFING (TO SECTION 9.26.); ROOF DRAINS AND DOWNSPOUTS (TO SUBSECTION 9.26.18.); FLASHING (TO SUBSECTIONS 9.20.13 &9.26.3 &9.26.4); CLADDING(TO SECTION 9.27.); CAULKING (TO SUBSECTION 9.27.4.); INTERIOR FINISHING (TO SUBSECTION 9.29.); FLOORING (TO SECTION 9.30.); STAIRS. RAMPS. HANDRAILS AND GUARDS (TO SECTION 9.8.); LIGHTING OUTLETS (TO SECTION 9.34.).

Lifestyle SUNROOMS		
944 CRAWFORD DR.	PETERBOROUGH, ONTARIO, K9J 3X2	WWW.LIFESTYLESUNROOMS.COM
TEL: 800-465-0593	FAX: 800-934-0822	
PROJECT	LIFESTYLE GABLE SUNROOM TO REAR OF HOME	
PROJECT ADDRESS	6922 DOLPHIN ST, NIAGARA FALLS, ON L2E 6Y2	
DRAWING TITLE	SITE PLAN	
PAGE NUMBER	1	
REVISION	PROJECT	DRAWING
	PRJ105645	1
MODEL TYPE	3125 / GABLE / 5.5" ALUM TOP	
CLIENT	DENSTEDT	
DATE	SCALE	
2025-10-31	SCALE: 1: 200	
DRAWN BY:	CHECKED BY:	
SHAWN SAWATZKY		
BCIN: 28441		
I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THIS DESIGN AND I HAVE MET THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.		
LIFESTYLE ENGINEERING		



