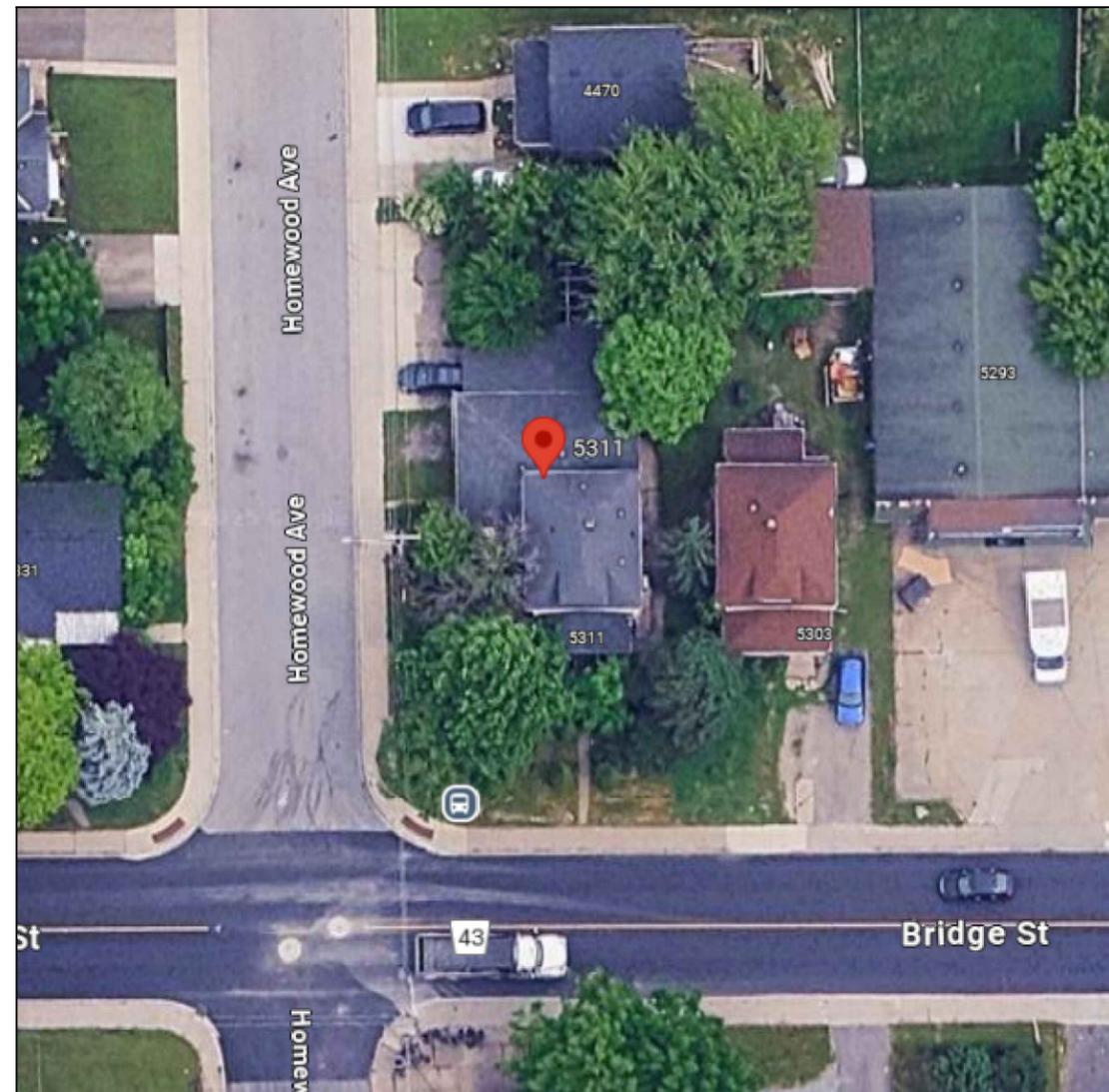


SINGLE RESIDENTIAL UNIT WITH 2 ADDITIONAL UNIT

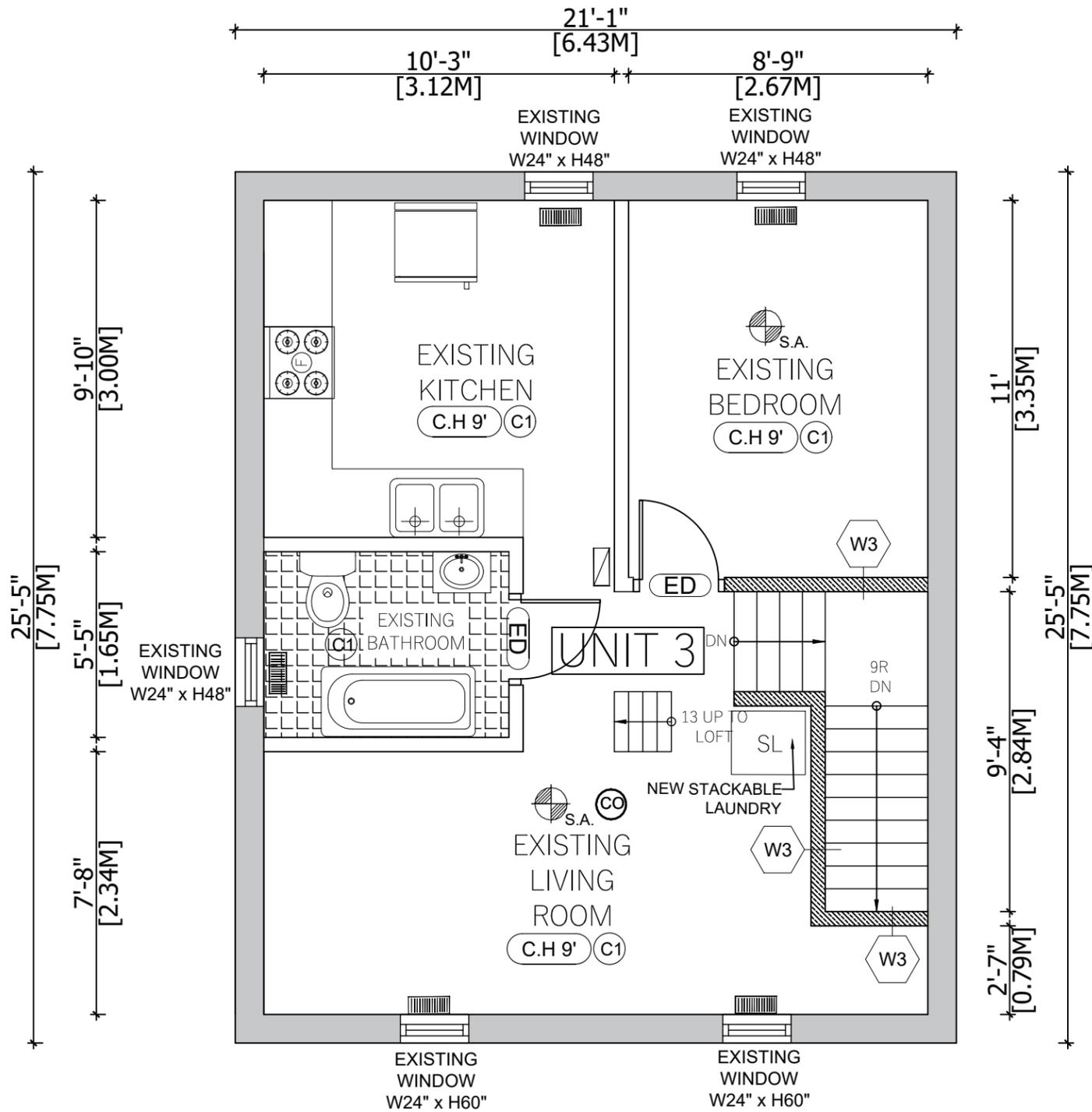
5311 Bridge St, Niagara Falls, ON L2E 2T4

DRAWING LIST

- A000 - COVER SHEET
- A101 - PROPOSED SITE PLAN
- A102 - PROPOSED BASEMENT
- A103 - PROPOSED MAIN FLOOR
- A104 - PROPOSED SECOND FLOOR
- A105 - NORTH ELEVATION
- A106 - EAST ELEVATION
- A107 - WEST ELEVATION
- A108 - SOUTH ELEVATION
- A109 - EXISTING BASEMENT
- A110 - EXISTING MAIN FLOOR
- A111 - EXISTING SECOND FLOOR
- A112 - EXISTING THIRD FLOOR
- A113 - DETAILS



PROPOSED SECOND FLOOR
 TOTAL AREA : 38.66 M2
 UNIT3 AREA : 38.66 M2



SECOND FLOOR PLAN - NEW UNIT 3

WALL LEGEND	
	EXISTING - SB-3 (ASSEMBLY EW1b) EXTERIOR INSULATED WALL (45 MINS): 1 - 1/2" TYPE 'X' GYPSUM BOARD ON ONE SIDE OF 2" X 4" WOODEN STUDS @ 16" O.C. FILLED WITH R20 NON COMBUSTIBLE INSULATION WITH VAPOR BARRIER ON WARM SIDE. 2 - TOP PLATE AND BOTTOM PLATE. TAPED, SANDED AND READY TO RECEIVE FINISH, AS PER OWNER'S CHOICE OF COLOR.
	SB-3 (ASSEMBLY W1) INT. PARTITION WALL 30 MIN FRR 1- 38mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C 2 - 12.7mm TYPE 'X' GYPSUM BOARD
	WALL ASSEMBLY (W4A) FRR INTERIOR PARTITION WALL 1HR FRR & STC 51 1- 5/8" TYPE 'X' GYPSUM BOARD 2- 2"x4" OR 2"x6" @ 16 O/C WOOD STUDS 3- 3 1/2" SOUND INSULATION RESILIENT METAL CHANNELS @ 16 O/C OR 24" O/C 4- 2 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON OTHER SIDE

CEILING LEGEND	
	EXISTING FULL HEIGHT CEILING TO REMAIN 30 MIN FRR 1 - WOOD 2X10" @ 16 O.C. 2 - 1/2" TYPE 'X' GYPSUM
	SB-3 (ASSEMBLY F9h) FULL HEIGHT CEILING 1hr FRR & 53 STC 1- 2x8" wood joists @ max. 610 mm o.c. 2- 90 mm thick absorptive material (minimum 2.8 kg/m² surface density) in cavity 3- Resilient metal channels @ 610 mm o.c. (perpendicular to joists) 4- 2 layers of 12.7 mm Type 'X' gypsum board on ceiling side

LEGEND:	
SYMBOL	DESCRIPTION
	EXISTING AIR RETURN INLET
	EXISTING WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATIONS: 0.025m² (.277 s.f.)
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
	CARBON MONOXIDE DETECTOR
	SPRINKLES AS PER BUILDING CODE
	A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.

DOOR SCHEDULE			
NO.	TYPE	SIZE (DOOR LEAF)	REMARKS
D01	INTERIOR	30" X 80"	NEW INTERIOR DOOR
D02	INTERIOR	30" X 80"	NEW 45 MIN FIRE RATED DOOR WITH SELF CLOSING DEVICE
ED			EXISTING DOOR TO REMAIN

ITI BUILDING
 Permit Designer Inc.
 603 Argus Rd, Suit 201
 Oakville, ON (647) 973-1733
 itipermit@gmail.com
 itipermit.com

The undersigned has reviewed & taken 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 3.2.5 of Div.C. of the building code
 VIVEK GUPTA 39587
 Name BCIN
 #CURDATE
 Signature Date