PROJECT

LIFESTYLE GABLE
SUNROOM TO REAR
OF HOME

PROJECT ADDRESS

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FALLS, ON L2E 6Y2

DRAWING TITLE

PIER & FLOOR PLAN

PAGE NUMBER

3

REVISION	PROJECT	DRAWING
	PRJ105645	1

MODEL TYPE
3125 / GABLE / 5.5" ALUM TOP

CLIENT
DENSTEDT

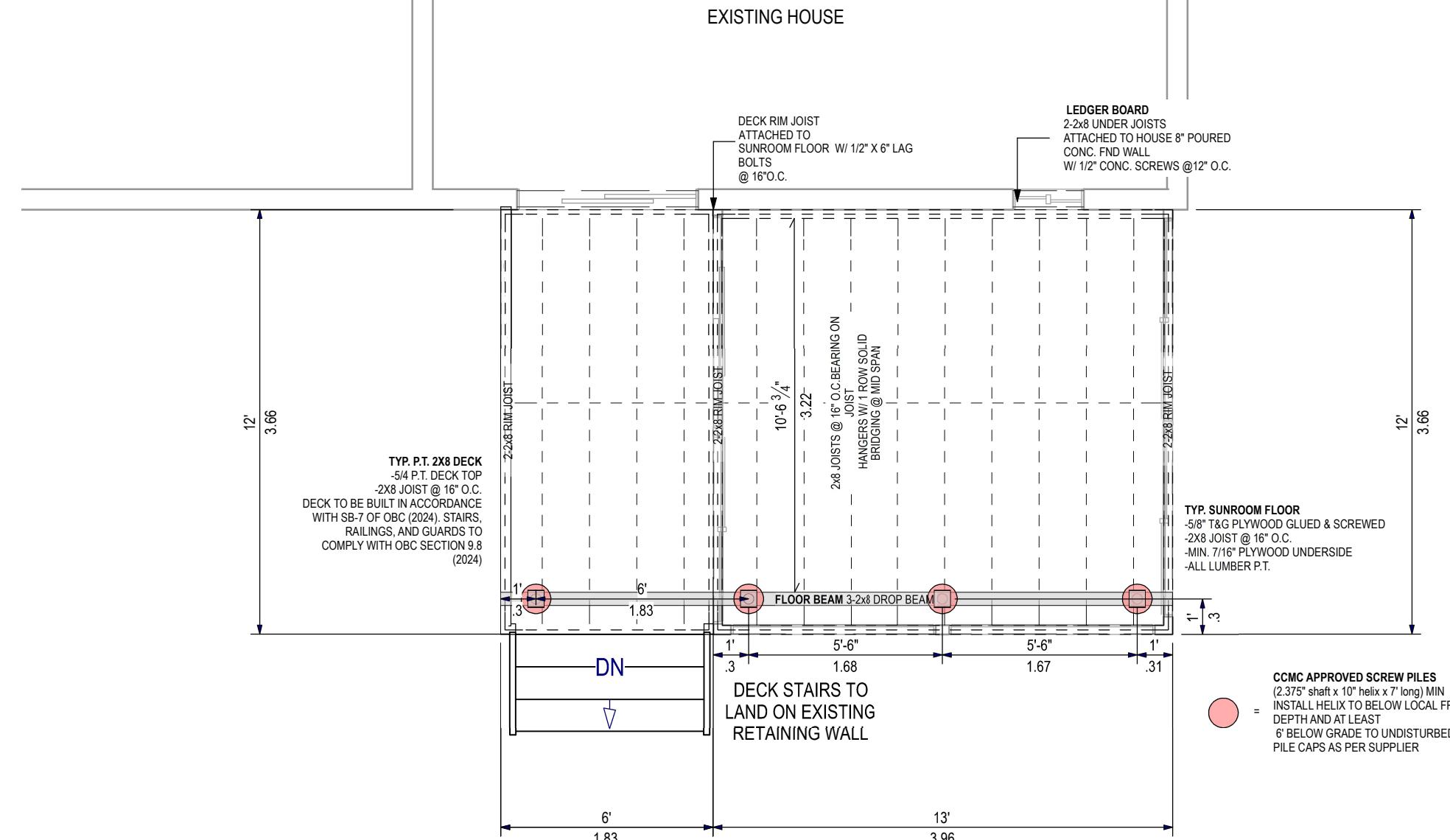
DATE	SCALE
2025-10-31	SCALE: 1/4" = 1'
DRAWN BY:	CHECKED BY:
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CCMC APPROVED SCREW PILES
(2.375" shaft x 10' helix x 7' long) MIN
INSTALL HELIX TO BELOW LOCAL FROST
DEPTH AND AT LEAST
6' BELOW GRADE TO UNDISTURBED SOIL
PILE CAPS AS PER SUPPLIER

LIFESTYLE ENGINEERING



PROJECT

LIFESTYLE GABLE
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FALLS, ON L2E 6Y2

DRAWING TITLE

ROOF PLAN

PAGE NUMBER

4

REVISION	PROJECT	DRAWING
	PRJ105645	1

MODEL TYPE

3125 / GABLE / 5.5" ALUM TOP

CLIENT

DENSTEDT

DATE **SCALE**

2025-10-31

DRAWN BY: **CHECKED BY:**

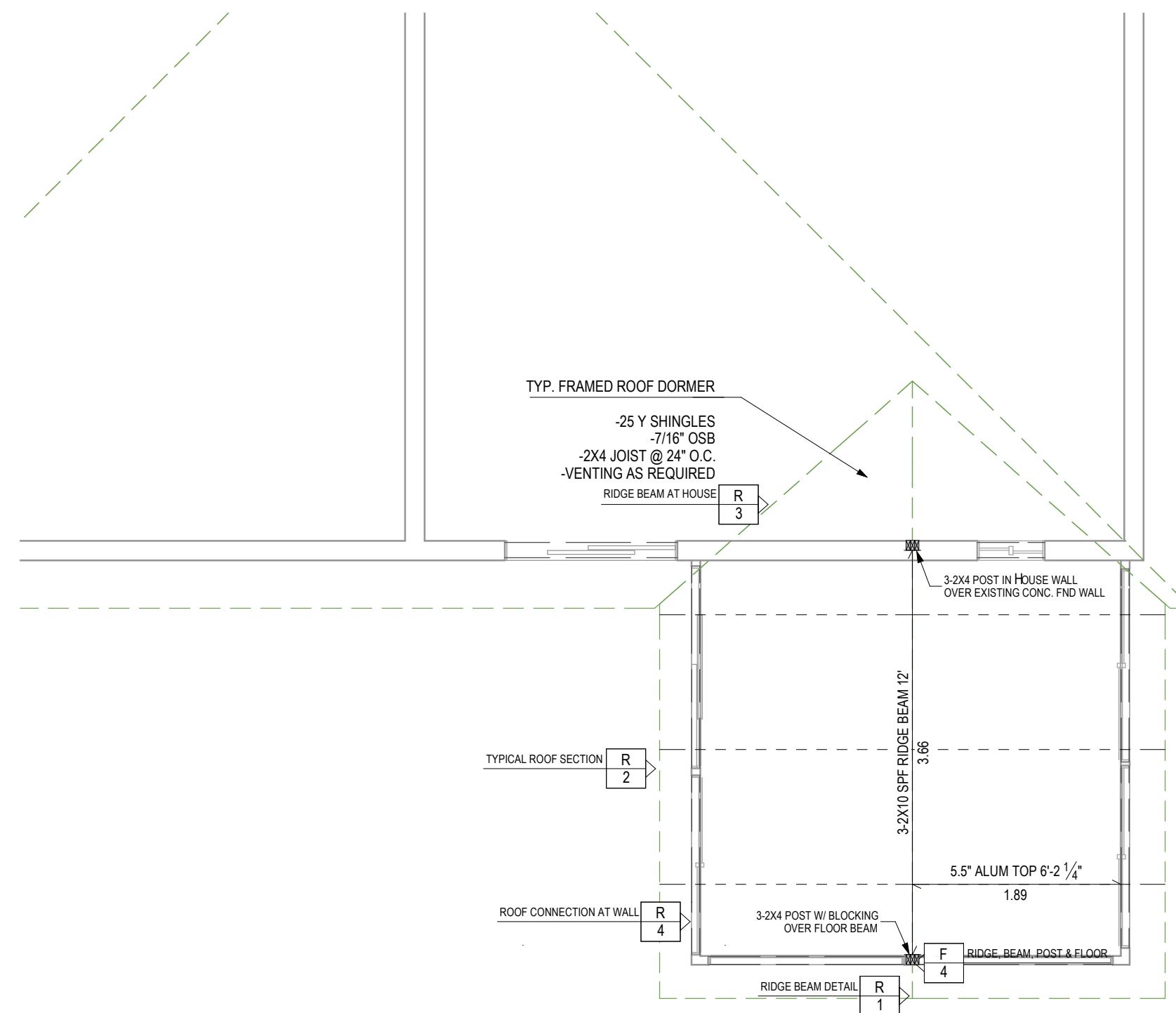
SHAWN SAWATZKY

BCIN: 28441

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DRAWING TITLE

REAR ELEVATION

5

REVISION	PROJECT	DRAWING
	PRJ105645	1

MODEL TYPE

5 / GABLE / 5.5" ALU

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DATE | SCA

10-31 SC

BY: CH

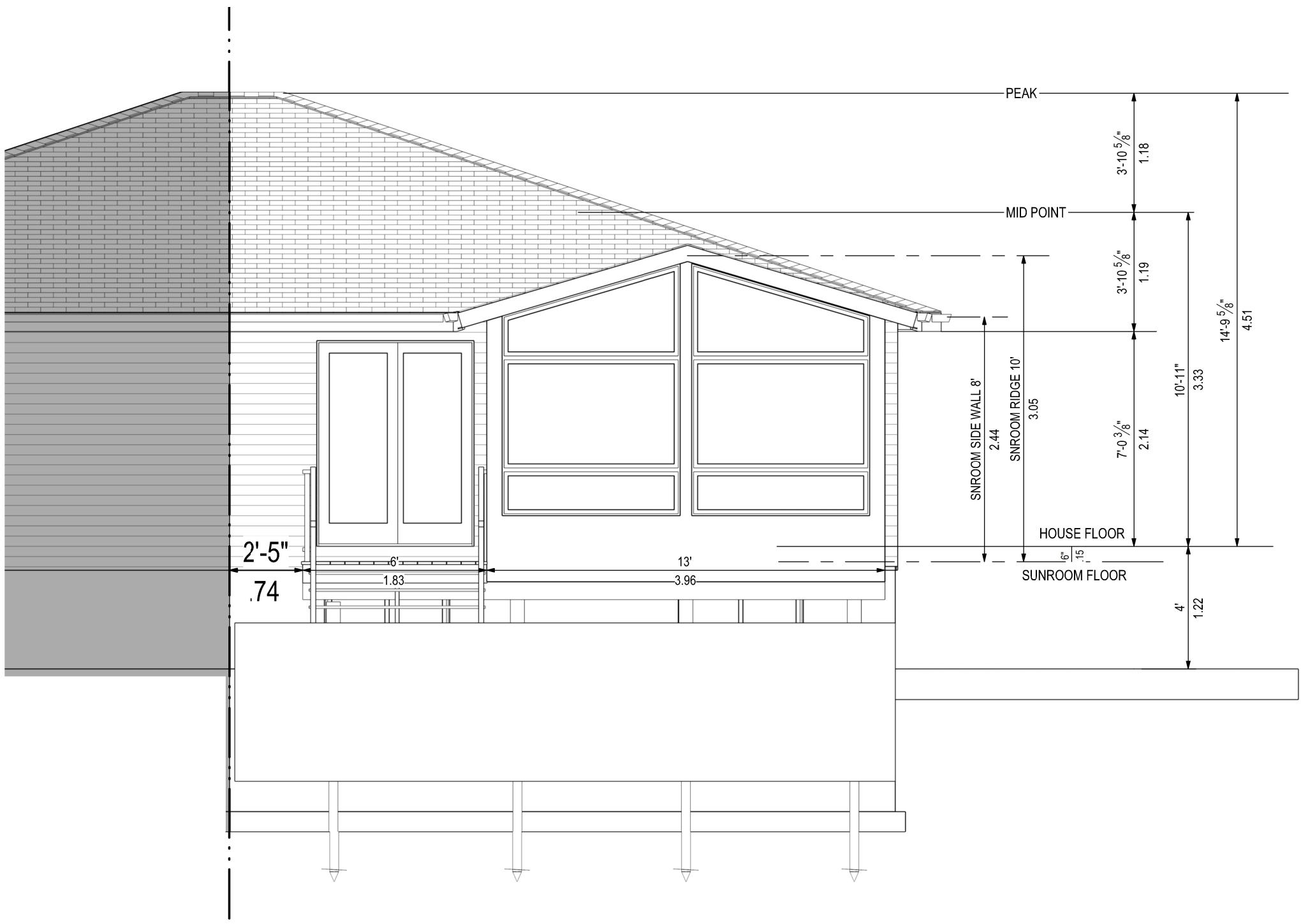
RCIN: 28441

AT I, SHAWN SAWATZKY, HAV

RESPONSIBILITY FOR THE REQUIREMENTS AND

BCIN: 20441
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LIFESTYLE ENGINEERING



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6922 DOLPHIN ST, NIAGARA
FALLS, ON L2E 6Y2

DRAWING TITLE

ELEVATIONS

PAGE NUMBER

6

REVISION	PROJECT	DRAWING
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PRJ105645	1
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MODEL TYPE

3125 / GABLE / 5.5" ALUM TOP

CLIENT

DENSTEDT

DATE

2025-10-31	SCALE: 1/4" = 1'
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DRAWN BY:

SHAWN SAWATZKY	CHECKED BY:
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BCIN: 28441