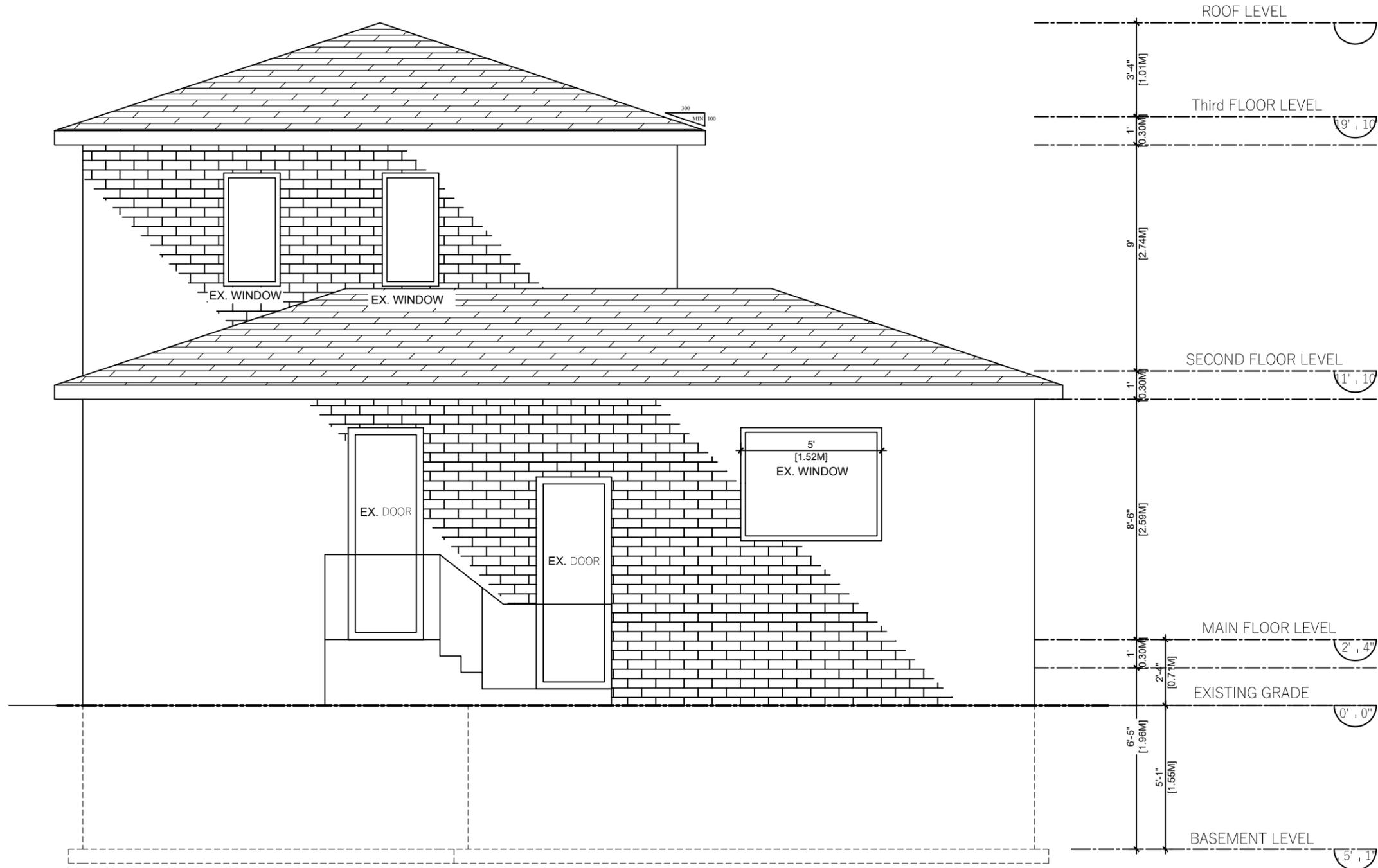
REGISTRATION INFORMATION
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 ITI PERMIT DESIGNERS INC. -
 Firm Name BCIN

ADDRESS:
 5311 Bridge St, Niagara Falls, ON L2E 2T4

PROJECT NAME:
 SINGLE RESIDENTIAL UNIT WITH 2 ADDITIONAL UNIT

DRAWN BY: AP	CLIENT APPROVAL DATE:	REV. 1 DATE:	REV. 2 DATE:
CHECKED BY: VG	ORIGINAL DATE: APR 29, 2025	REV. 3 DATE:	REV. 4 DATE:
DRG. SCALE: 1:50		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME: PROPOSED SECOND FLOOR PLAN
DRAWING NO.: A104
SHEET SIZE: 17" x 11"




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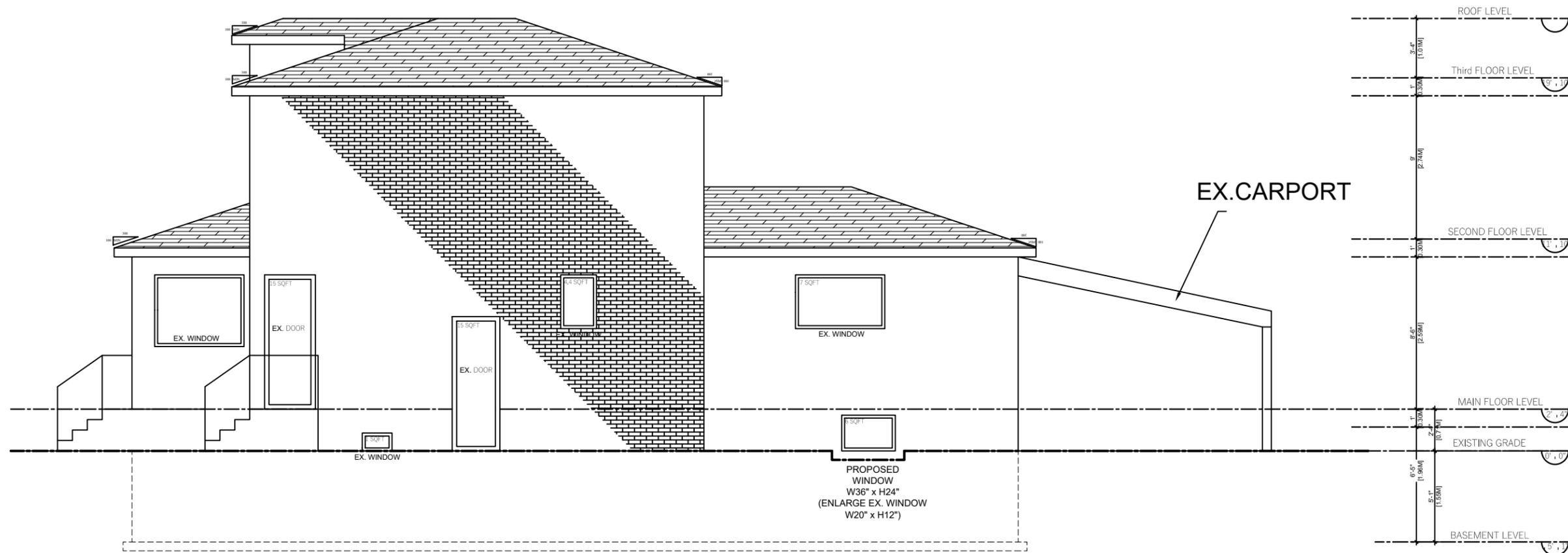
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VIVEK GUPTA	39587
Name	BCIN
	#CURDATE
Signature	Date

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ITI PERMIT DESIGNERS INC.	-
Firm Name	BCIN

	ADDRESS: 5311 Bridge St, Niagara Falls, ON L2E 2T4	
	PROJECT NAME: SINGLE RESIDENTIAL UNIT WITH 2 ADDITIONAL UNIT	
DRAWN BY: AP	CLIENT APPROVAL DATE:	REV. 1 DATE: REV. 2 DATE:
CHECKED BY: VG	ORIGINAL DATE: APR 29, 2025	REV. 3 DATE: REV. 4 DATE:
DRG. SCALE: 1:50		REV. 5 DATE: REV. 6 DATE:
DRAWING NAME: NORTH ELEVATION		DRAWING NO: A105
SHEET SIZE: 17" x 11"		



ALLOWABLE UNPROTECTED OPENINGS:
 LIMITING DISTANCE: 3'11" FT (1.20 M)
 MAX PERCENTAGE: 7%
 BUILDING FACE AREA: 694.7 SF (64.6 SQM)
 ALLOWED GLAZED OPENINGS AREA
 (AS PER TABLE 9.10.15.4):
 7% OF THE BLDG FACE AREA: 48.63 SF (4.52 SQM)
 TOTAL PROPOSED WINDOW AREA: 48.4 SF (5.07 SQM)


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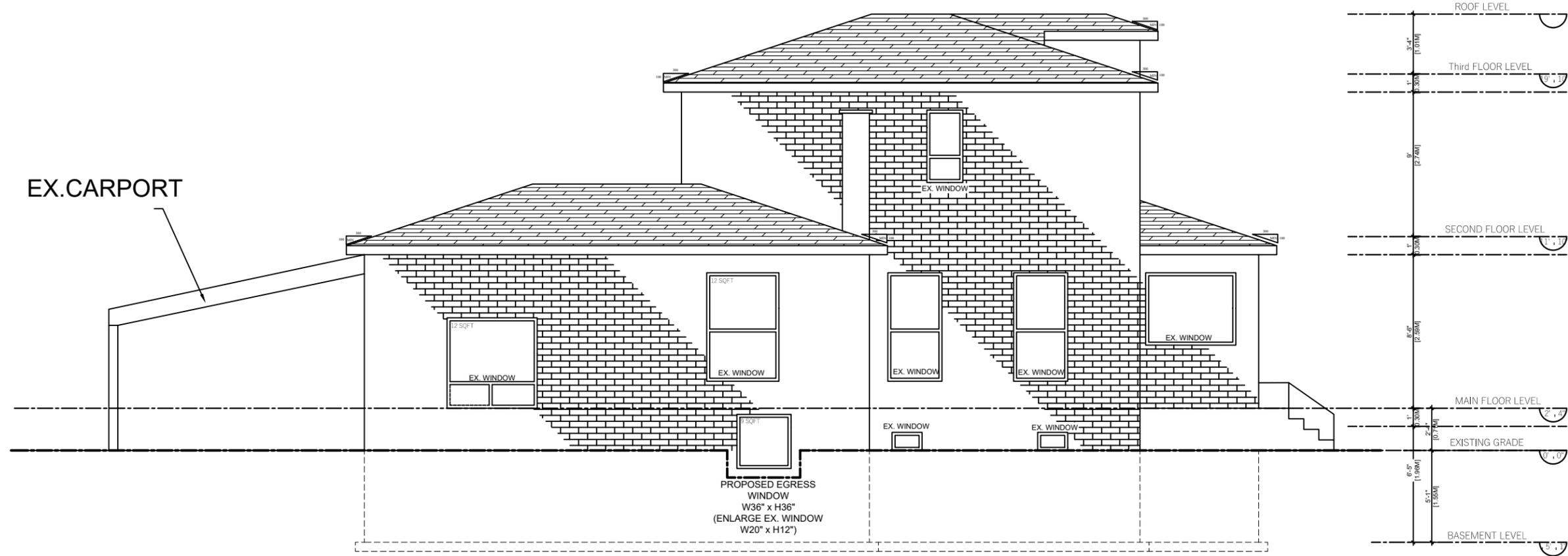
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	PROJECT NAME: SINGLE RESIDENTIAL UNIT WITH 2 ADDITIONAL UNIT	
DRAWN BY: AP	CLIENT APPROVAL DATE:	REV. 1 DATE:
CHECKED BY: VG	ORIGINAL DATE: APR 29, 2025	REV. 3 DATE:
DRG. SCALE: 1:80		REV. 5 DATE:
DRAWING NAME: EAST ELEVATION		DRAWING NO: A106
		SHEET SIZE: 17" x 11"

EX. CARPORT



ALLOWABLE UNPROTECTED OPENINGS:
 LIMITING DISTANCE: 6'4" FT (1.93 M)
 MAX PERCENTAGE: 12%
 BUILDING FACE AREA: 303.4 SF (28.2 SQM)
 ALLOWED GLAZED OPENINGS AREA
 (AS PER TABLE 9.10.15.4):
 12% OF THE BLDG FACE AREA: 36.5 SF (3.40 SQM)
 TOTAL PROPOSED WINDOW AREA: 33 SF (3.06 SQM)

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	<p>CHECKED BY: VG</p>	<p>ORIGINAL DATE: APR 29, 2025</p>	<p>REV. 3 DATE:</p>	<p>REV. 4 DATE:</p>	
<p>DRG. SCALE: 1:80</p>	<p>DRAWING NAME: WEST ELEVATION</p>	<p>REV. 5 DATE:</p>	<p>REV. 6 DATE:</p>	<p>DRAWING NO: A107</p>	
				<p>SHEET SIZE: 17" x 11"</p>	