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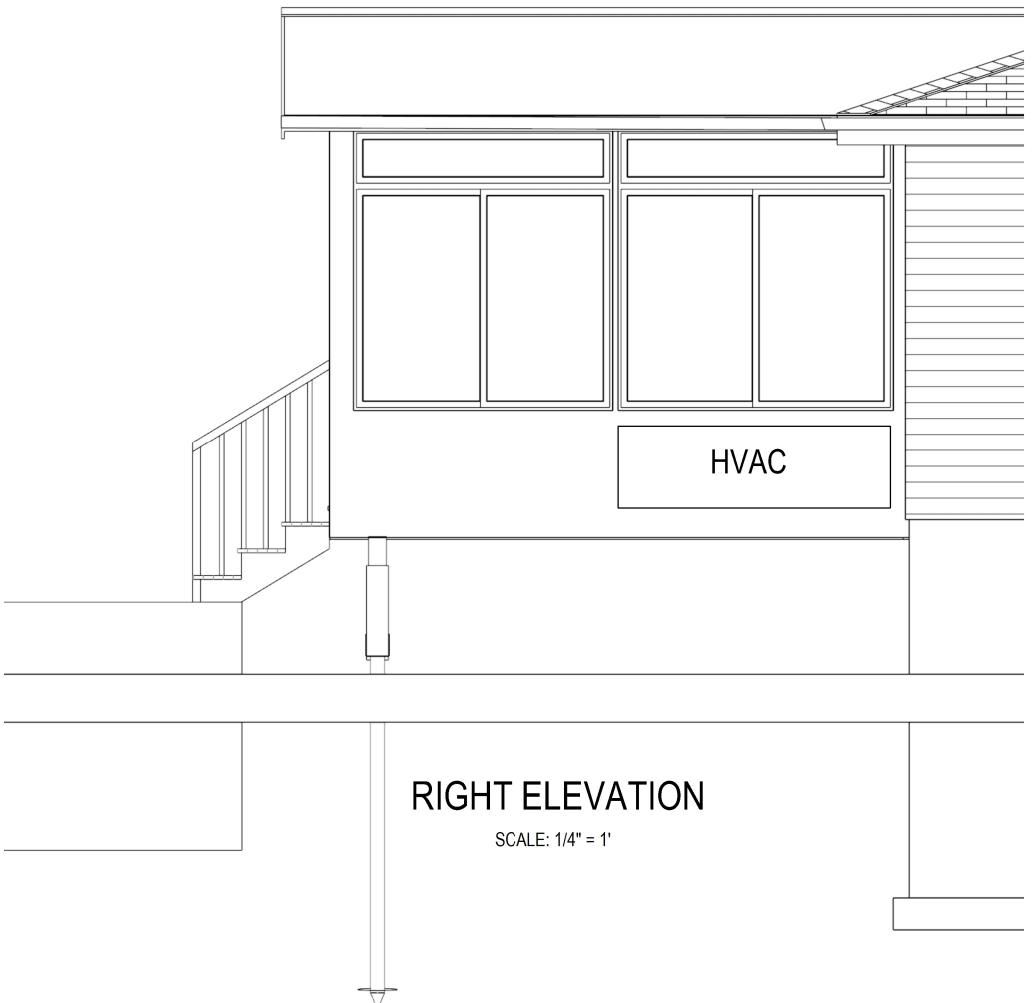


LIFESTYLE ENGINEERING



LEFT ELEVATION

SCALE: 1/4" = 1'



RIGHT ELEVATION

SCALE: 1/4" = 1'

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DRAWING TITLE

SECTION

PAGE NUMBER

7

REVISION	PROJECT	DRAWING
	PRJ105645	1

MODEL TYPE

3125 / GABLE / 5.5" ALUM TOP

CLIENT

DENSTEDT

DATE **SCALE**

2025-10-31 SCALE: NTS

DRAWN BY: **CHECKED BY:**

SHAWN SAWATZKY

BCIN: 28441

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LIFESTYLE ENGINEERING