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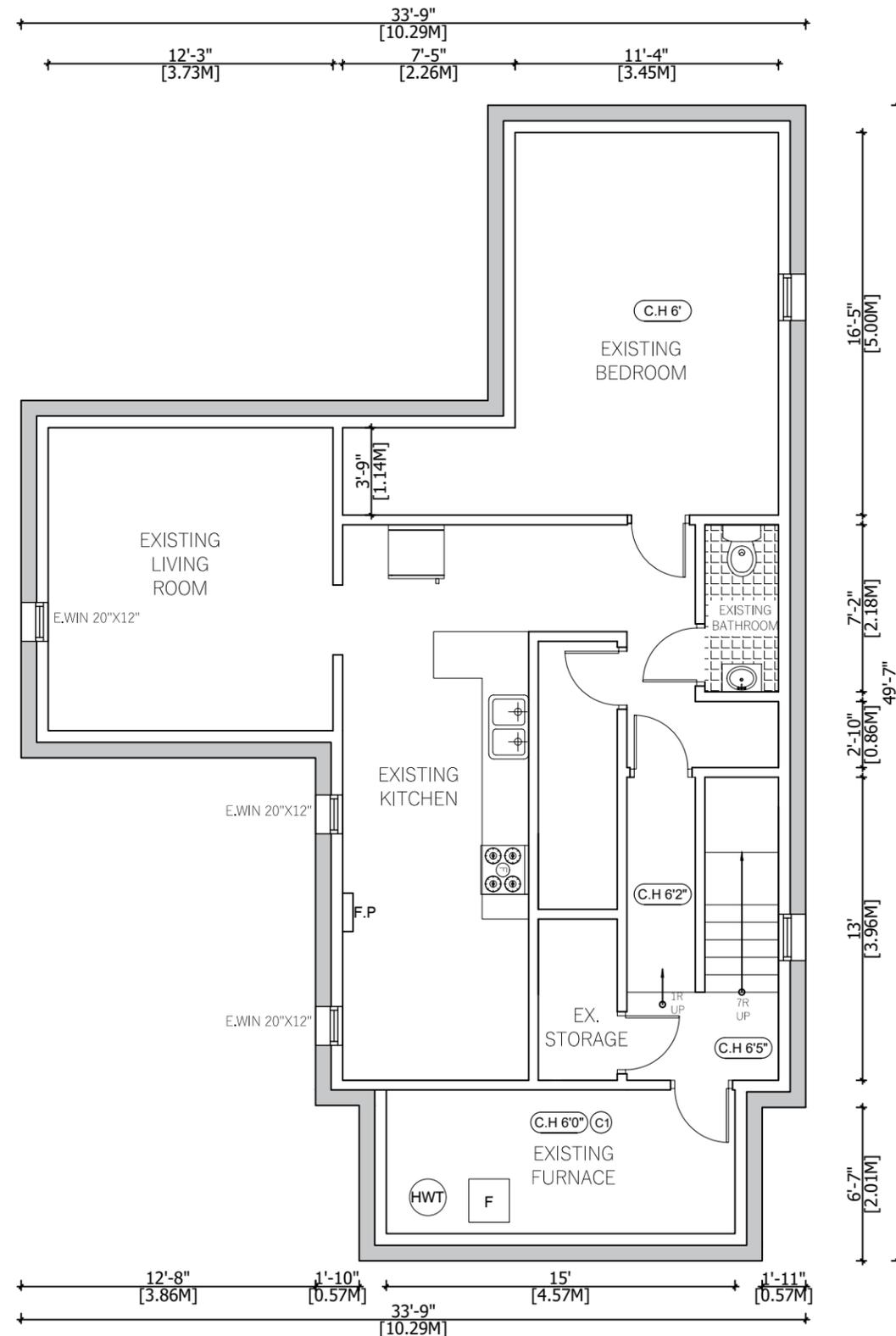
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	ADDRESS: 5311 Bridge St, Niagara Falls, ON L2E 2T4	
	PROJECT NAME: SINGLE RESIDENTIAL UNIT WITH 2 ADDITIONAL UNIT	
DRAWN BY: AP	CLIENT APPROVAL DATE:	REV. 1 DATE:
CHECKED BY: VG	ORIGINAL DATE: APR 29, 2025	REV. 2 DATE:
DRG. SCALE: 1:50		REV. 3 DATE:
		REV. 4 DATE:
		REV. 5 DATE:
		REV. 6 DATE:
DRAWING NAME: SOUTH ELEVATION		DRAWING NO: A108
		SHEET SIZE: 17" x 11"



WALL LEGEND

	W1 EXISTING - SB-3 (ASSEMBLY EW1b) EXTERIOR INSULATED WALL (45 MINS):
	W2 SB-3 (ASSEMBLY W1) INT. PARTITION WALL 30 MIN FRR
	W3 WALL ASSEMBLY -(W4A) FRR INTERIOR PARTITION WALL 1HR FRR & STC 51

CEILING LEGEND

	C1 EXISTING FULL HEIGHT CEILING TO REMAIN 30 MIN FRR
	C2 SB-3 (ASSEMBLY F9h) FULL HEIGHT CEILING 1hr FRR & 53 STC

DOOR SCHEDULE

NO.	TYPE	SIZE (DOOR LEAF)	REMARKS
D01	INTERIOR	30" X 80"	NEW INTERIOR DOOR
D02	INTERIOR	30" X 80"	NEW 45 MIN FIRE RATED DOOR WITH SELF CLOSING DEVICE
ED			EXISTING DOOR TO REMAIN

LEGEND:

SYMBOL	DESCRIPTION
	EXISTING AIR RETURN INLET
	EXISTING WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATIONS: 0.025m2 (.277 s.f.)
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
	CARBON MONOXIDE DETECTOR
	SPRINKLES AS PER BUILDING CODE
	A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.

ITI BUILDING
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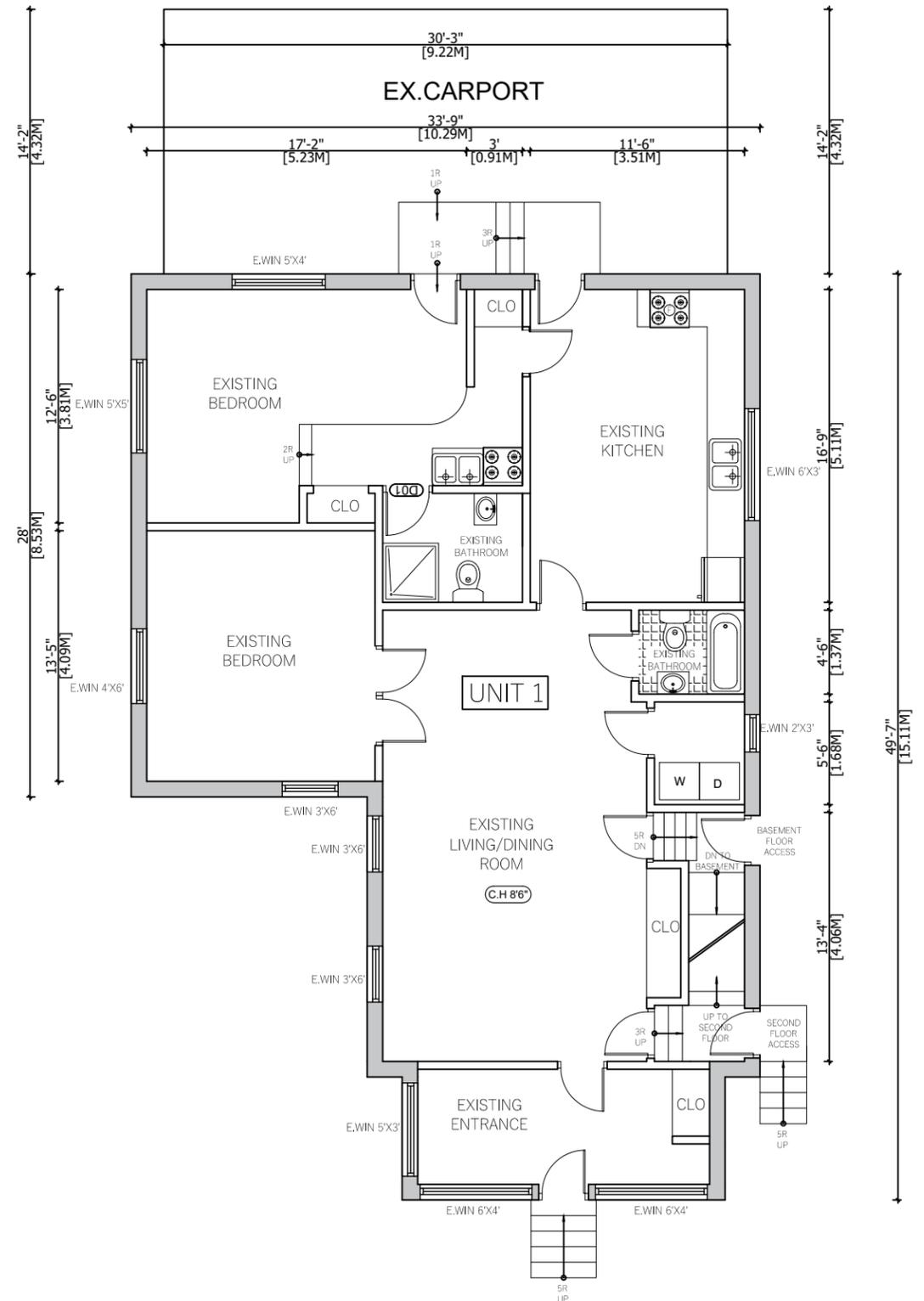
PROJECT NAME:
SINGLE RESIDENTIAL UNIT WITH 2 ADDITIONAL UNIT

DRAWN BY: AP	CLIENT APPROVAL DATE:	REV. 1 DATE:	REV. 2 DATE:
CHECKED BY: VG	ORIGINAL DATE: APR 29, 2025	REV. 3 DATE:	REV. 4 DATE:
DRG. SCALE: 1:80		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME: EXISTING BASEMENT FLOOR PLAN

DRAWING NO: A109

SHEET SIZE: 17" x 11"



WALL LEGEND

W1	EXISTING - SB-3 (ASSEMBLY EW1b) EXTERIOR INSULATED WALL (45 MINS): 1 - 1/2" TYPE 'X' GYPSUM BOARD ON ONE SIDE OF 2" X 4" WOODEN STUDS @ 16" O.C. FILLED WITH R20 NON COMBUSTIBLE INSULATION WITH VAPOR BARRIER ON WARM SIDE. 2 - TOP PLATE AND BOTTOM PLATE. TAPED, SANDED AND READY TO RECEIVE FINISH, AS PER OWNER'S CHOICE OF COLOR.
W2	SB-3 (ASSEMBLY W1) INT. PARTITION WALL 30 MIN FRR 1- 38mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C. 2 - 12.7mm TYPE 'X' GYPSUM BOARD
W3	WALL ASSEMBLY -(W4A) FRR INTERIOR PARTITION WALL 1HR FRR & STC 51 1- 1/2" TYPE 'X' GYPSUM BOARD 2- 2"x4" OR 2"x6" @ 16 O/C WOOD STUDS 3- 3 1/2" SOUND INSULATION RESILIENT METAL CHANNELS @ 16 O/C OR 24" O/C 4- 2 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON OTHER SIDE

CEILING LEGEND

C1	EXISTING FULL HEIGHT CEILING TO REMAIN 30 MIN FRR 1 - WOOD 2X10" @ 16 O.C. 2 - 1/2" TYPE 'X' GYPSUM	C2	SB-3 (ASSEMBLY F9h) FULL HEIGHT CEILING 1hr FRR & 53 STC 1- 2x8" wood joists @ max. 610 mm o.c. 2- 90 mm thick absorptive material (minimum 2.8 kg/m ² surface density) in cavity 3- Resilient metal channels @ 610 mm o.c. (perpendicular to joists) 4- 2 layers of 12.7 mm Type 'X' gypsum board on ceiling side
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LEGEND:

SYMBOL	DESCRIPTION
	EXISTING AIR RETURN INLET
	EXISTING WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATIONS: 0.025m ² (.277 s.f.)
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
	CARBON MONOXIDE DETECTOR
	SPRINKLES AS PER BUILDING CODE
	A DUCT TYPE SMOKE DETECTOR INSTALLED IN THE SUPPLY AND RETURN AIR DUCT SYSTEM SERVING THE ENTIRE BUILDING MUST TURN OFF THE FUEL SUPPLY AND ELECTRICAL POWER TO THE HEATING SYSTEM UPON ACTIVATION.

DOOR SCHEDULE

NO.	TYPE	SIZE (DOOR LEAF)	REMARKS
D01	INTERIOR	30" X 80"	NEW INTERIOR DOOR
D02	INTERIOR	30" X 80"	NEW 45 MIN FIRE RATED DOOR WITH SELF CLOSING DEVICE
ED			EXISTING DOOR TO REMAIN

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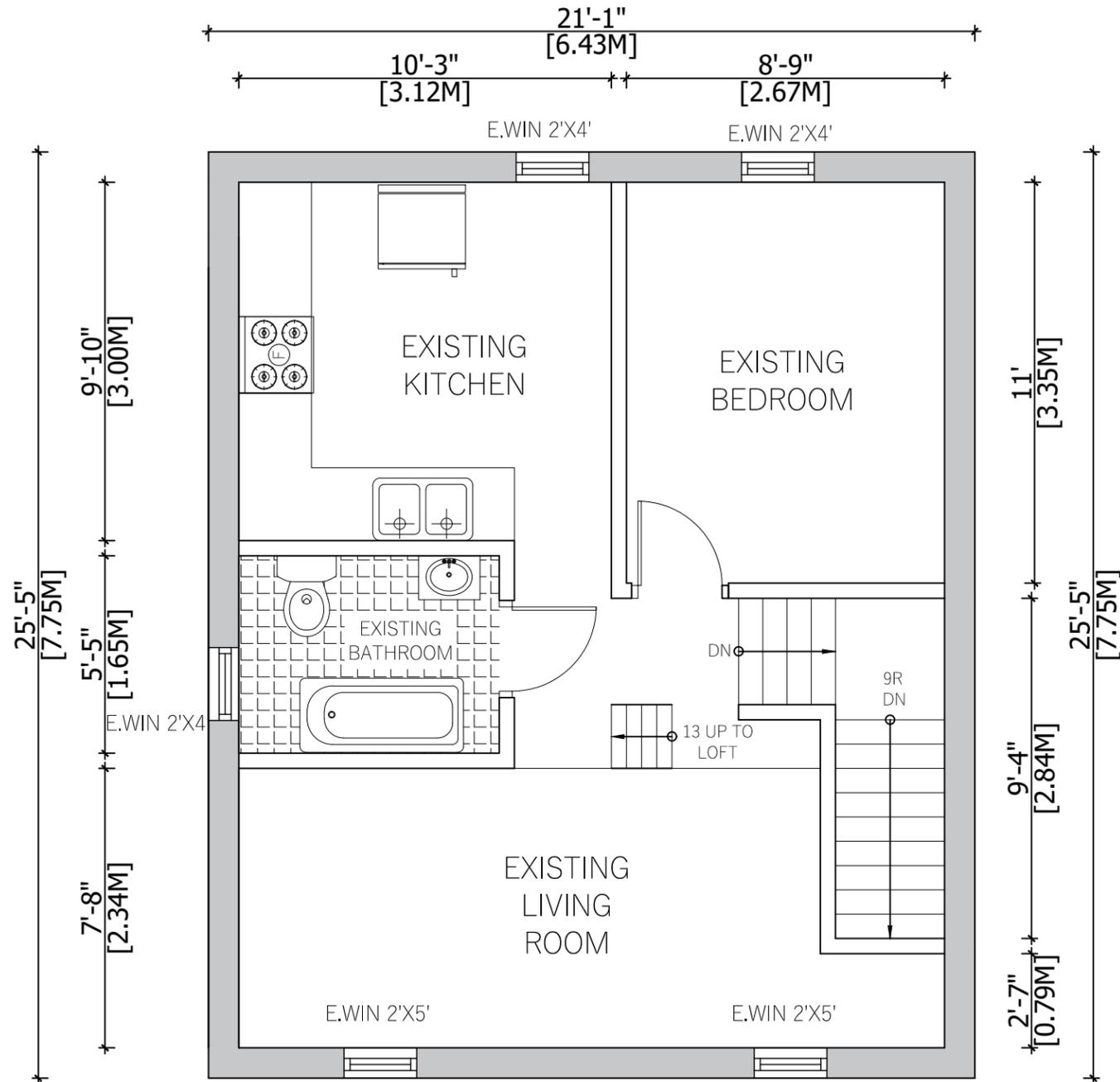
PROJECT NAME:
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CHECKED BY: VG	ORIGINAL DATE: APR 29, 2025	REV. 3 DATE:	REV. 4 DATE:
DRG. SCALE: 1:100		REV. 5 DATE:	REV. 6 DATE:

DRAWING NAME:
EXISTING MAIN FLOOR PLAN

DRAWING NO:
A110

SHEET SIZE: 17" x 11"



WALL LEGEND

W1 EXISTING - SB-3 (ASSEMBLY EW1b) EXTERIOR INSULATED WALL (45 MINS):

1 - 1/2" TYPE 'X' GYPSUM BOARD ON ONE SIDE OF 2" X 4" WOODEN STUDS @ 16" O.C. FILLED WITH R20 NON COMBUSTIBLE INSULATION WITH VAPOR BARRIER ON WARM SIDE.
 2 - TOP PLATE AND BOTTOM PLATE. TAPED, SANDED AND READY TO RECEIVE FINISH, AS PER OWNER'S CHOICE OF COLOR.

W2 SB-3 (ASSEMBLY W1) INT. PARTITION WALL 30 MIN FRR

1 - 38mm X 89mm WOOD STUDS SPACED 406mm OR 610mm O.C
 2 - 12.7mm TYPE 'X' GYPSUM BOARD

W3 WALL ASSEMBLY -(W4A) FRR INTERIOR PARTITION WALL 1HR FRR & STC 51

1- 1/2" TYPE 'X' GYPSUM BOARD
 2- 2"x4" OR 2"x6" @ 16 O/C WOOD STUDS
 3- 3 1/2" SOUND INSULATION
 4- 2 LAYER 5/8" TYPE 'X' GYPSUM BOARD ON OTHER SIDE

CEILING LEGEND

C1 EXISTING FULL HEIGHT CEILING TO REMAIN 30 MIN FRR

1 - WOOD 2X10" @ 16 O.C.
 2 - 1/2" TYPE 'X' GYPSUM

C2 SB-3 (ASSEMBLY F9h) FULL HEIGHT CEILING 1hr FRR & 53 STC

1- 2x8" wood joists @ max. 610 mm o.c.
 2- 90 mm thick absorptive material (minimum 2.8 kg/m² surface density) in cavity
 3- Resilient metal channels @ 610 mm o.c. (perpendicular to joists)
 4- 2 layers of 12.7 mm Type 'X' gypsum board on ceiling side

LEGEND:

SYMBOL	DESCRIPTION
	EXISTING AIR RETURN INLET
	EXISTING WARM-AIR SUPPLY OUTLET. MAX. PERMITTED OPENING IN CEILING FIRE SEPARATIONS: 0.025m ² (.277 s.f.)
	INTERCONNECTED SMOKE ALARM WITH A VISUAL SIGNAL
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	SPRINKLES AS PER BUILDING CODE
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DOOR SCHEDULE

NO.	TYPE	SIZE (DOOR LEAF)	REMARKS
D01	INTERIOR	30" X 80"	NEW INTERIOR DOOR
D02	INTERIOR	30" X 80"	NEW 45 MIN FIRE RATED DOOR WITH SELF CLOSING DEVICE
ED			EXISTING DOOR TO REMAIN

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DRAWN BY: AP **CLIENT APPROVAL DATE:** **REV. 1 DATE:** **REV. 2 DATE:**

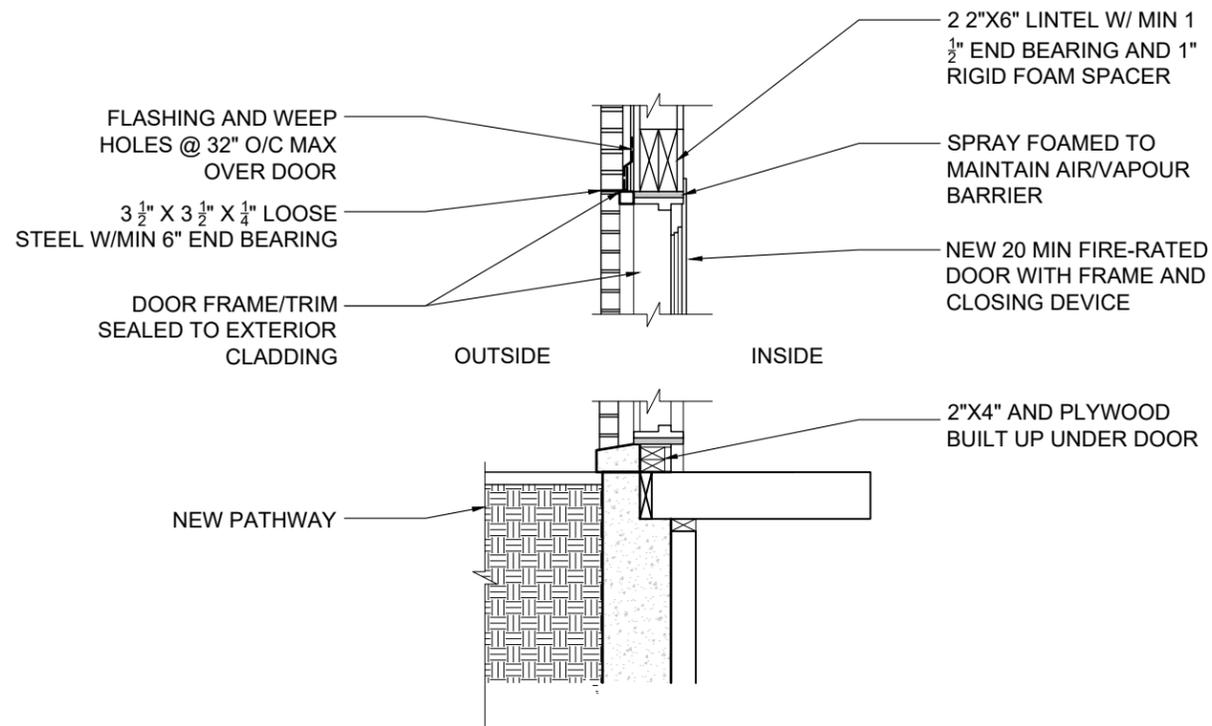
CHECKED BY: VG **ORIGINAL DATE:** APR 29, 2025 **REV. 3 DATE:** **REV. 4 DATE:**

DRG. SCALE: 1:50 **REV. 5 DATE:** **REV. 6 DATE:**

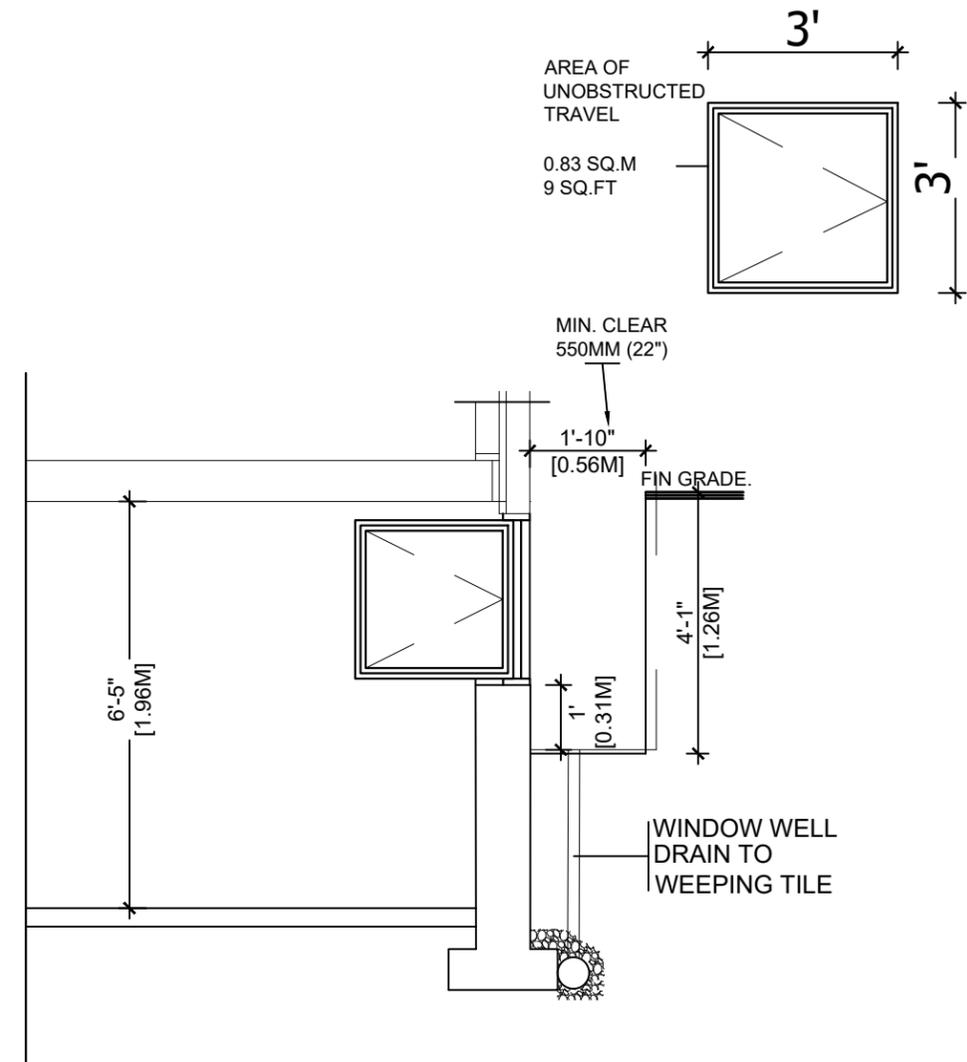
DRAWING NAME: EXISTING SECOND FLOOR PLAN **DRAWING NO:** A111

SHEET SIZE: 17" x 11"

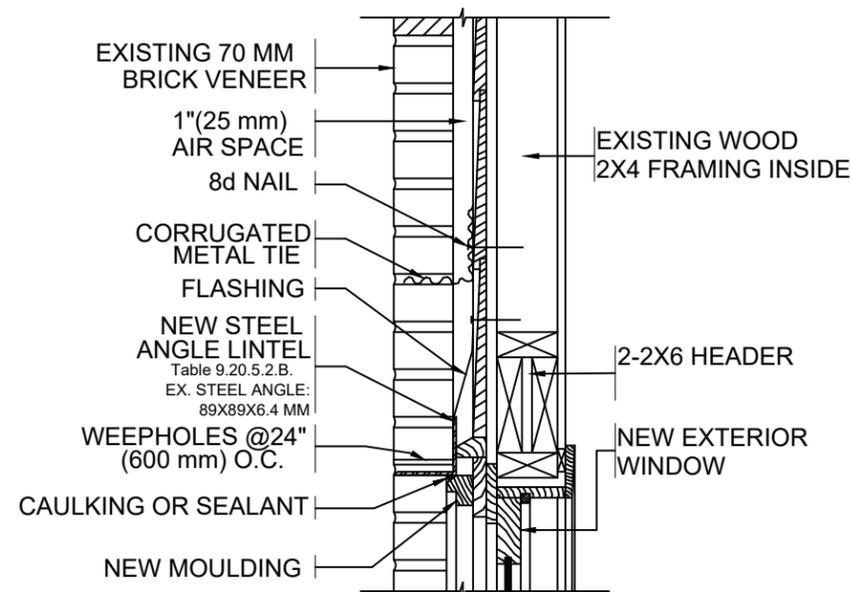
SECTION AT SIDE DOOR A113-A



EGRESS WINDOW A113-C



WINDOW LINTEL DETAIL A113-B



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		PROJECT NAME: SINGLE RESIDENTIAL UNIT WITH 2 ADDITIONAL UNIT	
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	DRAWING NAME: EXISTING THIRD FLOOR PLAN		DRAWING NO: A113 SHEET SIZE: 17" x 11"